

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

December 16, 2025

7:00 p.m. - 8:46 p.m.

December 16, 2025

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Steve Laker, Trustee

Daniel Stewart, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

George Pommer, Village Engineer

Cynthia Kempter, Village Clerk, Treasurer

Sharon Murphy, Deputy Clerk,

Dominic Evangelista, Deputy Treasurer

Jim Thatcher, Grant Writer (via zoom)

OTHER SPEAKERS:

Eric Vancura, 255 Westchester Avenue

Reed Outhouse, 241 Westchester

Pat Cartalemi, AAA

Nick Zachary, 80 Tate Avenue

Eileen Absenger, 138 Tate Avenue

Ronnie DeCrenza, 195 Rockledge Avenue

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

MS. THERESA KNICKERBOCKER: Thank you.

All righty. Welcome to the December 16, 2025 village meeting. This will be our last meeting of the year. I know, I know, I know everyone's upset, but we'll be back in January. In case of emergency, please use the door to your right or use the staircase behind the elevator. Never use an elevator in case of emergency. So, please join me in the pledge.

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

MS. KNICKERBOCKER: Okay, thank you everyone. Okay, we're approving the following minutes, October 7th, October 28th workshop and November 5th board meeting. Any comments on these minutes?

MR. STEVE LAKER: No comments, mayor.

MS. KNICKERBOCKER: Okay. Can I make a motion to approve these meetings? I am making a

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2 motion. I'm sorry. I apologize. I can, I can and
3 I did. Can I have a second?

4 MS. AWILDA BAEZ: Second.

5 MS. KNICKERBOCKER: All in favor?

6 MULTIPLE: Aye.

7 MS. KNICKERBOCKER: Thanks. So, comments
8 from the floor, agenda items only. And also what
9 I'd like to say to everyone, when you come up to
10 speak, please give your name and your address and
11 please try to keep it within three minutes. Yes,
12 sir. Mr. Eric.

13 MR. ERIC VANCURA: Eric Vancura, 255
14 Westchester Avenue, Buchanan, New York. Marcus,
15 could you bring up Google Earth, please?

16 MR. SERRANO: Is that okay with the
17 board?

18 MS. KNICKERBOCKER: Yeah, of course. If
19 it's part of the discussion, I'm good.

20 MR. VANCURA: Yes, the village hall
21 parking lot.

22 MR. SERRANO: Do you want Google Earth
23 or do you want the village GIS mapping?

24 MR. VANCURA: Google Earth.

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2 MR. SERRANO: Before I zoom in, could
3 you share the screen so people at home can see it
4 as well.

5 MS. KNICKERBOCKER: Sorry everyone. Just
6 be patient for few minutes.

7 MR. VANCURA: Okay. And go to the
8 street, street view please. Now go over, straight
9 ahead, turn to zoom there. Zoom in. We can see
10 Mrs. Naylor's gate.

11 MR. SERRANO: Here?

12 MR. VANCURA: Yeah, you can zoom in, I
13 believe.

14 MR. SERRANO: Let me go this way a
15 little bit too and zoom. I can't get any more in
16 there.

17 MR. VANCURA: Okay. Well, you can, we
18 can see the gate.

19 MR. SERRANO: Yes.

20 MR. VANCURA: Now, when I was at home,
21 it said change date. I don't know where that is
22 here.

23 MR. SERRANO: April 23.

24 MR. VANCURA: Yes, there, it used to be

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2 February 2013 it had also.

3 MR. SERRANO: We'll have to go into the
4 history of that.

5 MR. VANCURA: Worst comes to worse, I
6 can send those screenshots to the board when I
7 get home.

8 Yeah, I can't get into the street view
9 of the older version.

10 MR. VANCURA: Okay. Well, the 2013 shows
11 an older gate, an older fence, that has no gate
12 from Mrs. Naylor. So, it shows that in 2013 she
13 had no gate, showing that she had access to
14 village hall without a gate. So, she doesn't need
15 an easement, as she's saying she does now.

16 MS. KNICKERBOCKER: But on that
17 property, I'm just going to ask a question. On
18 that property, whether there's a gate there or
19 not, she would still be walking --

20 MR. SERRANO: Over that --

21 MS. KNICKERBOCKER: -- onto that, onto
22 that property, or over the property.

23 MR. VANCURA: Right.

24 MR. SERRANO: That's correct.

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2 MR. VANCURA: But if, if someone could
3 move there, put up a fence that has no gate and
4 still be able to access village hall by driving
5 around the block.

6 MS. KNICKERBOCKER: Okay. This, this is,
7 this is eventually going to be a decision the
8 board's going to have to make.

9 MR. SERRANO: Correct.

10 MR. VANCURA: Right.

11 MS. KNICKERBOCKER: And there's, we have
12 two parties that are interested in using or, or
13 obtaining that property, so --

14 MR. SERRANO: Mayor, I'm sorry.

15 MS. KNICKERBOCKER: Yeah, sure.

16 MR. SERRANO: I got updated information
17 too that I can inform you.

18 MS. KNICKERBOCKER: All right, do you
19 want do you want to share that now?

20 MR. SERRANO: Yes, so let's share it
21 now. So, as the board requested we finally got
22 the appraisal of the property as well. I haven't
23 shared it with anybody else. I want to share it
24 to the board first and the public. So the

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appraisal came out to \$7,000 for the property. With the easement, the easement reduces the value of the property about \$1,400, it gave an example. But so far, which I want to discuss with the board if the village board is actually entertaining sell selling the property I would highly recommend that we set up escrow to whoever you want to sell it to because it's going to, we got the survey. We need, we need another survey of the village hall because now we have to credit a subdivision because right now it's all one big parcel. We got the appraisal. We have to file deeds with the county, as everybody knows and then also we need legal fees. So that'll be escrow, we have to do escrow as well.

