

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

November 5, 2025

7:00 p.m. - 8:08 p.m.

November 5, 2025

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Steve Laker, Trustee (via Zoom)

Daniel Stewart, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

Cynthia Kempster, Village Clerk, Treasurer

Sharon Murphy, Deputy Clerk,

Dominic Evangelista, Deputy Treasurer

OTHER SPEAKERS:

Nick Zachary

Bob Wheeler

Eric Vancura

1 November 5, 2025

2 (The board meeting commenced at 7:00 p.m.)

3 MS. THERESA KNICKERBOCKER: Hi, welcome
4 to the village of Buchanan November 5, 2025
5 regular board meeting. In case of emergency,
6 please use the emergency exit door here or use
7 the stairwell behind the elevator. Please do not
8 ever use an elevator during an emergency
9 situation. Please join me in the pledge.

10 MULTIPLE: I pledge allegiance to the
11 flag of the United States of America and to the
12 Republic for which it stands, one nation under
13 God, indivisible, with liberty and justice for
14 all.

15 MR. DANIEL STEWART: A moment of
16 silence.

17 MS. KNICKERBOCKER: Do you want to
18 announce it? We'll stand, if you could please
19 stand again.

20 MR. STEWART: We're just going to do a
21 moment of silence in honor of Charles McGuire,
22 Chucky McGuire lifetime -- well longtime resident
23 of the village, past Buchanan aid in the St.
24 Patrick's Day parade and very involved in fire

1 November 5, 2025

2 and medics over at Cortlandt Engine Company.

3 MS. KNICKERBOCKER: All right, thank you
4 everyone. So, the approval of the minutes for the
5 September 23rd workshop meeting. Any comments on
6 that? All right, I'd like to make a motion to
7 approve those minutes.

8 MR. STEWART: Second.

9 MS. KNICKERBOCKER: All in favor?

10 MULTIPLE: Aye.

11 MS. KNICKERBOCKER: Comments from the
12 floor. Agenda items only. Oh, yes sir. When you
13 come up this evening, anyone who comes up to
14 speak, please state your name and whatever else
15 you want to state. No, I'm kidding.

16 MR. NICK ZACHARY: Hi, my name is Nick
17 Zachary. I live on 80 Tate Avenue. I just want to
18 comment on the last item, which this has shown up
19 on the agenda since I looked online earlier
20 today. And that's very nice to get a donation for
21 Buchanan Day, but I know that CertainTeed is, you
22 know, may at times be looking for certain things
23 from the village that might have to get reviewed.
24 And I just want to express my sense that people

1 November 5, 2025

2 need to be aware that having gotten a donation
3 for Buchanan Day should not affect your thinking
4 on anything they come to the board for. You still
5 have to remain objective. And it's not a pay-to-
6 play. It's a donation out of the goodness of
7 their heart.

8 MS. KNICKERBOCKER: Absolutely.

9 MR. ZACHARY: So, I just wanted to share
10 that.

11 MS. KNICKERBOCKER: And Nick, you were
12 on the board with Entergy. They would donate for
13 Buchanan Day. Holtech did.

14 MR. ZACHARY: Yeah.

15 MS. KNICKERBOCKER: And I'm trying to
16 think how many years now that CertainTeed has
17 donated --

18 MR. ZACHARY: Yeah. And I don't remember
19 it ever being a conflict with Entergy.

20 MS. KNICKERBOCKER: Yeah. Yeah. There's
21 it's not I'm getting free vacation --

22 MR. ZACHARY: They were pretty much
23 established, untouchable, had what they needed
24 and but I just, you know --

1 November 5, 2025

2 MS. KNICKERBOCKER: You know we are I'm
3 sure you've heard we're in a situation where the
4 board approached them because of the impacts on
5 the roads that we have from their large tractor
6 trailer trucks.

7 MR. ZACHARY: Right. They still have to
8 be held to the same standards they would have
9 been whether they made a donation or not is all
10 I'm saying.

11 MS. KNICKERBOCKER: Oh, absolutely.
12 Absolutely.

13 MR. ZACHARY: Nice of them to do so,
14 though.

15 MR. STEWART: Yeah.

16 MS. KNICKERBOCKER: Absolutely.

17 MR. ZACHARY: Thank you. So, we did all
18 the tests, you know, we did a lot of with the
19 truck traffic, etc., etc. There, it has showed
20 that there are impacts.

21 MR. ZACHARY: Sure.

22 MS. KNICKERBOCKER: I, with the rest of
23 the board have felt very strongly about them
24 paying their impacts. Our negotiations have

1 November 5, 2025

2 failed with them to do that and it was unanimous
3 on the board that, you know, so there was no
4 working for certainty, you know, for \$5,000
5 nobody's selling the village.

6 MR. ZACHARY: Yeah. And don't get -- I'm
7 not making any accusation.

8 MS. KNICKERBOCKER: Oh, no, no.

9 MR. ZACHARY: I'm just saying --

10 MS. KNICKERBOCKER: You wouldn't, yeah
11 you're good.

12 MR. ZACHARY: In general, you know.

13 MS. KNICKERBOCKER: Yeah, no. And that,
14 that brings up --

15 MR. ZACHARY: At some point they're
16 going to come up with something else --

17 MS. KNICKERBOCKER: Oh, sure.

18 MR. ZACHARY: At one point in the past
19 they were, they were looking for to change the
20 zoning to allow for battery storage or something
21 like that. Just whatever it is, you all just have
22 to be objective.

23 MS. KNICKERBOCKER: Oh, absolutely.

24 MR. STEWART: Yeah, thank you.

1 November 5, 2025

2 MS. KNICKERBOCKER: And if we didn't
3 receive that check, the vendors are all paid and
4 I was willing to pay for it out of my own pocket.
5 So, I wasn't waiting for them to pay the vendor.

6 MR. ZACHARY: Okay. I'm glad it's not
7 necessary.

8 MS. KNICKERBOCKER: It's not necessary,
9 but thank you, Nick, for bringing that up.

10 MS. AWILDA BAEZ: Oh, wait. I'd like to
11 say something, Nick. I appreciate your comment. I
12 agree with you. But I would also hope that in the
13 future this would come up before Buchanan Day,
14 before the money's accepted because as board
15 members, we should vote on whether we want this
16 donation prior to the event occurring. So, I
17 agree with you 100 percent.

18 MR. STEWART: And I also agree with
19 you, but just like you weren't objective with the
20 Entergy money, don't, don't think that we would
21 be objective with the CertainTeed money or
22 anything moving forward.

23 MR. STEVEN LAKER: Yeah, I apologize I'm
24 not there, if I get a second. Nick, I agree with

1 November 5, 2025

2 you 100 percent. It would go in violation of the
3 oath that I took, sworn, you know, being sworn in
4 as a trustee if I let a donation sway my opinion.
5 So I agree with you.

6 MR. STEWART: And my feelings are
7 mutual, Nick, and Steve actually brought it up at
8 the last meeting. So, you know, we're, we're
9 well aware of it. Thank you.

10 MR. ZACHARY: Thanks for your replies.
11 I, it was not a statement to anybody in
12 particular.

13 MR. STEWART: No, understood.

14 MR. ZACHARY: It wasn't an accusation.

15 MS. BAEZ: We didn't take it that way.

16 MR. ZACHARY: Just a general sense of --

17 MS. BAEZ: I like the transparency.

18 MR. STEWART: Yeah, absolutely.

19 MS. KNICKERBOCKER: And for full
20 disclosure, over the last couple of years,
21 CertainTeed has donated to the festival, the
22 Mount Carmel Festival in Verplanck and they've
23 also donated to our --

24 MR. STEWART: St. Patrick's Day.

1 November 5, 2025

2 MS. KNICKERBOCKER: -- St. Patrick's Day
3 parade here in Buchanan. So they, it's not just
4 for the village, the Buchanan Day.

5 MR. ZACHARY: Actually, that's not true.
6 They did not donate to the Mount Carmel festival
7 this year.

8 MS. KNICKERBOCKER: Okay. But normally
9 they had. So, yeah.

10 MS. BAEZ: So this is why it's good that
11 these events are brought before the board and any
12 donations that are going to be made come before
13 the board before the event itself so that we are
14 all aware and if we can either agree or disagree
15 to accepting the money, but at this point the
16 event already took place.

17 MR. ZACHARY: We didn't have the
18 opportunity to say where, where we wanted the
19 money to go to or how we were going to spend it
20 actually at the event because everything was done
21 already. So, we didn't get the opportunity to do
22 so.