So however the board -- if this board decide to sell it, then we have to -- I would highly recommend escrow, some kind of deposit just like any contract. And then we can start negotiating how we're going to move forward get a total price, to get everything. And their -- whoever wants to sell it to can get a lawyer as well and we have that conversation.

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But that's if the village wants to sell it. Now if they want to sell it with a with a easement, then the other party then also have to get a lawyer, we have to create, we got to do metes and bounds and that would be part of the deed for the selling of that property. So I just want to -- it's a, it's a little more complicated than it should be. Right now, out of pocket for everything is about almost \$11,000 so far, for the expenses so far before any attorneys are involved. So I just want to make sure everybody understand what, what the numbers are at this point.

MS. KNICKERBOCKER: Thank you.

MR. SERRANO: Mm-hmm.

MS. KNICKERBOCKER: So, Eric, I know you're interested and I'm also going to ask the Outhouses. So, you're interested in purchasing this purchasing this property, but my understanding is that you don't want an easement involved.

MR. VANCURA: Right.

MS. KNICKERBOCKER: Is that correct?

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2 Okay. The Outhouses, Reed after he sits, I'll
3 have you get up and explain your point of view,
4 too. Okay. So, that's a decision the board's, you
5 know, going to, of course, have to make.

6 MR. VANCURA: Understood.

7 MS. KNICKERBOCKER: Okay. And you have
8 your mom with you here tonight?

9 MR. VANCURA: Yes, she is.

10 MS. KNICKERBOCKER: Okay. All right.
11 Hello.

12 MR. VANCURA: Actually, I'm with her.

13 MS. KNICKERBOCKER: Okay. All right.
14 we'll hear the other side next. Is there anything
15 else that you wanted to say?

16 MR. VANCURA: The board could consider a
17 temporary easement until conveyance, whatever the
18 conveyance is and the temporary easement would
19 solve all the problems currently and put
20 everything on hold.

21 MS. BAEZ: What does that mean? I'm
22 sorry, I need an explanation. I'm not sure I
23 understand.

24 MR. VANCURA: Temporary easement would

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2 mean that 255 would have the easement to be able
3 to use the property, but it would also be
4 exclusive rights, meaning that Mrs. Naylor would
5 not be able to travel across parcel B for the
6 time being.

7 MS. BAEZ: But they could use the
8 temporary easement?

9 MR. VANCURA: Mrs. Naylor would not be
10 able to.

11 MS. BAEZ: Oh, okay. I didn't understand
12 that. Okay.

13 MR. CAPICOTTI: And Marcus, the legality
14 of all this?

15 MS. BAEZ: Yeah.

16 MR. SERRANO: Is at, this point it's
17 village property.

18 MR. CAPICOTTI: Yeah.

19 MR. SERRANO: It's up to the village
20 board to decide whatever they want. You don't
21 have to --

22 MR. CAPICOTTI: Well, a temporary
23 easement --

24 MR. SERRANO: Yes?

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2 MR. CAPICOTTI: Is that something that
3 is useful --

4 MR. SERRANO: Right now, it doesn't --

5 MR. CAPICOTTI: -- in this situation?

6 MR. SERRANO: Well, it's interesting,
7 right now is, to make it clear, neither one has a
8 right over that property.

9 MR. CAPICOTTI: Yeah.

10 MR. SERRANO: And, but it's been, been
11 happening for many, many years. Now we're trying
12 to make it a legal process in regards to making
13 it --

14 MR. CAPICOTTI: Oh, it's up to us
15 whether or not we go with an easement, I mean --

16 MR. SERRANO: Exactly, exactly right,
17 yeah. And like I said any, any option is
18 available. But as you can see it might not make
19 the other party happy at the same time. So, it's,
20 it's a tough decision, but it's a board decision
21 what they, what they want to do with this, okay.

22 MS. BAEZ: Okay.

23 MS. KNICKERBOCKER: All righty. Thank
24 you.

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2 MR. VANCURA: Okay. Thank you.

3 MS. KNICKERBOCKER: Thank you.

4 MR. REED OUTHOUSE: Hi. Good evening.

5 Read Outhouse, 241 Westchester, here on behalf of
6 my mother-in-law, Mrs. Naylor Ingenito. She's the
7 property at 253 Westchester Avenue. So we're
8 kind of new to this process. I kind of figured
9 out that it looks like it's been going on for a
10 little while. So, we're coming into this a little
11 late in the process, I guess. I've watched some
12 of the meetings and we saw the surveyors out, or
13 my mother-in-law did. So, obviously that raised
14 some, some questions on, on her end.

15 As far as she's concerned, what she
16 would, like to do, the gate access is really
17 inconsequential. She really doesn't care about
18 it. It's not a big deal. The gate, whether it
19 goes or not, it's it doesn't matter. It sounds
20 like it's more of a problem for, for the whole
21 process than it needs to be. So, the gate is and
22 that access for her using that gate, it was just
23 to come over here to pay her taxes and go to
24 seniors with my father-in-law. That's what it was

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for.

Our bigger concern though is making sure, because I did get a copy of the survey. It looks like some of her fence and plantings according to that survey may be on what is village property according to the survey. So, if you're familiar with that piece, there's a chain link fence that she had installed. There's also some 10 to 12 foot high, maybe a little less, I can't remember the name of them, but they look like little, like evergreen trees, for screening.

MR. STEWART: Arborvitaes.

MR. OUTHUSE: Arborvitae, yeah. So there's those and then behind that is a, is maybe a one foot wall on her property. But I think that's on her property. So what we're seeking to do is to make sure that what's there now stays there if we can. She doesn't want the hardship of having to take up a fence and plantings and all that, of course.

And the other thing is, it looks like by the, the survey line that when it gets towards the front of the house, it's very close to the

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house, like tight. So I think one of the other things that we would like to look into is a buffer zone off of the house in case she ever needs work done. We need to get ladder set up. You know, there, the utilities are on that side of the house, so that that would be our interest.