23 MS. KNICKERBOCKER: Okay. So, since I
24 run the Buchanan Day event for the last ten

1 November 5, 2025

2 years, Nick, you also helped, there's a request
3 that goes to CertainTeed or Holtech, a letter
4 goes to them requesting money for Buchanan Day
5 and what, what it would be used for. And also
6 when it does come to the village it is, there are
7 vouchers that are signed by at least three
8 trustees saying that the money can be released
9 for the item that it was used for, whether it's
10 bouncy castles or the alpacas or whatever like
11 that.

12 MS. BAEZ: I think we're asking for it
13 to happen prior to the event happening.

14 MS. KNICKERBOCKER: Okay.

15 MS. BAEZ: We're not saying that once we
16 get a voucher we're going to deny it, because
17 again the event has already taken place. Which --

18 MR. LAKER: I think maybe a suggestion -

19 -

20 MS. BAEZ: -- [unintelligible]

21 [00:07:44] before.

22 MS. KNICKERBOCKER: Sure. Go ahead,
23 Steve.

24 MR. LAKER: I'm sorry. I think a

1 November 5, 2025

2 suggestion may be if we can discuss as a board
3 before that letter goes out to the corporation --

4 MS. KNICKERBOCKER: Of course, okay.

5 MR. LAKER: -- soliciting the donation
6 should be board approval.

7 MS. KNICKERBOCKER: It's, it's just over
8 10 years we have been doing this. But if that's
9 what the board wants, with the board, with us
10 getting the money for the village, it's a lot
11 more transparent than the other organizations
12 because it has to come in front of the board
13 members to sign to release that money. So that's
14 all I'm saying, but if that's the board's
15 direction in the future, that's what we'll do.

16 MS. BAEZ: And, and I don't -- I just
17 want to be clear for myself. I'm not only saying
18 about Buchanan Day. I'm saying about any event
19 where we're going to be accepting as a board
20 money from an, an entity, we should all be able
21 to discuss that prior to the event occurring, I'm
22 not just saying Buchanan day.

23 MS. KNICKERBOCKER: We good? Thank you,
24 Nick, for bringing that up.

1 November 5, 2025

2 MS. BAEZ: Thank you.

3 MS. KNICKERBOCKER: Any other comments
4 from the floor before we move on? Okay, so under
5 new business, consider a motion. She's going to
6 get all embarrassed on us. We're going to be,
7 we've agreed to appoint Cindy Kempter as
8 assistant village administrator effective
9 immediately. So I do want to say a few words and
10 Cindy is very, very humble, very shy. She's mad
11 at me now. I have known Cindy for many years. We
12 both grew up here in the village. Cindy is really
13 the backbone of the village and it's true, Cindy.
14 There are many nights and days, weekends, I will
15 look over and Cindy's car is at the village wall.
16 She does a lion share of the work here in the
17 village of Buchanan, she's got historical
18 knowledge that goes way, way, way back. She knows
19 the family, she knows, and Cindy keeps the office
20 running smoothly. She's got good support from
21 Sharon and Dominic. But Cindy, whenever you
22 decide to leave, it is going to be a crisis of
23 epic proportions here because like I said, you
24 are the backbone. You keep everything running and

1 November 5, 2025

2 we really appreciate it.

3 MS. CINDY KEMPTER: Thank you. I
4 appreciate that. And you all know that I do not
5 like to public speak, but I appreciate this
6 opportunity you're giving me. And I'm honored for
7 the confidence and the trust you have in me. And
8 I thank everybody for your support over all the
9 years, which will be 30 years in January I've
10 been here.

11 MS. KNICKERBOCKER: Wow.

12 MS. KEMPTER: So I guess you're stuck
13 with me a few more years now, though.

14 MS. KNICKERBOCKER: No, that's fine.
15 Stay as long as you want.

16 MS. KEMPTER: Thank you all very much.
17 Thank you.

18 MS. KNICKERBOCKER: So, I'd like to make
19 a motion appointing -- oh, I'm sorry. Did anyone
20 else want to comment before I make the motion?

21 MS. BAEZ: I do. So, Cindy, I've known
22 you a couple of years now, but I've had the
23 privilege of working with you for two. I have to
24 say that you are one of the four that runs that

1 November 5, 2025

2 office well. You do a great job. I love coming
3 into the office because I see the dynamics with
4 all of you. One name that was left out was
5 Marcus. Marcus is the village administrator and
6 Marcus does run a tight ship, yet it's a friendly
7 ship. And you all work well together and it's a
8 pleasure to visit the office. Congratulations.
9 This is well deserved.

10 MS. KNICKERBOCKER: Thank you Cindy.

11 MR. STEWART: I just wanted to comment
12 and just say that it's, it's well deserved. I
13 don't think anybody puts in as much time and
14 effort as Cindy does on a day-to-day basis and
15 it's, it's this village couldn't function without
16 her. I agree. So, it's, it's a well-deserved
17 promotion and we're, we're thankful to have you,
18 Cindy.

19 MR. CAPICOTTI: And me personally,
20 Cindy, I don't know why, I feel you're overworked
21 as it is. Why are you taking on more
22 responsibility? I have no idea. But I want to
23 thank you, and I'm sure the community the
24 community wants to thank you. And, you know,

1 November 5, 2025

2 Marcus brought this to us. I think it was a great
3 idea and I'm glad that you guys, you guys make a
4 great team and I'm glad that it's working out and
5 congratulations and thanks again for all that you
6 do.

7 MS. KEMPTER: Nice words.

8 MR. LAKER: Congratulations, Cindy.

9 MS. KEMPTER: Oh, thanks, Steve.

10 MR. SERRANO: If I may, a couple more, a
11 couple words.

12 MS. KNICKERBOCKER: Sure.

13 MR. SERRANO: And I've got to say this.
14 I've been an administrator and manager and
15 comptroller for over 40 years in a whole bunch of
16 different governments. So, you guys had the
17 pleasure of working with Cindy just in one
18 location. I've worked with a lot of clerks, a lot
19 of assistants, a lot of other managers. I'm going
20 tell you, I've never worked with somebody so
21 honest, integrity, hardworking person I trust 100
22 percent, who has the best interest of this
23 village 100 percent. So, I have the pleasure of
24 working with Cindy and I thank you for everything

1 November 5, 2025

2 you've done. She's fantastic. Thanks.

3 MS. KEMPTER: I'm so honored.

4 MS. KNICKERBOCKER: Her face is all red
5 now. So I'd like to make a motion appointing
6 Cynthia Kempter as assistant village
7 administrator, effective immediately. All, all
8 in, all in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Second. I forgot the
11 second.

12 MS. BAEZ: Second.

13 MS. KNICKERBOCKER: Okay.

14 All right. Thank you. Thank you, Cindy
15 again. All right. The next is, it's something we
16 do. I think it's every five years now. It's an
17 intermunicipal agreement with Westchester County
18 for the stop DWI patrol program. So I'm going to
19 read the resolution. Whereas the County of
20 Westchester and its municipalities have
21 participated in the Westchester County Stop DWI
22 Patrol Project for many years through an
23 agreement which provides overtime reimbursement
24 for added patrol efforts to enforce New York

1 November 5, 2025

2 State vehicle and traffic laws against
3 intoxicated and impaired driving. Whereas for the
4 calendar years 2026 to 2030, Westchester County
5 has indicated that a grant for an amount not to
6 exceed 8,400 per year is available to the village
7 of Buchanan to conduct the Stop DWI Patrol
8 Project. Whereas the village police department
9 would like to participate in Westchester County
10 Stop DWI program. And now therefore it be
11 resolved that the mayor is authorized to sign the
12 2026 to 2030 Stop DWI Patrol Project
13 reimbursement agreement with Westchester County.
14 And be it further resolved that the village
15 administrator and village police chief are
16 authorized to undertake any steps necessary under
17 the terms of the agreement.

18 So, this is something we've done before,
19 which is great that we have the money to be able
20 to hire, you know, more people or not hire more
21 people, but have the money for overtime. Okay.
22 Can I have a second?

23 MR. STEWART: Second.

24 MS. KNICKERBOCKER: All in favor?

1 November 5, 2025

2 MULTIPLE: Aye.

3 MS. KNICKERBOCKER: Okay. The next is
4 it's getting to be that time of the year again.
5 So this is a resolution stating poll polling
6 places and hours for the next village election.
7 Whereas the next general village election shall
8 be held on Wednesday, March 18, 2026. And whereas
9 according to New York State Election Law 15-104
10 sub3, the board of trustees of the Village of
11 Buchanan shall adopt a resolution which states
12 the polling place in each election district and
13 the hours during which the polls shall be open.
14 Now, be it therefore resolved that the polling
15 places for the next general village election for
16 district one and two are located in the community
17 room on the second floor of the municipal
18 building, 236 Avenue, Buchanan, New York. And be
19 it further resolved that the hours which the poll
20 shall be open will be between the hours of 6:00
21 a.m. and 9:00 p.m. Okay. Can I have a second?