We have retained counsel, so counsel will be reaching out to Stephanie and then we'll take it from there. But I just wanted to give you guys an update. We're just looking to have a buffer zone. It could be half of that driveway. It could be -- or, or that that road, you know, that paper road, whatever it is, it could be half of that. It could be a little less, the whole thing. I don't, you know, we have to decide what, what's going to benefit her the most.

But that that's pretty much what we're, we're looking for. You know, if the village, I guess the board has to decide what the path you're going to take. Are you selling it? Are you going to keep it? But no matter what you do, the gate is not a high priority for us.

MS. KNICKERBOCKER: So, but does she

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2 still want to have access to come into the back
3 building?

4 MR. OUTHOUSE: Not, if it -- I mean, if,
5 if it's possible, but she doesn't it's not so
6 necessary to, you know. I think what she wants
7 and we kind of agreed with her, is a permanent
8 solution, not easements and all this stuff. Just
9 I own this, they own this, whatever, this is the
10 way it is. That's the property line, done. That's
11 the way it is for perpetuity. To me, that's
12 easier for everybody, but I don't know the
13 process. The only question --

14 MS. KNICKERBOCKER: And your attorney
15 isn't here this evening?

16 MR. OUTHOUSE: Yeah, the only question I
17 do have is in the past, I do remember watching
18 some village meetings where there were some
19 places that homeowners came and they kind of
20 divvied up that were village, you know,
21 properties similar to this. And it didn't seem --
22 it seemed like it was a much easier process. Now,
23 I don't know. It just seemed like they had lot
24 lines redrawn and then people paid for legal

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expense.

MS. KNICKERBOCKER: The difference is we were hoping that this would be a paper road, but it's not.

MR. OUTHUSE: That's the difference.

MS. KNICKERBOCKER: Yeah, because it's actually a piece of this property that's continuous to the property.

MR. OUTHUSE: All right, that answers my question. But it would have been much easier with the, with that, the paper road.

MR. OUTHUSE: Yeah. But, but anyway, yeah. So, we got, we have counsel. He'll reach out to Stephanie and we're going to decide, you know, work with everybody to come to a resolution that everybody's happy with hopefully.

MS. KNICKERBOCKER: So, you're no longer looking for a five by five easement to access, to come in the village backyard?

MR. OUTHUSE: It's not a, it's not a big concern. But then there's the question of which I just looked at the map. So, if you go over to that piece, there's a piece of the

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village fence, right, for the parking lot, the line that shoots across there. There's about a three foot, a couple of foot piece of fence that sticks out into that property. Probably there was a gate at one time or something. I don't know. So, one of the questions was what if she purchased the property that far out all the way down, so, there's a strip?

MS. KNICKERBOCKER: So, a lot line adjustment?

MR. outhouse: Yeah. And that would encompass her plantings and her fence and that would save her from that. But then the only other question would be if you walk out on that three and a half feet or whatever it is equal with that fence, you walk out of that gate, you're on her property. Then you would walk, and you would be on village property. Does that need an easement? I, I don't know. If it does, it, you know, whatever. But I, again, that's not the biggest concern is the usage of that gate, not a big, you know, particularly big deal. She has in the past gotten some deliveries there, because if you know

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2 that house, she takes a lot of pride in her yard.

3 MS. KNICKERBOCKER: Yes, she does.

4 MR. OUTHUSE: It's she does the nicer
5 one in the village.

6 MS. KNICKERBOCKER: She works hard.

7 MR. OUTHUSE: So the back of her yard,
8 there's no way to get to it without going up
9 steps or walls. So that's why in the past she has
10 had like mulch or something delivered up here and
11 brought in through the, you know, and at her 84
12 years old doing it herself with a wheelbarrow,
13 but that's another story.

14 MS. KNICKERBOCKER: That's what keeps
15 her --

16 MR. OUTHUSE: We can't keep her --
17 Yeah, well, we can't stop her, but we can slow
18 her down. But yeah, so that's it. So we'll, you
19 know, we want to engage in the process. And
20 again, we're a little late because we just kind
21 of got on board here. But that's, that's where
22 we're at.

23 MS. KNICKERBOCKER: All right. Good.
24 Thank you for --

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MS. BAEZ: Thank you so much.

MS. KNICKERBOCKER: -- giving your --

MR. CAPICOTTI: Yeah, for the
information.

MR. OUTHUSE: Yep. So, our guy will be
reaching out to Stephanie in this.

MR. SERRANO: So, mayor as that, since
they brought up about the easement is not that
important, so, the question in my work, the lot
is long the way down to Westchester Avenue.

MS. KNICKERBOCKER: Right.

MR. SERRANO: Talking to Eric, if the
issue is from the house, from your house to the,
to the what, to the village lot, to the village
parking lot is what you need to park your car and
then from there down is really for access their
property, would you have a problem splitting that
area. It's a possibility. You get your driveway
and they get access to the side of the house or
do you want the entire strip of land? That's the
question.

MS. KNICKERBOCKER: Because I think,
yeah I think when Reed was speaking I think

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2 they're looking more for a lot line adjustment
3 but we don't know how many feet. So this is a
4 work in progress.

5 MR. VANCURA: It's up to you.

6 MS. VANCURA: I'm willing to split it as
7 long as I don't have to shovel, like if you look
8 over --

9 MR. SERRANO: Well, you've got to come
10 to the mic. Or speak on her behalf. Whatever
11 works for you guys.

12 MS. VANCURA: Go ahead.

13 MR. SERRANO: Yeah.

14 MS. VANCURA: I just don't want to
15 shout.

16 MR. VANCURA: Basically, I think what
17 she's saying is she'd be willing to split it as
18 long as there's no easement that she doesn't end
19 up having to shovel the snow, because did you
20 look out your office window today?

21 MR. SERRANO: Yes, yes, I see where
22 you're parking at, yeah.

23 MR. VANCURA: So, can you explain to the
24 board how she parks?

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MR. SERRANO: Yeah.

MR. VANCURA: So, it's easier for them.