22 MS. BAEZ: Second.

23 MS. KNICKERBOCKER: All in favor?

24 MULTIPLE: Aye.

1 November 5, 2025

2 MS. KNICKERBOCKER: Okay. All right. The
3 next is George, is George on Zoom today?

4 MR. SERRANO: No, he's not.

5 MS. KNICKERBOCKER: Okay. We, we talked
6 about this at the last workshop, so what we're
7 going to do is approve a change order for curbs
8 and restoration for the village hall parking lot
9 at a cost of 21,727.80. So, we, you know, so that
10 we have to we have to vote on that.

11 MR. SERRANO: Mayor, just for the record
12 too --

13 MS. KNICKERBOCKER: Sure.

14 MR. SERRANO: -- that also includes some
15 pavement in front of the wastewater treatment
16 plant driveway that was beat up as well. So
17 that's included in the in the change order, so
18 just to mention it so everybody knows what it's
19 about.

20 MS. KNICKERBOCKER: Okay, good.

21 MR. SERRANO: Thank you.

22 MS. KNICKERBOCKER: Yep. Thank you. All
23 right. So I'd like to make a motion to approve
24 the change order number two for curbs and

1 November 5, 2025

2 restoration for the village hall parking lot at a
3 cost of 21,727.80. The -- okay, the village
4 highway department requested installing concrete
5 curbs along the village hall parking lot to
6 mitigate damage to the existing wheel stops from
7 snow plowing operations and to better manage
8 storm water. And the change order includes the
9 installation of approximately 200 linear feet of
10 concrete curbs, stone outlet, top soil and seed
11 restoration and asphalt work with proposed curb
12 at Village Hall. And then also Marcus, we are,
13 Marcus has said we are including in front of the
14 sewer treatment plan also.

15 MR. SERRANO: Mm-hmm.

16 MS. KNICKERBOCKER: Can I have a second?

17 MS. BAEZ: Second.

18 MS. KNICKERBOCKER: All in favor?

19 MULTIPLE: Aye.

20 MS. KNICKERBOCKER: Okay. The next, I
21 think is something near and dear to all of our
22 hearts, the cell tower. This has this has been
23 going on for a while. We had one company. It
24 didn't work out with them. This is the second

1 November 5, 2025

2 company. We're moving along with this. I know out
3 at the store I hear a lot of complaints about,
4 the lack of cell tower service at certain parts
5 of the village. And it appears that over the
6 years it's just gotten worse. So, what I'm going
7 to do, we're going to make a motion authorizing
8 the mayor to sign the cell tower lease. So,
9 Marcus, now that we've signed the lease, how what
10 does this look like timeline?

11 MR. SERRANO: Well that lease is, we
12 also approved a lease a while back. Mayor, you
13 signed a prior lease. This just in to extend the
14 time in the negotiations.

15 MS. KNICKERBOCKER: Okay.

16 MR. SERRANO: It just allows him on
17 behalf to go out and find an end user to do it.
18 So it just extends the time of it. He's still in
19 negotiations with Verizon and AT&T.

20 MS. KNICKERBOCKER: Oh, okay. All right.
21 I didn't know what you know where we were with
22 that, with the negotiations.

23 MR. SERRANO: Yeah.

24 MS. KNICKERBOCKER: Okay. Alrighty. So

1 November 5, 2025

2 we're, we're moving along but not so
3 fast.

4 MR. SERRANO: Correct.

5 MS. KNICKERBOCKER: All right. So, I'd
6 like to make a motion authorizing the mayor to
7 sign the cell tower lease. Can I have a second?

8 MR. STEWART: Second.

9 MS. KNICKERBOCKER: All in favor?

10 MULTIPLE: Aye.

11 MS. KNICKERBOCKER: And I wanted to ask
12 on that, they have also changed the site where
13 they will be putting the tower when the time
14 comes back to the original off of First Street
15 Extension.

16 MR. SERRANO: That's correct, yes.

17 MS. KNICKERBOCKER: Okay. So, it's not -
18 - it's behind the baseball field on Westchester
19 Avenue and the highway garage. It's where the
20 First Street extension is, back in that area,
21 where the cell tower will be eventually.

22 MR. SERRANO: That's correct.

23 MS. KNICKERBOCKER: Okay. And the next
24 is a motion to accept a \$5,000 donation from

1 November 5, 2025

2 CertainTeed for Buchanan Day. And we've discussed
3 it earlier. So, can I have a second?

4 MR. STEWART: Second.

5 MS. KNICKERBOCKER: All in favor?

6 MULTIPLE: Aye.

7 MS. KNICKERBOCKER: All right. Thank
8 you. All right. So, now information from officers
9 and departments, justice reports, September 2025.
10 One of the reports, well, the one report for is
11 \$1,038. Was there another report? No? That's it.
12 So, that's received and filed. Police report,
13 Steve, are you able to do that from where you
14 are?

15 MS. BAEZ: This is me.

16 MS. KNICKERBOCKER: Oh, is it you? I'm
17 sorry. I got I got confused between --

18 MR. LAKER: I'm ready for the fire
19 report.

20 MS. KNICKERBOCKER: Okay, good. You're
21 ready for what you need to be ready for. Good.
22 All right. We're good. All right. I'm sorry.
23 Awilda, go ahead, please.

24 MS. BAEZ: Okay, for the police, they

1 November 5, 2025

2 had 34 moving summons. Total calls to the station
3 were 158 and out of the summonses, there were
4 only nine for parking. Okay, thank you. And
5 highway report. Oh, it's a thick packet.

6 MR. CAPICOTTI: September 2025, 112 tons
7 of garbage, 11 TVs, seven monitors, and 10 air
8 conditioners. There's a lot the air conditioners
9 don't need them anymore. These guys did a lot of
10 work in September. I did notice and I spoke to a
11 couple of them about the catch basins repair that
12 they're taking upon themselves and really doing a
13 good job with it. They installed a new pre-cast
14 which was I think it was done on Third, right?

15 MR. SERRANO: Yes.

16 MR. CAPICOTTI: The base third and Tate?

17 MR. SERRANO: yes. Third and Tate.

18 MR. CAPICOTTI: Right. Yeah. Yeah. So, I
19 did witness that and they did a good job. I'm
20 glad to see that they're using the tools that we
21 are buying them and they're making they're making
22 good on their, on the promises that they were
23 going to use them and I'm happy to see that.

24 MR. SERRANO: And I was going to say

1 November 5, 2025

2 they're very thankful of the board support. They
3 actually want to do the work and the more the
4 more tools you give them, they actually work on
5 it. So, I appreciate the board support and so do
6 they to actually move the village forward in
7 their projects. Thank you.

8 MR. STEWART: Great to see.

9 MS. KNICKERBOCKER: Yeah. No, they're
10 doing great out there. Wastewater treatment
11 plant, September 2025, 7,293,000 gallons of
12 treated water, sludge removal, 71,500. On the
13 report, September 17th, we mentioned this before,
14 there was a transformer failure at the plant. The
15 plant was on backup power, on generator. Notified
16 Con Ed, advised that the village owns the
17 transformer. This is what we were told originally
18 and is responsible for replacement. Called in PM
19 pole electric to remove and replace new
20 transformer and we have found out since then that
21 Con Edison was paying for the replacement and we
22 didn't need the pole replaced after all. Plan
23 operated on generator backup up to 18 hours until
24 power was restored. And that, it's nice to have

1 November 5, 2025

2 backup power, but that was kind of a little scary
3 situation. If the generator failed, we'd have
4 some issues over there. So, fortunately,
5 everything worked out. The highway, the, Todd
6 Travis over at the sewer treatment plant was on
7 top of it and it worked out. So, thank you, Todd.
8 The next is building department.

9 MR. STEWART: That would be me. So, for
10 the month of September, they had, one court
11 appearance, one stop work order, building permits
12 issued or reviewed were 14. Inspection required
13 for newly issued permits, 11, inspections on file
14 for permits and compliance, 17, certificates of
15 occupancy and completion, Eight and compliance
16 inspections for resale refinance, four. But the
17 most important thing is a little bit of an update
18 here on the court appearance was on for the 300
19 Blakeley Avenue property. So that's still an
20 ongoing situation.

21 But as far as the AMS construction site,
22 the work's moving along well. Parking lot curbing
23 layout's all complete. The lights are up, the
24 parking lot looks great. AMS presented proposed

1 November 5, 2025

2 field changes. The compliance inspections and re-
3 inspections for new C of O insurance issuance and
4 there was some property maintenance issues
5 reported but all will resolve with no violation.
6 So that concludes the report for September.