MR. SERRANO: She parks closer to the village parking lot. That way she doesn't have to drive over a pile of snow in front of the driveway to get out. But again, if it works for the Outhouses and it works for you, if you, like I say, if you get that piece of no easement I think that's what we're talking about.

MR. VANCURA: Right.

MR. SERRANO: Which is helpful for you guys, now you have the access from the side of your house, let's say, to the village line and then behind, behind your, behind where you drive, where you park your car will be the Outhouses.

MR. VANCURA: Because she doesn't pull back further. Even if we had two cars in the driveway, it wouldn't go past their --

MR. SERRANO: Side of the house?

MR. VANCURA: The back, back door, I believe.

MR. SERRANO: Would that work for you guys, too? I'm just thinking maybe that be a

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2 compromise that might work for both of you guys.

3 MR. OUTHOUSE: Yeah. So, you're talking
4 about splitting it across, rather than down?

5 MR. SERRANO: Correct. Correct.

6 MR. OUTHOUSE: As long as the --

7 MR. SERRANO: Come, come to the mic.

8 MR. OUTHOUSE: Yeah, as long as the side
9 of the, you know, her lot line give gives her --

10 MR. SERRANO: Why don't we get together,
11 why don't we get together and mark a little line
12 and see if that works for both, everybody
13 together and we get a report back to the board
14 and then we can -- if that works for the board.

15 MS. KNICKERBOCKER: I mean get the
16 survey out and, and --

17 MR. SERRANO: Yeah, mark it up.

18 MS. KNICKERBOCKER: Yeah.

19 MR. OUTHOUSE: That's what we kind of
20 started doing was just asking her, you know,
21 where she was comfortable.

22 MS. KNICKERBOCKER: Right. I think it
23 can be resolved. I think, I think everyone can
24 work it out and that's great. Okay. So and then

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2 Marcus will report back to us what --

3 MR. SERRANO: Absolutely.

4 MS. KNICKERBOCKER: -- what you guys
5 have figured out.

6 MR. VANCURA: And one very minor thing,
7 there are some trees, bushes on like our side,
8 which I would have no problem still maintaining
9 but it would end up being on her part of --

10 MR. SERRANO: So when we sit, when we
11 go, we'll walk the property together and mark
12 everything up and see how we can split the
13 property. And I can report back to the board if
14 it works for you guys.

15 MR. VANCURA: Can't walk the property
16 right now. It's covered in snow.

17 MS. KNICKERBOCKER: It's a little bit
18 snowy, yeah.

19 MR. VANCURA: I would, but that's fine.
20 That's fine.

21 MR. SERRANO: We could we can walk it if
22 you like to. You're young enough. Me and you can
23 do it.

24 MR. VANCURA: Well, no. My knee's not

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2 too good right now.

3 MR. SERRANO: All right. You let me know
4 when you want to do it.

5 MR. VANCURA: Okay.

6 MR. SERRANO: We'll do it together.
7 Okay. Thank you.

8 MS. KNICKERBOCKER: All right. Good. I'm
9 glad that we, I think we're going to be able to
10 come to a resolution here. Should be great, win-
11 win. Okay. Any other comments from the floor
12 agenda items only? No. Okay. Next is a discussion
13 with AAA, Mr. Cartalemi?

14 MR. PAT CARTALEMI: Good evening, Pat
15 Cartalemi, AAA Carting, also Equity Enterprises,
16 we own two pieces of parcel, two parcels on
17 Greentown Road, number three and I guess what's
18 considered lot one on Greentown Road as well. So
19 thank you for having us this evening.

20 Back in the early 1990s, the village of
21 Buchanan approved the Buchanan Executive Park
22 with a goal of creating an industrial area that
23 would strengthen the village's tax base. Over the
24 years, the village has approved several

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significant industrial uses including Indian Point and the old Tensolite, among others. As time has passed, however, the needs and the uses of the village and the surrounding communities have evolved. Tensolite went out of business and the property was successfully repurposed into a multiuse building. Indian Point, unfortunately, was shut down by the state. In response, the village has begun to reposition itself, including approval of two new housing developments.

We are here tonight to ask for similar consideration and to begin a discussion about updating the approved uses within the Buchanan Executive Park. As you may know, New York State has established an ambitious recycling goal of 85 percent by the year 2050. The state is at currently at approximately 15 percent. Just as Buchanan was once at the forefront with the approval of nuclear energy, we believe the village has the opportunity to once again be again a leader, this time in advancing New York State's recycling efforts.

Specifically, we're asking the village

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to consider to allow a recycling center as a permitted use within the Buchanan Executive Park. We understand this would require a zoning text amendment, a full planning application, approvals from New York State DEC, and coordination with other agencies.

Tonight, our goal is to simply explain why we believe this location and this use are a strong fit for the village. First, the Buchanan Executive Park is already established as an industrial park with existing industrial uses. Second, the Executive Park includes a paper road that would only be triggered if a certain total of square foot of buildings were approved, something that is now impossible due to the existing lot configurations. We would propose constructing the road to route all traffic in and out of the executive park, directing it to John Wash Boulevard to Route 9. Additionally, we would propose traffic controls at both entrances such as triangular islands to permit left or right turns for large commercial vehicles while still allowing access for passenger vehicles and

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emergency services.

This would significantly reduce truck traffic on Bleakley Avenue and instead direct it to John Walsh Boulevard and Broadway. Third, this use would not add hundreds of thousands of gallons of water to the sewer treatment system or the burden the wastewater treatment plant as a residential development would. Fourth, it would not add any students to an already stressed school system. Fifth, it would generate new tax revenue that the village is not currently receiving. Finally, there are there are additional host community benefits associated with this type of facility, including potential payments per ton of material received. Depending on the size and approvals of facilities, this could amount to as much as \$200,000 per year in addition to standard tax revenues.