7 MS. KNICKERBOCKER: Okay. Thank you,
8 Dan. Steve, now it's your turn. Buchanan Engine.

9 MR. LAKER: Thank you. Buchanan Engine
10 Company for the month of September, there were
11 six total alarms. Two of those were assisting the
12 police, one in a motor vehicle accident. The
13 Buchanan Engine Company also assisted in the 5K
14 race, closing off some of the streets, and
15 participated in Buchanan Day serving the
16 hamburgers and hot dogs.

17 MS. KNICKERBOCKER: And we thank them
18 for that. They're always a big part of the
19 community and the police department gives out the
20 ice cream. So, it's, you know, it's a big
21 community event. Planning board September 25th
22 minutes, prosecutor's report, there are none.
23 Attorney's report. Does she have anything today?

24 MS. STEPHANIE PORTEUS: Just briefly.

1 November 5, 2025

2 well, for planning board, we do have we do have
3 Gallon Measure in. I don't know if you guys read
4 the minutes, but I just wanted to and I'll keep
5 you updated as that goes along. Because I used to
6 do that when there were bigger projects in and I
7 seem to have stopped doing that. So, if you'd
8 like me to, I can update you on planning and
9 zoning or you can just --

10 MS. KNICKERBOCKER: No, that would be
11 helpful. That would be helpful.

12 MS. PORTEUS: Yeah, so, they're in.
13 Also, I wanted to make sure, I sent an email to
14 the board, but sometimes I have problems with the
15 Buchanan email and they don't go through, only I
16 don't know they didn't go through. So it was
17 relating to the LWRP and the CertainTeed changes
18 that they requested. So you all got it?

19 MR. STEWART: Mm-hmm.

20 MS. PORTEUS: Okay. Because I don't know
21 whether you got it or not. All right. And I think
22 that's it. That's all I have.

23 MS. KNICKERBOCKER: All right. And, and
24 I'd like to take a minute to talk about the LWRP

1 November 5, 2025
2 and CertainTeed had sent to the Department of
3 State. So the LWRP is a joint grant. We had
4 gotten and Nick was very involved in that and
5 still is but it's, things are a little bit in
6 limbo. They had sent a request, their thoughts, I
7 don't know what you want to say, to the
8 Department of State. I am not in agreement with a
9 lot of their thoughts that they put out there.
10 but they have every right. They're a property
11 owner here in the Village of Buchanan and they
12 have every right to express what their concerns
13 are. Also, Holtech, they have a right to
14 eventually, when we get to the public hearings
15 part of that, they have every right to express
16 their concerns. And the local, the LWRP is not
17 just the waterfront. What happened, and correct
18 me if I'm wrong, Nick, it's basically all of the
19 Village of Buchanan. It's basically from the
20 railroad tracks east to the water. So those are
21 not the only properties that would be addressed
22 with that. Nick, have you heard any anything? The
23 state too? Yeah. Yeah. So four years.

24 MR. SERRANO: Come to come to the

1 November 5, 2025

2 microphone so we can hear you.

3 MS. KNICKERBOCKER: It's been four
4 years.

5 MR. ZACHARY: Yeah. It's been --

6 MS. KNICKERBOCKER: Four years.

7 MR. ZACHARY: -- it's been on hold for
8 what? Like two years?

9 MS. KNICKERBOCKER: Yeah, four years.

10 MR. ZACHARY: It's four years now.

11 MS. KNICKERBOCKER: Uh-huh.

12 MR. ZACHARY: Well, anyway, yeah, it's
13 the, it's the waterfront and the local areas
14 impacted by the waterfront, its recreation and
15 its economy and so forth. But yeah, it was sent
16 out to the state and we were told it would be a
17 long time, but I'll try to stay alive until it
18 comes back.

19 MS. KNICKERBOCKER: Well, thank you,
20 Nick. We'd appreciate that.

21 MR. ZACHARY: Can you say what the, what
22 it is that CertainTeed and Holtech are looking
23 for?

24 MS. KNICKERBOCKER: Well, Holtech

1 November 5, 2025

2 nothing yet at this time, but yeah, we'll get a
3 copy out or anybody else that is interested in a
4 copy. So, thanks, Nick.

5 MS. PORTEUS: Excuse me. Sorry, Theresa.

6 MS. KNICKERBOCKER: Yes? No, no --

7 MS. PORTEUS: [unintelligible]

8 [00:28:21] come for public hearings anyway,
9 right?

10 MS. KNICKERBOCKER: Correct. Yes, it
11 still has to go forward to public hearing.

12 MS. PORTEUS: Okay. Just so the public
13 would know. It's not just comments go up there.
14 Then it comes to a public hearing.

15 MS. KNICKERBOCKER: Yeah. No. And it's,
16 it's not over yet.

17 MS. PORTEUS: Right.

18 MS. KNICKERBOCKER: And in the end, the
19 village of Buchanan does not have to approve the
20 LWRP. So if the state comes back and says, oh,
21 yeah, that's great, what CertainTeed is agreeing
22 on, we want to see that in there, it's up to the
23 board if they want to do the final approval or
24 not.

1 November 5, 2025

2 MS. PORTEUS: Okay. Yep.

3 MS. KNICKERBOCKER: Okay. So, I am, I'm
4 going to go. First, I'd like to mention I know
5 Marcus and I have been sending reports about the
6 Westchester Municipal Coalition with Con Edison.
7 As you remember going back how many months ago?
8 My gosh, five, six months ago, many of the
9 municipalities, including us, in Westchester
10 County, have decided to fight the rate increases
11 that Con Ed thought they were going to get. Some
12 were close to 18, 20 percent. So all the
13 municipalities joined in, hired a law firm, Joel
14 Dichter is his name, and the settlement
15 discussions are moving along. I think, right
16 Marcus, we're close to an agreement which I think
17 is --

18 MR. SERRANO: It's supposed to be done
19 this week.

20 MS. KNICKERBOCKER: -- yeah, which I
21 think is much better than what we were getting
22 handed. So but we will, we will keep everyone in
23 the loop. Probably at the next meeting, we will
24 announce all the terms and maybe we can also

1 November 5, 2025

2 maybe put it on Facebook ahead of time so people
3 can see what the terms are. But it worked out
4 well. I think we ended up it it's over, it was
5 over 100,000 I think and there's 45
6 municipalities in Westchester County. There were
7 a few that didn't join in but I think it ended up
8 costing us maybe about \$2,000. So, we got a
9 bargain on that and I think the residents will be
10 very happy when they see the rates.

11 MR. SERRANO: Well, I think they've got
12 it narrowed down to two, two options if I'm --

13 MS. KNICKERBOCKER: Yeah, a couple of
14 options. The two options are additional items
15 that we're going to get plus the rate, the rate
16 decrease.

17 MR. STEWART: Right.

18 MR. SERRANO: So, it's still in, it
19 still hasn't been finalized or we can't discuss
20 it as the mayor said.

21 MR. STEWART: Right.

22 MR. SERRANO: But as soon as resolve,
23 not only do we get a rate decrease, but also get
24 additional information that might help us in the

1 November 5, 2025

2 future.

3 MR. STEWART: Right. It's moving in the
4 right direction.

5 MR. SERRANO: Correct. Yeah.

6 MS. KNICKERBOCKER: I think everyone
7 will be pleased when they see the end result. I
8 also happen to see today the DEC has an
9 infrastructure grant that is due on February
10 27th. It's not only, when we've discussed this
11 before, about the infrastructure of putting car
12 charging stations, we discussed that we didn't
13 want that. And the other thing is electric
14 vehicles, depending on the way the municipality
15 can get up to \$7,500 towards the vehicle.

16 Field of flags, something Dan and I have
17 been working on. The flags should be installed
18 this week or Monday at the latest. The they're a
19 little short on the highway department this week.
20 There's a few things going on, a few projects
21 that came up. So by Monday that should be, the
22 field of flags should be up. Working on a price
23 for a plaque that residents can buy and put
24 their, whether it's their parent or their, you

1 November 5, 2025

2 know, someone they -- a veteran that they can put
3 their name on it, their length of service, where
4 what department they were, whether Marines or the
5 Army and their years of service, so looking to
6 get something reasonable for those plaques.

7 Whoever wants a plaque, they would be purchasing
8 that and it would be put in front of one of the
9 flags in the field of flags. Very big with the
10 American Legion Field of Flags, you see that.

11 Also, I was happy to see at the high school lawn,
12 to the left there's a, they have the smaller
13 flags, field of flags. And I was I was happy to
14 see that they're doing that. So, that looks good.