We recognize that as this process could potentially move forward, there would most likely be additional benefits as well as concerns that would have to be addressed. We believe that with good planning, thoughtful design, and input from

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both state and local municipal boards, as well as feedback from residents, we could collaboratively, we could collaboratively maximize the positives and reasonably address any challenges that arise.

We understand that is not a decision to be made tonight. Our hope is to begin an open and productive dialogue and to continue to discuss this in greater depth with more detailed information, data, and conceptual plans. Thank you for your time and consideration.

MS. BAEZ: Thank you.

MR. LAKER: Thank you.

MS. KNICKERBOCKER: So Pat, I think, I don't remember now. Lot of water under the bridge. I think something like this was discussed before or was it a transfer station? I don't remember which. Was it a recycling?

MR. CARTALEMI: It was it was a combination of both. I want to say it was probably 12, 13 years ago. I don't think it really got anywhere, off the ground. So it's why we're hoping to revisit it at this point and see if there is anything that we could start a

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2 dialogue and see it's something that we could
3 potentially move forward with.

4 MS. KNICKERBOCKER: So, currently the
5 area you're in, I don't believe it's allowed
6 within the code.

7 MR. CARTALEMI: It is not.

8 MS. KNICKERBOCKER: And you said you
9 would need a zoning text amendment, zoning
10 changes needed, something the board has to
11 discuss, of course. But I do want to say thank
12 you for one thing because I noticed that your
13 guys are taking the right, going up Bleakley
14 Avenue and going down John Walsh Boulevard. I
15 appreciate that. That, you know, that road takes
16 a lot of wear and tear. So, you know, diverting
17 that out through the back, I thank you for having
18 your guys do that.

19 MR. CARTALEMI: No problem. I told them
20 if they get tickets, that's clearly on them, I
21 hope the cops sit out there and write them
22 because I've told them plenty of times.

23 MS. KNICKERBOCKER: If you don't listen,
24 you get the ticket.

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MR. CARTALEMI: One hundred percent.

MS. KNICKERBOCKER: Yeah. All right.

Well, thank you for coming in to present and then, you know, the board will have to discuss it.

MR. CARTALEMI: All right. Thank you very much. Have a great night.

MS. KNICKERBOCKER: Thank you. Okay. Let's see. George Pommer's here. George Pommer's in the house. Update on the structural engineering?

MR. SERRANO: Before we do, if you may doesn't mind, Jim Thatcher, our grant writer is on the line as well.

MS. KNICKERBOCKER: Oh yeah.

MR. SERRANO: So it may be opportunity, if you don't mind doing that first, before George

MS. KNICKERBOCKER: Oh, sorry. Yep. Well, just hang out, George.

MR. SERRANO: But George can start the discussion.

MS. KNICKERBOCKER: Thanks.

MR. POMMER: So, good evening, mayor and

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trustees. We have a grant into Westchester County currently to do some sidewalk projects, the one along Westchester Avenue, the ones at the end of Bannon, the one going in at the end of Tate. And we don't know when we're going to receive that funding or when it's going to come in. So this grant just, Jim's been looking out for the village and looking for opportunities to fund projects. And a TAP grant is a New York State DOT grant.

This particular one, we just became aware of it last week and Jim put together this memo, which we received today, which was passed on to the board only a few hours ago. And this grant, TAP grant, Transportation Alternatives Program, pedestrian and bicycle safety improvements, it's part of the DOT program. It's administered by the DOT. And this particular grant is between \$500 and \$7 million. That's the projects that they're kind of looking for.

When we looked at the county project, when we looked at Westchester Avenue, we were looking at like \$700,000. And Marcus and Jim and

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myself were talking today, and sort of the ideal situation would be if the county funded the grant, the projects at the end of Bannon and Tate and if this grant came through, maybe they would do the one at Westchester. That would be like the ideal situation where the economics and everything work out.

But so that's, that's the intro to it. Jim provided a proposal. It's \$5,200. And part of the application process is that we have to have a pre-application January 13th, right? Correct. So in order to move forward with that, you know, you're -- it's a substantial amount of money for, to spend \$5,200. I looked at the proposal. Jim's done grants for us before. I would, I wouldn't have it, I've looked at it. It looks standard. And he's, he's going to basically take our work that we did for the county, for the county grant, rework that and get it in for the pre-application.

And then the county will -- the state will come back and they'll say, oh, you need to do this, this, and this. And that way they have a

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more complete application. And they'll also let you know, they'll say, Well, you might not want to try this or you might you may, you know, continue. They may encourage you to go forward. So for \$5,200 and I think there's funding available for that.

MR. SERRANO: Yeah. And let me add a couple of points. The county grant the way it worked is they'll pay 100 percent of the engineering cost. But then they take that cost, reduce it off the project cost and then we've got to pay 50 percent, 50/50 match. Under this grant is 80/20, so the village portion it's a lot less as well. So that's another benefit if we get award this grant. And then a plus of that, plus we might be if we do get the county grant, we might be able to match it with this federal grant and actually reduce our match as well. So those, financially those are the options we have. But I've got Jim here so he explain what the process is and why, you know, time is of the essence as well. Go ahead, Jim.

MR. JIM THATCHER: Hi, board. Thanks,

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2 Marcus. Can you guys hear me okay?

3 MR. SERRANO: Yep.

4 MR. THATCHER: Okay. I think George did
5 a good summary. And I'm sorry this came up kind
6 of in a rushed fashion. That's sort of how grants
7 work unfortunately, and March is the end
8 submission date. So, there is enough time, but
9 they are requiring a pre-review or a pre-
10 application by mid January, and then they'll
11 provide feedback and go forward with a March
12 submission date. The March date doesn't bother
13 me. The January date's a little bit quick.

14 But as George said, this is kind of two
15 bites at the apple for you for Westchester
16 Avenue. This program only comes around every
17 couple years and it's basically funds for DOT to
18 get people out of their vehicles, so that's why
19 the alternative is in the name. It's not for
20 roadway improvements. It's for pedestrian, bike,
21 traffic signals, crosswalks, beacons, some speed
22 bumps in some communities. It's for things to
23 connect the trails and other facilities and get
24 people out of cars as an alternative to

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congestion and using your vehicles for everything, including short trips around town.

So, it's, it's really good money. A lot of people look out for it, but again, it's every couple years. It is a little bit duplicative with what we applied for from Westchester County, but the grant portion at 80 percent is more attractive. And because it's federal and Westchester County, we think that there's going to be bonded county local funds. There's certainly the potential that if you're awarded both grants then they, this could work as your match or vice versa.

So, you might be able to get the Westchester Avenue street project or sidewalk project done at 100 percent grant funded. I'm not going to guarantee that at this point because it's kind of up to Westchester County at their end, but there's not a prohibition at the federal end that I can see if you're awarded both.

And I think as we talked to George and Marcus earlier today, Westchester County might award your, your program, your project a year

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from now. I mean, they had a pretty long time frame that they alluded to. This should be awarded late summer into fall 2026 at the latest, I hope. So, you might know about this if you apply for this program first at 80 percent of that cost covered. And then the Westchester County grant you applied for a couple months ago would sort of be the gravy or the match if you get that later. So, this is almost a -- I won't say it's a better option because you already committed to the Westchester County Complete Street application, but this is, this is as good if not a better option in a way or at least a good baseline option. And this program won't come back next fall. This will be 2027 or 2028. It's just the cycle that it's on is a biannual kind of cycle at least. So it kind of gives you two bites at the apple, but it also plays off of the other one in a good way as well if you're if you were lucky to get both.

We kind of think too, I mean, I kind of think as your grant consultant that the Bannan and the Albany Post Road, the smaller segments

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that we put in as a separate Westchester County application might be more attractive to the county if they're going to try to spread that money around. So this would be maybe your better play for you know, seven, 800, \$900,000 project which again is a much more sizable cost for you to swallow at a more, in a more complex project to engineer given the curve and the retaining wall and the slope and all the things that right now prevent people from really walking safely, if they walk at all along that stretch of Westchester Avenue, near the school. So, that's kind of the nutshell that's in front of you.

And again, I apologize for the sort of late delay in getting it to Marcus, but he and I knew about it a couple weeks ago, but that that's it, a couple weeks. It wasn't before your last meeting. It kind of just came up. And these funds being every other year or every third year, we kind of grab opportunities where we can try to find them and help you out if we can.

MS. KNICKERBOCKER: And you know what? I I'm glad this came up because really right now

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with Westchester County, we have all our eggs in one basket, the county grant. So, and that doesn't guarantee we're going to get it. And when you do put in for the Westchester grant, Westchester Avenue, stress about the school, stress about there's no sidewalk in that area and it's right next to the school. So, you know, in other words, you know, going to have to really try to sell that one.

MR. CAPICOTTI: I also believe you can stress the fact that both of them are bus routes for Westchester County.

MR. SERRANO: Right.

MR. CAPICOTTI: And there is no sidewalk on Westchester Avenue and it is a constant bus route.

MR. SERRANO: Correct.

MS. KNICKERBOCKER: I think that's our last section left on Westchester that doesn't have a sidewalk, right?

MR. STEWART: Yes.

MS. KNICKERBOCKER: Okay. So, that would complete the sidewalks.

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MR. SERRANO: And it'll connect it to the pavilion and the pool and everything else along the avenue, nice connection throughout Westchester.

MR. CAPICOTTI: I mean it like I mean using the Westchester County bus system, it is a good point just to put, you know, that is a, it's a security, it's a safety issue.

MR. SERRANO: Right.

MR. CAPICOTTI: The buses are going through there.

MR. LAKER: Yep. George --

MR. CAPICOTTI: Especially on Westchester Avenue.

MR. LAKER: -- did you say is this a state grant or is it county?

MR. POMMER: A New York state, federal but administered through the DOT.

MR. LAKER: Okay. Do they indicate any preference with applicants, you know, location or demographic or?

MR. SERRANO: Jim? Is there any preference for demographics, or low income or

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anything like that?

MR. THATCHER: Yeah. That's a good question. I'm not familiar with disadvantaged community stuff or environmental justice stuff that you see with some state programs. I think at the federal level that's sort of being washed out of a lot of initiatives. This TAP program has had different names over the years, but it's been around a long time. If some of you remember ISTEA and other federal highway bills going back many years, you know, these big highway bills where people wanted carve outs for non-vehicle type enhancements. So, this has a long history. But I don't know there's any special consideration for demographics or things like that, but we'll keep an eye out on that. You know, we hit we hit on those wherever we can.

MR. LAKER: If you utilize our state representatives to kind of help when you submit that application, do you need that initiated by the board?

MR. SERRANO: Yeah, we have actual letters of support for those as well, yes.

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MR. LAKER: Great.

MR. THATCHER: Yeah, I mean DOT is going to award it at the state level, but it's federal funds. So it has, you know, it sort of has as long as we meet the federal criteria, you're good. And then it's up to DOT and DOT kind of thinks their own way sometimes. But they do, to go back to the mayor's point, they do, they do like this program to solve gaps that have significant safety considerations.

So, some communities like to try to use this to replace existing sidewalks or, you know, they have crumbling sidewalks and, but this where you have no sidewalks, where people should be walking or could walk if they, if it were safer, that's, you're really hitting the purpose, as opposed to let's try to replace and upgrade things we already have. That's more of a maintenance issue. So this, you know, where you don't have it and you have a significant engineering challenge with obstacles, curves, you know, the retaining wall, the driveways, and getting to the school, those are all good high

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2 points that make this a decent fit for you.