15 I've just got a to-do list here. Also, I
16 see a few members from Buchanan Engine. Awilda
17 and I had attended the brunch on Sunday and it
18 was, it was wonderful. It was well done. And I
19 was hoping that Bob Stein would come this
20 evening. They honored a 75-year member, Bob
21 Stein, and he was quite emotional. He was, you
22 know, it was it, but it was great to see him
23 recognized for that. And what I thought was
24 really neat, he had always been asking for one of

1 November 5, 2025

2 the jackets and he got a Buchanan Engine jacket.
3 So, I thought that would have been nice tonight
4 if he could have made it too, to come here. And
5 Bob or Andy, there were two 50-year members also.
6 One was Roy Hesselgrave, I know. And the other
7 gentleman again? Okay, I think his name was Ray.
8 I apologize. I'll mention his name next month. I
9 apologize. And also other Firematic awards were
10 given. So I want to thank Buchanan Engine for the
11 invite and Kelly Roush and team for organizing
12 and I want to thank Buchanan Engine for their
13 dedication and service to our residents here in
14 the village. And we appreciate it. We know we,
15 know you're there when we when we need you.

16 I have to write everything down
17 otherwise I'll never forget -- I'll never
18 remember. One other thing, sorry. Field the
19 flags, lot going on. Okay. So, one other thing
20 I'd like to bring up is I'd like to revisit
21 something at the last meeting. It was the
22 discussion on the Lents Cove potential ball
23 field. I did go back to Holtech and ask if they
24 would be interested in doing something else as at

1 November 5, 2025

2 the board's direction and they had told me that
3 that was a project that they had picked for the
4 community because they could use their own
5 contractor and they could turn around the project
6 rather quickly. And then so, what I was only
7 hoping for is that at least we could, check to do
8 the borings to see if there's any potential use
9 for the field. But, where does the board still
10 stand on that to at least do the borings or no?
11 Okay.

12 MR. STEWART: I think I spoke at the
13 last meeting and I would really like to see that
14 money redirected towards something along the
15 lines of the major updates and, and repairs to
16 the pool. I think it's critical. Without the
17 pool, we don't have a day camp. And without a day
18 camp, a lot of the young families with little
19 ones rely on that as an affordable way to, have
20 supervision for their kids while they work during
21 the summer hours. I think there's plenty of other
22 projects that we have in the village where that
23 money could be utilized that would be more
24 appropriate.

1 November 5, 2025

2 MS. KNICKERBOCKER: All right.

3 MS. BAEZ: I agree with Dan 100 percent.
4 I couldn't have said it better.

5 MR. CAPICOTTI: I also agree with Dan
6 and I also think that without them putting an
7 escrow account together, borings comes with
8 engineering, it comes with analysis, it comes
9 with a very heavy cost. So I am not interested in
10 doing borings. I believe what Dan said is what,
11 what we should do with the money. The money
12 should be allocated to things that are a
13 necessity. We did ask that you bring them to us
14 to have a meeting with us and discuss what their
15 plans were and why we haven't had that meeting
16 yet is a concern to me. I feel that we've asked
17 three times now for them to come to us and you're
18 still coming back with doing borings.

19 MS. KNICKERBOCKER: Okay. So they are
20 willing to put an escrow account in for the
21 borings. They do understand that expense is on
22 them. This is the project that they offered to
23 do. I, it's just unfortunate because it would
24 have would have been a nice thing for the

1 November 5, 2025

2 community and the kids to have a new baseball
3 field. They are, that was the offer that they
4 had, which I think I will say again was pretty
5 generous.

6 MR. STEWART: I'm, I'm not discounting
7 the generosity.

8 MS. KNICKERBOCKER: Mm-hmm.

9 MR. STEWART: It's nice of them to come
10 forward with this money. We have a ball field
11 behind a village garage. Okay. We, there's a
12 Peekskill stadium right down the street that
13 barely gets used. Then there's the maintenance of
14 the ball fields. I think the money would be
15 better spent on the type of projects that I
16 mentioned.

17 MS. KNICKERBOCKER: I'm not I'm not
18 arguing with you there, Dan.

19 MR. STEWART: That's, that's --

20 MS. KNICKERBOCKER: I do agree with you
21 that would be nice. But that was not the offer
22 that was given. And I will say about the ball
23 field and Bob knows, that we have behind the
24 highway garage, we do have u major issues with

1 November 5, 2025

2 the drainage back there. I don't think we need to
3 bring them in because they were very clear and
4 then also as I spoke to Holtech, Marcus had also
5 spoken to them before I got to them and he had
6 asked about putting the money into other projects
7 and he was also told that they were really
8 interested in doing the baseball field. They were
9 using their own contractor and so if it's, if,
10 you know, that's fine, that's fine. I do
11 understand I am in agreement that it would be
12 great to use the money for other things.

13 MR. LAKER: I think --

14 MS. KNICKERBOCKER: Yes, Steve? What can
15 we --

16 MR. LAKER: Yeah, I just think one of
17 the things we do have to also remember is we
18 don't know where the property line is there. So,
19 we don't know what, what portion they own and
20 what portion we own. That's been a concern. And
21 not only is it a concern with the borings of the
22 actual field, but the parking lot as well. So,
23 it's not just redoing a field, it's redoing a
24 parking lot, redoing the bathrooms. There's a lot

1 November 5, 2025

2 involved with it. And I think as Dan pointed out
3 and the other trustees agreed, there's other uses
4 for those, those funds I believe.

5 MS. KNICKERBOCKER: Okay.

6 MS. BAEZ: Dan, I'm sorry. Dan, maybe I
7 misunderstood, but at the last meeting, did you
8 not say you contacted Holtech and they said we
9 weren't pigeonholed?

10 MR. STEWART: I did speak to somebody
11 and I was told that it was, it didn't it did not
12 have to be a ball field.

13 MS. KNICKERBOCKER: Marcus, what was
14 your response when they, when they spoke? When
15 you spoke to Pat?

16 MR. SERRANO: I don't want to mention
17 names because two different people gave me two
18 different answers.

19 MS. KNICKERBOCKER: Okay.

20 MR. SERRANO: I don't want to get in the
21 middle of this. It's a board decision. I think
22 the board should have a conversation with Holtech
23 themselves and I really don't want to get in the
24 middle of that conversation right now.

1 November 5, 2025

2 MS. KNICKERBOCKER: Okay. And Steve,
3 they are in the process of surveying their
4 property for several reasons. First of all,
5 they're looking to release property. But they
6 have to, they have to figure out what the buffer
7 zone is for the spent fuel cask. So they are in
8 the process of surveying. So fortunately, you
9 know, they're spending the money for the survey
10 and then we will be able to see where our
11 property line is.

12 MR. LAKER: And that that's probably
13 more of a reason not to do anything at that ball
14 field at the moment, in my opinion. If they're
15 looking to release, you know, some of the land
16 then I think we should have a further discussion.

17 MR. STEWART: I would agree.

18 MS. KNICKERBOCKER: Okay. No, I just, I
19 just wanted to settle this once and for all. And
20 I just wanted to bring it up again. You know,
21 like I said, it would have would have been nice
22 for the kids and we could have eliminated the
23 other baseball field behind the highway garage.
24 But all right. Let's see.

1 November 5, 2025

2 MS. BAEZ: Nick is raising his hand.

3 MS. KNICKERBOCKER: Oh, I'm sorry, Nick.
4 Yeah, please.

5 MR. ZACHARY: Are we talking about the
6 property line between the wooded area that's
7 owned by Holtech and the park?

8 MS. KNICKERBOCKER: Yes.

9 MR. ZACHARY: Because I thought that was
10 an established line. I remember seeing it on, on
11 the GPS mapping or on some source that shows it.
12 And the property line actually ran right through
13 the infield of the former ball field. I mean I
14 thought that was --

15 MS. KNICKERBOCKER: They said the second
16 base.

17 MR. ZACHARY: -- established.

18 MS. KNICKERBOCKER: They said around the
19 second base.

20 MR. ZACHARY: How do we not know that
21 that boundary now? Isn't that on GPS mapping?

22 MR. SERRANO: I can explain.

23 MS. KNICKERBOCKER: Yeah go ahead. Sure.

24 MR. SERRANO: The GPS is an estimate on

1 November 5, 2025

2 property lines. The surveys will meet -- they
3 need to provide a survey to establish.

4 MR. ZACHARY: Oh, okay.

5 MR. SERRANO: Yeah. So that's just
6 general information. It might not be 100 percent.
7 That's why a survey will be better.

8 MR. ZACHARY: Thank you.

9 MS. KNICKERBOCKER: Let's see what else
10 I have. I think, I think that's all I have on my
11 to-do list here tonight. Okay.