3 MR. LAKER: It sounds like it's a
4 perfect fit. Thank you, Jim, for finding this
5 course.

6 MR. STEWART: Yeah, thanks.

7 MR. SERRANO: Thank you, Jim, and thanks
8 for the last minute joining us tonight, thank
9 you.

10 MS. BAEZ: Thank you.

11 MR. THATCHER: No problem.

12 MR. SERRANO: Okay. Have a good night.

13 MR. THATCHER: Thank you. You guys are a
14 fun group.

15 MS. KNICKERBOCKER: Happy Holidays,
16 Merry Christmas and a Happy New Year.

17 MR. THATCHER: You, too. Thank you,
18 Mayor.

19 MS. KNICKERBOCKER: Do we have something
20 else for George?

21 MR. SERRANO: Yeah, just talk first,
22 George?

23 MR. POMMER: Do they have to approve?

24 MR. SERRANO: Yeah. Do you want to

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2 approve the grant application?

3 MR. POMMER: The proposal. It's \$5,200
4 to make the application. So, in order for Jim to
5 get moving, going --

6 MS. KNICKERBOCKER: Get going on it,
7 yeah, because --

8 MR. POMMER: -- you probably should vote
9 on it.

10 MS. KNICKERBOCKER: -- it'll be too late
11 by the January 6 meeting.

12 MR. SERRANO: Correct.

13 MS. KNICKERBOCKER: Okay. Thank you,
14 George. So, I'd like to make a motion to approve
15 the proposal for \$5,200 for Jim --

16 MR. SERRANO: The C.T. Male Associates.

17 MS. KNICKERBOCKER: -- C.T. Male
18 Associates to, for grant funding --

19 MR. SERRANO: For the TAP grant.

20 MS. KNICKERBOCKER: -- for the TAP
21 grant. Can I have a second?

22 MR. LAKER: Second.

23 MS. KNICKERBOCKER: All in favor?

24 MULTIPLE: Aye.

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2 MS. KNICKERBOCKER: All right. Sorry,
3 George. I almost cut you off with structural
4 engineering.

5 MR. POMMER: No, no problem.

6 MR. THATCHER: Yeah, and let me, let me
7 -- Mayor, we won't invoice that until March, the
8 March final submission. So, you're, you're
9 incurring it now, but you're good for till mid-
10 March. So, that that's sort of how I do my fees
11 and things.

12 MS. KNICKERBOCKER: All right. Thank
13 you.

14 MR. THATCHER: Okay. You're welcome.

15 MR. SERRANO: Thank you, sir. Yep.

16 MR. STEWART: Thank you.

17 MR. POMMER: Again, C.T. Male, same
18 company, reached out to their structural
19 engineer, Chris Shaver, and he came out to the
20 village. He looked at the pool house. He looked
21 at the pavilion. There were some cracks in the
22 pavilion. While he's looking at the -- I'm sorry,
23 cracks in the foundation of the pool house. We
24 said, oh you should look at the pavilion as well.

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2 He looked at both structures. He gave a detailed
3 report, which he gave to the board.

4 I don't know if you had a chance to go
5 through it but the work at the pool house --

6 MR. SERRANO: Could be done internally.

7 MR. POMMER: -- could be done
8 internally. I think Randy said he can handle it.
9 The cracks, there's some settling. There's some
10 water issues, but basically said to fill in the
11 cracks and monitor it and nothing more. And he
12 had some, some work that should be done on the
13 roof trusses. The roof trusses needed work. So,
14 there were some plates. Chris was going to give
15 Randy the size of the plates, how big they should
16 be, and how to how to do that, he was going to
17 give him some details on it.

18 And then the other half of this is the,
19 the pavilion. He went up there, he looked under
20 the pavilion, didn't like the things that he saw
21 with the roof. There's -- we had some repairs
22 done back in 2022. The repairs were primarily to
23 the steel structure. So Chris was fine with the
24 steel structure. So we're glad we made those

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2 repairs back then because it helped our, preserve
3 our structure. But the roof system we know is,
4 was old. It's, it's aging out.

5 And the problem that we're having is
6 that this particular roof, what holds down the
7 roof is basically these screws. These screws have
8 washers or rubber washers on them. Those rubber
9 washers, they deteriorate over time.

10 So, and when they, when in 2022, they
11 tried to unscrew the washers, sorry, the screws,
12 and they started snapping off. So, you couldn't
13 even take them out, put new ones in. That was a
14 big part of the problem. And these, these screws,
15 they sit inside of the valley of the roofing
16 system. So, you can't really put one next to it
17 and try to hold it down and put a new one because
18 you're still stuck with the old one.

19 And I think one of the pictures here
20 kind of shows, 123. So, if you looked at the
21 picture 123, you can actually see where the
22 screws are and you can see the rust stains coming
23 down onto the beams. So, it comes down onto the
24 beams. It sits inside this channel. The water

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just sits there and it becomes a problem. It just starts to rust and it's wearing, it's wearing away that channel, it's the lower part of the beam.

And in talking to Chris, the structure is not going to fall down tomorrow. It's, it's what happens when we get the 1978 snow on it and we get three feet of snow and what's going to happen then? That's, that's more or less the issue. And so that was the concern that Chris and I spoke about.

And he said, well, and the other part of this is the state also recognizes that there's a problem with the code and they're changing the code this year at the end of this year to go from 30 pounds to 45 pounds per square foot because snow isn't what it used to be. It's heavier, you have drifting, which means that it as the wind blows, it could get higher in some sections and be even more. So, the code's making these changes. So, they're recognizing that there's these problems with that it's not, the current code isn't sufficient.

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So, Chris said, well, the best thing to do is before we do anything, analyze the structure and see if you need to do anything to the steel frame, such as adding a bottom flange to it, to widen it, to stiffen it, to do something to it. And then designing the roof frame and in designing the roof structure -- so, it's a gambrel roof, which means it's got two roofs to it. It's got the flat part on top and the slope parts on the side. You might have to make the part in the middle more steep to match the sides. So, you're going to have like a framing system under for that for that flat section through the middle. So, when you look under right now, it's a nice barrel, barrel shape. It might be more pointed. So, he's provided a proposal. It's I think 19,00 and change.

MR. SERRANO: \$19,800.