12 MR. SERRANO: Theresa, if I may, I got
13 two items.

14 MS. KNICKERBOCKER: Oh, yeah. I was
15 going to do the whole board first.

16 MS. BAEZ: It says administrator's
17 report.

18 MS. KNICKERBOCKER: I know, but we're
19 going to change that up because I think it's
20 important for the board members to speak first.
21 But you're definitely going to get -- do you want
22 to speak now? And I can --

23 MR. SERRANO: I can wait.

24 MS. KNICKERBOCKER: Okay. All right. I

1 November 5, 2025

2 I'm not leaving you out. I'm not leaving you out.
3 Okay. I think I'm done with my report. Steve, I'm
4 going to get to you next because I have a
5 tendency to forget if somebody's on Zoom that
6 they're there. So, do you have anything for us?

7 MR. LAKER: Yeah. You know, first of
8 all, just to embarrass Cindy once more and, and
9 congratulate her.

10 MS. KNICKERBOCKER: Poor Cindy.

11 MR. LAKER: Long, long overdue and
12 certainly well deserved. So, congratulations
13 again, Cindy. Halloween this was this past
14 Friday. I know we saw the police and fire
15 department out there like they are every year.
16 So, thank them both. And I know Jackie had an
17 event at the pavilion which was a success, so I
18 thank all of them.

19 I know at the last workshop there was
20 some discussion and we started going down the
21 route with somehow AMS project was discussed
22 regarding lead agency and some of the field
23 changes that they made over there. I just wanted
24 to clarify that, you know, the village board did

1 November 5, 2025

2 take on the role as lead agency. The village
3 board did not eliminate the role of the planning
4 board during that process. The applicant did go
5 to the planning board for four months. The
6 planning board then provided the recommendations
7 to the village board and it allowed the
8 developer, it forced the developer to go before
9 two boards and before public comment for almost
10 two years. And the field changes that they made
11 were made, you know, in the field and at the
12 direction of our engineers or, you know, in
13 consultant with our engineers. So, that's all I
14 have.

15 MS. KNICKERBOCKER: All right. Thanks
16 Steve. Anthony, what do you have for us this
17 evening?

18 MR. CAPICOTTI: I want to congratulate
19 Cindy. Like again, why not why not jump on top
20 there, right. You know what I mean? She works
21 hard, so, congratulations again.

22 Yeah, Steve, I agree with you on that
23 whole thing with the lead agency. I was going to
24 touch on that, but you said exactly what I wanted

1 November 5, 2025

2 to say. Those field decisions were made in
3 direction of our engineer through a consultant
4 and to stop the project to have to wait for a
5 board meeting it, that's not how it works in the
6 in the field in that industry.

7 As far as Halloween, yes, I was out with
8 my kids trick-or-treating. The presence of the
9 fire department was fantastic. The police were
10 fantastic. It was a nice safe event around the
11 community and I appreciate the help with the
12 police and the fire.

13 And just to touch on the Lents Cove
14 thing, I agree that a field would be great for
15 our kids. We don't house any Little League teams.
16 We don't we will never house a Little League team
17 because the Cortlandt National Little League has
18 a house. And we had a field there and we couldn't
19 maintain it and we got rid of it. So I don't,
20 that's why I don't agree by putting a ball field
21 in there. I don't think it's a necessity. I think
22 it would be great if we had a team to put there,
23 but we do not. And I don't see a team coming in.

24 I feel that anything we can do for the

1 November 5, 2025

2 public with the help of Holtech would be
3 fantastic, but I don't think that is a priority
4 and that's definitely not a necessity. Like Dan
5 said, the Peekskill Stadium is not even being
6 used. It's right up the street. As having a young
7 child still in sports, the attendance for sports
8 in our area is very low, especially for baseball.
9 If we can come up with another plan, maybe to put
10 something else in there, maybe that would be
11 better or beneficial.

12 But you did say that they were planning
13 on starting to subdivide the property and sell
14 some of the property. I don't know if the 60
15 acres that we always spoke about would have
16 anything to do with that, but that is part of
17 that property. But yes, I, I think something for
18 the public would be fantastic, I would love their
19 help. I appreciate the generosity. I just don't
20 feel that a baseball field is a necessity. We
21 have a lot of other demands. We have the pickle
22 ball queen sitting to my right who needs a pickle
23 ball court. And, you know, these are things that
24 would really help the community in the recreation

1 November 5, 2025

2 area.

3 MS. BAEZ: And the pool.

4 MR. CAPICOTTI: And the pool, too as
5 well. I, it would really bring, I mean for
6 especially for the kids to have a pool like that.
7 I mean they would they would probably be there
8 all summer and it would be great. So that's why,
9 it's not about questioning their generosity or
10 not wanting a baseball field, it's about what we
11 need and what will help our community. That's
12 all.

13 MS. KNICKERBOCKER: So fortunately we
14 have 200K in our rec fund that's been sitting in
15 there, approximately. And then also when AMS and
16 the other project on Albany Post Road is
17 completed, we will have some more money coming in
18 for our recreation fund that we can dedicate to
19 the pool or whatever is necessary that we need
20 to, or whatever we decide, you know, would be a
21 good recreational thing for our residents.

22 MS. BAEZ: Oh, we have the pool. We have
23 the pavilion. There are other projects out there
24 that merit attention.

1 November 5, 2025

2 MS. KNICKERBOCKER: Yep. There's always
3 something to do.

4 MS. BAEZ: Mm-hmm.

5 MS. KNICKERBOCKER: Okay. Awilda.

6 MS. BAEZ: I'm yapping. I might as well
7 go.

8 MS. KNICKERBOCKER: Yeah. Yeah. Keep
9 going.

10 MS. BAEZ: Cindy, congrats. I'm sorry.
11 But it's well deserved. Well deserved. So, on
12 Monday, I attended an orientation that I
13 organized along with Jill Davis, the director of
14 the Hendrick Hudson Free Library. It was attended
15 by the superintendent, Tromblee and the
16 supervisor of instruction and curriculum for the
17 schools. We are once again beginning ENL classes.
18 That's English as a new language. We have 30
19 participants so far and some are from Buchanan.
20 So that makes me happy. If you know of anyone
21 ages 11 to 100 that want to learn English as a
22 new language, please tell them to go register at
23 the library.

24 Also, Dan, I if I'm not mistaken, I

1 November 5, 2025

2 believe you have June 2028 as the day for the
3 100th celebration. So, there'll be maybe two more
4 elections between now and then. I would like to
5 suggest that anyone, whether it's now or in the
6 past, be invited, who's ever been on the board,
7 be invited to be front and center at that
8 celebration. Because to me, after sitting on this
9 board for almost two years, I can only say that
10 each board, in my opinion, adds a layer to the
11 work that the board before did. And I feel that
12 everyone should be recognized.

13 MR. STEWART: I agree. Good suggestion.

14 MS. BAEZ: Thank you.

15 MS. KNICKERBOCKER: Yeah. Usually, when
16 we had our 90th, we did a 90th birthday party,
17 which was which was great and everybody gets
18 invited, planning boards, zoning board, any past
19 officials and local officials. Every, it's
20 usually a big invitation list that goes out. So,
21 that'll be great. Dan, what do you have for us?

22 MR. STEWART: Just that there, Veterans
23 Day is the 11th. Theresa and I have been working
24 in relation to what we're going to do out front

1 November 5, 2025

2 with the flags, but there's also a ceremony at
3 the Muriel Morabito Rec Center on Veterans Day.
4 it's always well attended. They usually have a
5 few guest notes speakers. They, all the vets get
6 apple pie and lunch.

7 Also, just want to mention again the
8 memorial service for Chucky Maguire at the,
9 Montrose Firehouse will take place this Saturday
10 at 1:00 p.m. and I just want to express, where
11 I'm coming from in relation to, Lents Cove. I do
12 appreciate the generosity of Holtech in coming
13 forward with this pool of money. But I just want
14 to truly do what's right for the residents of
15 Buchanan. And I think those monies are better
16 served going towards the types of projects that I
17 had mentioned, whether it be the pool, whether it
18 be, you know, the addition of the new kiddie
19 pool, whether it be the renovations and repairs
20 that are needed to keep the pavilion in good
21 running order. These are all critical parts of
22 our recreation that families rely on that have
23 little kids that they send to day camp and
24 without the day camp, you know, it's, it's

1 November 5, 2025

2 important. Not that I'm against ball fields. I'd
3 coached, you know, my kids all through Little
4 League baseball, Little League lacrosse. But, I
5 that's just my feeling as where I think the
6 monies could be better utilized. And thank you to
7 Holtech for coming forward with the ability to
8 want to work with us.

9 MS. KNICKERBOCKER: And thank you, Dan.

10 I do agree with you. I'm not I'm not against
11 doing upgrading. We do, our infrastructure on our
12 pool, it's many years. It's an older pool. So
13 there's a lot of money needed for the pool, for
14 the pavilion. So, I just wanted to get direction
15 from the board. That's why I just wanted to bring
16 it up again tonight for the last time for the
17 baseball field. So, I just wanted to mention
18 that. That's all.

19 MR. STEWART: Yep. Appreciate it.

20 MS. KNICKERBOCKER: The only other thing
21 I forgot to ask is, and I want the board's
22 decision on this, with, I'd like to ask Dave
23 Smith to come in at our next workshop. He's our
24 planner here in the village to discuss the,

1 November 5, 2025

2 waterfront district and perhaps, I know he's not

3 an expert on the LWRP, but he might have worked

4 in other communities with an LWRP. And I don't

5 know if you're available, Nick, to review with

6 the board about the LWRP? Okay. Yeah, if you

7 could because -- okay, that that would be great.

8 Yeah. Yeah. And what I'd like to discuss with him

9 is the whole waterfront district. I think it's

10 important to look at that. And one of the things

11 that seems to be a hot topic and I am not an

12 expert on it. I'm very green on this is the whole

13 AI revolution going on. That was mentioned at the

14 decommissioning oversight board. Is it a good

15 thing for the community? Is a bad thing for the

16 community? I know there are big energy guzzlers.

17 It is the perfect place to put one of those over

18 there. But, how does it affect the community? So

19 is it a benefit? Is it not a benefit? So, I think

20 some type of if we could find somebody that knows

21 something about AIs, we can have a discussion

22 about that because that's the new thing. And for

23 them, you know, they have to still find out. I

24 don't think they found out, I don't know if you

1 November 5, 2025

2 know, Marcus, if there's a, from New York State
3 Independent Operators, if there's enough energy
4 for them to put something like that over in that
5 area. Have you heard any updates?

6 MR. SERRANO: As we discussed, they're
7 still working on that. And it's interesting you
8 say that it was for, like you say AI is more, may
9 -- it's just, it's just another name for a data
10 center. But it's interesting they're still
11 struggling with the energy and I wanted to show
12 the board real quick if I may, Con Edison started
13 putting up battery storage on power lines.

14 MS. KNICKERBOCKER: Yeah, I had heard
15 about that.

16 MR. SERRANO: So that's already started,
17 so --

18 MS. KNICKERBOCKER: Yeah. Where is that?
19 Is that local?

20 MR. SERRANO: Yonkers. They're already
21 putting one, they're putting one in Yonkers.
22 They're putting more in other communities. They
23 still have a gigantic energy problem. That's not
24 going to resolve anything, to be honest with you.

1 November 5, 2025

2 So, at this point in this area, there's not
3 enough energy for a gigantic data center the way
4 they, they're talking about at this point.

5 MS. KNICKERBOCKER: So, you know what,
6 it's amazing since 2017 how much the world has
7 changed because when the announcement was made
8 with the closure, there was nothing where the
9 state was saying, oh, you know, we want to go all
10 electric with electric vehicles. That wasn't in
11 the loop. I don't know where they think they're
12 getting the power. I'm not I'm not sure where
13 they're getting the power, and also to electrify
14 all the homes and instead of the gas and oil and
15 things.

16 So, I just, it, it's kind of an
17 interesting situation we're in right now. We're
18 living in history, of course, but it's kind of
19 interesting where we've come from 2017 and where
20 they'd like to go without power. I'm not sure.
21 I'm just, I haven't figured it out yet, but I'm
22 sure they'll enlighten us eventually.

23 MR. SERRANO: Okay.

24 MS. KNICKERBOCKER: Marcus. Yes, yes,

1 November 5, 2025

2 sir.

3 MR. SERRANO: So I just want to bring
4 that up to, to your information to see if this is
5 something the board would allow to happen with
6 right of ways as well because they're going to
7 start building them across the, the grid. My
8 concern is, you know, get hit by electricity, the
9 pole gets damage over a storm, those battery
10 storage units collapse and they're on the middle
11 of the road causing fires and so on and so forth.
12 So, I don't know where that's going to go, but
13 that's one of my concerns.

14 MS. KNICKERBOCKER: Can, we since they
15 own the polls, some of the polls, can we make any
16 type of legislation that we don't want that in
17 the community?

18 MR. SERRANO: That's why I want to bring
19 it to your --

20 MS. KNICKERBOCKER: Okay. That's where
21 you were going with that.

22 MR. SERRANO: Yeah.

23 MS. KNICKERBOCKER: Okay.

24 MR. SERRANO: To see if the board wants

1 November 5, 2025

2 to talk about doing something, at least within
3 the village right of ways. And of course the fire
4 department's here as well. They have to deal with
5 it if that thing comes down and there's a fire
6 middle of the road, plus the toxic fumes that
7 come out of that as well, so, something to be
8 concerned about, so I did want to bring that up.

9 Again, I will congratulate Cindy again.
10 I have to do it, too. Not only well deserved, but
11 long time in coming. As an Anthony said, it's
12 another job description. But I've got to say,
13 honestly, Cindy's been doing that for many, many
14 years anyway. Every time between administrators
15 or vacancy, Cindy's always picked up the ball
16 without ever being asked to do the work. So, this
17 is something she deserves for many, many years.
18 So, I want to thank Cindy for doing that.

19 If I could follow up on Stephanie's
20 comment about Gallon Measure. There's a public
21 hearing scheduled for November 20th on Gallon
22 Measure. It's a continuation of public hearing,
23 so in case anybody's interested -- the 24th?
24 Sorry, thanks for, Sharon is sending over the

1 November 5, 2025
2 dates. So November 24th is the public hearing on
3 Gallon Measure. They, they opened the public
4 hearing at the last meeting. They continued to
5 this meeting. It is also, since the board
6 approved, it is also on, the last meeting is also
7 on YouTube and on the village channel and that
8 will also be taped as well and videotaped. But if
9 anybody interested in making any comments,
10 that'll be November 24th at 7:00 p.m., here at
11 Village Hall. I just want to make that
12 announcement as well. Thank you.

13 MS. KNICKERBOCKER: So, it's unfortunate
14 that the building came down. They were very close
15 to getting their permits. They were approved
16 through the planning board. Nick Zachary,
17 planning board chairman is here. And
18 unfortunately, the building came down, which put
19 them in another situation of having to redo
20 another plan and do certain setbacks. And so,
21 this will be their second meeting that they'll,
22 come in to discuss their plan. Is it a, it's a --

23 MR. ZACHARY: It's a new site plan.

24 MS. KNICKERBOCKER: It's a new site

1 November 5, 2025

2 plan. So, unfortunately, that's holding them up
3 and, you know, putting them in a different time
4 frame, but, at least it's moving forward and, we
5 wish them well. Okay. Any comments? We got
6 everybody right? Covered everybody, okay.
7 Comments from the floor, Mr. Nick?

8 MR. ZACHARY: Somebody else passed away
9 that I think was such a special person in the
10 village for years, Joe, and somebody might have
11 to help me with his last name, who owned, who
12 opened Buchanan Hardware.

13 MS. KNICKERBOCKER: Yes.

14 MR. ZACHARY: And was a sweetheart of a
15 man who just affected so many people in his
16 kindness. And the schools used to take the little
17 kids there. He he'd give them all flashlights. He
18 was just as close to a saint as we can get here
19 in the village. A wonderful guy, he passed away
20 in the last week. He closed the hard-, he retired
21 from the hardware store in 2013.

22 MS. KNICKERBOCKER: Was it like
23 Fletcher? Does anybody know?

24 MR. ZACHARY: Victor or something like

1 November 5, 2025

2 that? What is it?

3 MS. KNICKERBOCKER: Yeah.

4 MR. ZACHARY: Victor or Fichter. Yeah,
5 sorry.

6 MS. KNICKERBOCKER: Well, anyhow, Joe
7 managed the store many years.

8 MR. ZACHARY: You know, no disrespect to
9 Joe.

10 MS. KNICKERBOCKER: No, no.

11 MR. ZACHARY: But a wonderful guy and
12 just wanted to mention that.

13 MR. STEWART: Thank you, Nick. Sorry.
14 Sorry to hear of his loss.

15 MS. KNICKERBOCKER: Mr. Bob Wheeler
16 coming to the podium.

17 MR. BOB WHEELER: I have to jump on the
18 bandwagon with Cindy. Cindy, it's well deserved.
19 I got hired about the same time Cindy did. So
20 we've been coworkers in a sort of way for 30
21 years. When I was shop steward, she's the person
22 I went to for any information I needed for the
23 contracts. When I was a trustee, any information,
24 any help I needed there. As a foreman with

1 November 5, 2025
2 budgets and everything else, I've work with her
3 and she was always there. I walk my dog in the
4 back and there's Cindy at 5:00 o'clock in the
5 afternoon on a Saturday. Let me go say hello to
6 Cindy. She must be up there for a long time. She
7 must be must be lonely up there by now. But it's
8 very well deserved and congratulations.

9 And since my name was brought up before
10 about the whole Little League stuff and this and
11 that and everything else. I want, I still have a
12 question in my mind right now about is Holtech
13 not willing to have a meeting with the board to
14 discuss --

15 MS. KNICKERBOCKER: No, they are.

16 MR. WHEELER: -- what they'd like to do?
17 I didn't get that --

18 MS. KNICKERBOCKER: But --

19 MR. WHEELER: -- vibe from what the
20 conversation tonight.

21 MS. KNICKERBOCKER: -- don't, no that --
22 no, no, no.

23 MR. WHEELER: Okay. But the other thing
24 is I --

1 November 5, 2025

2 MS. KNICKERBOCKER: Here's the problem
3 Bob. They are very involved in opening up
4 Palisades in Michigan.

5 MR. WHEELER: No, I understand that.

6 MS. KNICKERBOCKER: That should go live
7 in December. So the people that would be speaking
8 about that have been mostly there and then
9 there's another person that's been in Washington,
10 D.C. quite a bit.

11 MR. WHEELER: I understand that. It just
12 seems like they're kind of set on just Lents Cove
13 --

14 MS. KNICKERBOCKER: No.

15 MR. WHEELER: -- and nothing else.
16 That's the way, that's the vibe I'm getting. I
17 don't know if everybody else is getting the same
18 vibe. But --

19 MS. KNICKERBOCKER: No, they --

20 MR. WHEELER: -- getting back to the
21 Little League thing, I think that's a big
22 misconception what's going on here with this
23 field. This isn't for little League. This is for
24 travel teams. This is what happened with the ball

1 November 5, 2025

2 field behind the pavilion. There's travel teams
3 using this. These kids pay money to play in these
4 fields. And if there's a problem with fields,
5 maybe they should go talk to Peekskill and let
6 Peekskill Stadium, where they're not using that
7 field at all. There's a field right there. It's a
8 beautiful field for them.

9 MS. BAEZ: Mm-hmm.

10 MS. KNICKERBOCKER: Yeah, maybe they
11 could lease --

12 MR. WHEELER: You know. About the pool,
13 Dan made good points. You talked about the
14 pavilion and everything else going on, but the
15 playground itself, that's 35 years old, maybe
16 longer, I don't even know how old that field is.

17 MS. KNICKERBOCKER: We're still working,
18 still working on that. They did offer something
19 with the playground.

20 MR. WHEELER: I know when I was, I know
21 when I was the foreman, we were piecemealing that
22 to keep it together. So, you know, there's a lot
23 going on the table here. And I really think that,
24 I agree with most of the board here that, I think

1 November 5, 2025

2 that money is well deserved -- well placed going
3 in other places that really need it. The pool,
4 the pool's been kind of my baby for 25 years.

5 MS. KNICKERBOCKER: Yeah. Yeah. You've
6 dealt with a lot of a lot of things with that
7 pool.

8 MR. WHEELER: I remember the builders of
9 that pool back in 2004 and they told me this
10 stuff was coming back then. But this is no
11 surprise to me and I've said it to the board
12 members before. So, I think there's a lot more
13 important things to do here. Anthony made a very
14 good point about the people on these teams. You
15 know, there's very few from the village of
16 Buchanan playing on these on these travel teams.
17 There's some out there, don't get me wrong, but
18 I'm not anti-sports.

19 I've played sports my whole life. I, I
20 love it. I love to see kids out there. But the
21 village is in different times right now and you
22 know, Lents Cove is a different beast when you're
23 talking about the playground or excuse me, the
24 parking lot and the field sinking and everything

1 November 5, 2025

2 like that. There's a lot going on down there.

3 So, I would recommend that maybe they go
4 talk to Peace and see if they can use that
5 stadium for a very, a good field.

6 MS. KNICKERBOCKER: It's a good thought,
7 it's a good thought.

8 MR. WHEELER: All right.

9 MS. KNICKERBOCKER: Thanks, Bob.

10 MR. STEWART: Thanks, Bob.

11 MS. BAEZ: Thank you, Bob.

12 MS. KNICKERBOCKER: And once again, I
13 know Anthony brought it up last meeting, the
14 parking lot is, I don't know what to do with
15 that, I really don't.

16 MR. STEWART: You got to start from
17 scratch, basically.

18 MS. KNICKERBOCKER: Yeah. And that's,
19 that's, George has given us some prices before on
20 the parking lot. That's probably over a million
21 now. It was a million at one time several years
22 ago, so I'm sure it's way over a million. And I'm
23 sure it's still settling from the garbage that
24 was put there. So, any other comments from the

1 November 5, 2025

2 floor?

3 MR. ERIC VANCURA: Congratulations,
4 Cindy.

5 MS. KNICKERBOCKER: Yeah.

6 MR. VANCURA: Eric Vancura. Good
7 evening, mayor and members of the board. I'd like
8 to briefly explain the difference between how we
9 currently handle minor boundary issues and how a
10 dedicated lot line adjustment law would improve
11 the process. Under the existing code, small
12 parcels or strips of land between lots, like a
13 driveway that has been used and maintained for
14 decades, can only be addressed through a full
15 sale or a license. These tools are designed for
16 major property changes, not minor adjustments. As
17 a result, even simple situations can become
18 costly, slow, and administratively burdens
19 burdensome for both residents and the village.

20 A formal lot line adjustment process, by
21 contrast, is specifically tailored for these
22 circumstances. It involves a survey showing the
23 existing and proposed lot lines reviewed by the
24 planning board to ensure zoning compliance and

1 November 5, 2025

2 recording the updated boundary with the county
3 clerk.

4 This approach is faster, less expensive,
5 and keeps oversight firmly with the village. It
6 reduces liability, recognizes long-standing use,
7 and clarifies property rights, all without
8 requiring a full sale or a temporary license. In
9 short, a lot line adjustment is a simple, clear,
10 and consistent process. It protects residents,
11 maintains village authority, and eliminates
12 unnecessary risk, all while efficiently resolving
13 minor property issues.

14 Adopting this law isn't about favoring a
15 single property. It's about giving the village a
16 reliable and fair way to resolve these situations
17 safely and predictably. Clarity is the
18 counterbalance to confusion and the safeguard
19 against unnecessary risk. Thank you.

20 MS. KNICKERBOCKER: All right. Thank
21 you, Eric. We are in --

22 MS. BAEZ: Thank you.

23 MS. KNICKERBOCKER: -- receipt of your
24 information. Thank you for your thoughts and all

1 November 5, 2025

2 your research that you've done.

3 MR. VANCURA: I have more.

4 MS. KNICKERBOCKER: But right now, this
5 evening, because we, we just got the information
6 and the board's not prepared to discuss it or
7 move forward with it. So, what we're going to do
8 is, we'll probably have Marcus respond to you.
9 But one thing that you, you do need to understand
10 is the board has a fiduciary responsibility to
11 the taxpayers. And if it's a piece of village
12 property, we cannot just give it away. We have
13 to, you know, get whatever is the current value
14 or the best offer. So I just want you to, you
15 know, to understand that.

16 MR. VANCURA: Okay.

17 MS. KNICKERBOCKER: Okay.

18 MR. VANCURA: Would you like --

19 MS. KNICKERBOCKER: You have all copies
20 for us?

21 MR. VANCURA: Yes.

22 MS. KNICKERBOCKER: Oh, perfect, yes, of
23 course.

24 MR. VANCURA: Should I hand them to you

1 November 5, 2025

2 or to whoever --

3 MS. KNICKERBOCKER: You can give them to
4 Cindy and then she'll, distribute them.

5 MR. VANCURA: But now she's the village
6 [unintelligible] [01:06:42].

7 MS. KNICKERBOCKER: Assistant. Yes. Yep.

8 MR. VANCURA: Okay.

9 MS. KNICKERBOCKER: All right. Thank
10 you. Thank you so much, Eric. Thank you for all
11 your research that you've done.

12 MR. VANCURA: Thank you.

13 MS. KNICKERBOCKER: You've spent quite a
14 bit of time.

15 MR. VANCURA: Thank you.

16 MS. KNICKERBOCKER: Thank you. Do we
17 have any exact session items?

18 MS. PORTEUS: I have, no.

19 MS. KNICKERBOCKER: No. All right. No
20 other comments from the floor. Okay. Thank you.
21 Sharon's clapping over there. I'd like to make a
22 motion to close the meeting. Can I have a second?

23 MS. BAEZ: Second.

24 MS. KNICKERBOCKER: All in favor?

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November 5, 2025

MULTIPLE: Aye.

MS. KNICKERBOCKER: All right. Thank you
and have a great Buchanan day.

(The public board meeting concluded at
8:08 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on November 5, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: November 21, 2025

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