MR. POMMER: So it's, it's over a million dollar structure that you have there. So when you compare a million-dollar structure to \$19,000, it's 800, 19,800, it's --

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2 MR. SERRANO: And just to explain to the
3 board, that's just to do the engineering of the
4 load bearing and to -- they'll do --

5 MR. POMMER: Right.

6 MR. SERRANO: But not to actually create
7 -- the next step would be is actually engineer a
8 new roof would be the next step.

9 MR. POMMER: Right. So the first thing
10 is you find out, okay this new code is 45 pounds
11 per foot, snow load, analyze it, model it. So,
12 what he's got to do is he's got to take this
13 structure, he's got to put it into the computer,
14 he's got to model it. And it's, it's not an easy
15 thing to model, because if you look at the
16 structure, the beams are not a constant width.
17 They go from very narrow at the bottom, then they
18 get wide, and then they get narrow, and then they
19 get wide. And there's reasons for that because
20 there's moments, and they, they put the steel
21 where you need the most strength, so, there's
22 spots that you don't need more strength. So
23 that's, he's got to run this through his computer
24 model and then analyze it for the new code and

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2 the new load.

3 MR. CAPICOTTI: Yeah, but George,
4 wouldn't the new code be for new construction
5 only?

6 MR. POMMER: In Chris's reading of that,
7 he thinks that since this is a, would be a new
8 roof, the frame, no, but the roof, yes. So, and
9 if the, if the state is recognizing that there's
10 a problem with loading and let's say, let's say
11 you could do that.

12 MR. CAPICOTTI: Well, they'd be changing
13 a ton of roofs, a ton of roofs.

14 MR. POMMER: They'd be changing --

15 MR. CAPICOTTI: They'd be changing
16 everything.

17 MR. POMMER: They'd be changing
18 everything. They'd be changing a lot.

19 MR. CAPICOTTI: There's got to be some,
20 some room to --

21 MR. POMMER: So the first --

22 MR. SERRANO: So I think he's saying
23 since we're replacing the roof, it should meet
24 the new code versus us --

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MR. CAPICOTTI: Well, that's I think that's, that's our up to our engineering.

MR. SERRANO: Correct.

MR. CAPICOTTI: If we want to go in that direction.

MR. SERRANO: That's correct.

MR. POMMER: Right. So, so the first thing is to analyze the structure, make sure the structure is fine for the, for a new code. And then maybe instead of a certain gauge like a like a 12 gauge, you might go to an eight gauge to some something. It might be something that simple in the roof, in the sizing of the framing or whatnot. You know, it's a 50 percent increase in in strength, but that doesn't really mean a 50 percent increase in cost. But it, we're going we want to look at it. And if it's you know a reasonable cost and it makes sense to do it since the codes are changing, let's find out what those costs are.

MR. CAPICOTTI: Well, it's a big expense.

MR. POMMER: Yeah. Steel prices and, and

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2 what's going on.

3 MR. CAPICOTTI: With Steel.

4 MR. POMMER: Yeah. A lot of stuff.

5 MR. LAKER: But I think --

6 MS. KNICKERBOCKER: When you bring
7 something up, you know, when you do major repair
8 over a certain percentage, it, then you have to
9 bring up whatever to code. And then, you know, I
10 think the most important thing is here it's for
11 public use so it might get a little --

12 MR. POMMER: It is. And it's aging. It
13 it's been there for over 50 years.

14 MS. KNICKERBOCKER: Since the '70s,
15 right?

16 MR. POMMER: Yeah it's over, over 50
17 years.

18 MS. KNICKERBOCKER: '78, I think, if I
19 had to guess. Yeah. It's given you a lot of life.

20 MS. KNICKERBOCKER: Yeah. One of our big
21 assets.

22 MR. POMMER: And it's a, yeah, it's a
23 vital part of the community. You use it for your
24 --

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2 MS. KNICKERBOCKER: Everything.

3 MR. POMMER: -- St. Patrick's Day, you
4 name it.

5 MR. LAKER: So the \$19,000, that's just
6 for the structural engineer --

7 MR. POMMER: To analyze it.

8 MR. LAKER: -- to do new load
9 calculations?

10 MR. POMMER: Correct.

11 MR. SERRANO: And then --

12 MR. LAKER: That new code has, it takes
13 effect?

14 MR. SERRANO: January 1st.

15 MR. POMMER: January 1st.

16 MS. KNICKERBOCKER: We can't get it done
17 before then?

18 MR. SERRANO: And the other thing he
19 mentioned was, if we had the original plans that
20 would help that process and lower the cost, but
21 we can't find the original plans on the pavilion.

22 MR. STEWART: That's not in the
23 historical room?

24 MR. SERRANO: We looked all over the

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2 place, we couldn't find it anywhere.

3 MR. POMMER: We looked in our files,
4 too, and to find it. But it was a it was from Con
5 Ed, or it was the Power Authority at the time.

6 MS. KNICKERBOCKER: Power Authority,
7 yeah, NYPA.

8 MR. POMMER: So, yeah.

9 MS. KNICKERBOCKER: I wonder, I wonder
10 do you think? They donated it to us? I guess it
11 wouldn't hurt to ask.

12 MR. SERRANO: I'll ask.

13 MS. KNICKERBOCKER: Yeah. It's a long
14 shot.

15 MR. SERRANO: I'll call NYPA.

16 MR. STEWART: I'd find it hard to
17 believe if they still have that.

18 MR. CAPICOTTI: Well, it had to be
19 prefab, manufactured prefab, and it had to be
20 ordered prefab. So, somebody has the plans.

21 MR. SERRANO: Yeah, I'll try that.

22 MR. CAPICOTTI: All this deal was cut
23 and brought here.

24 MR. POMMER: And he said, if you find

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2 that company, just send them the new code and
3 say, you know, can you update the calcs and let
4 us know? And then that's, it becomes easy.

5 MR. SERRANO: Yep.

6 MR. POMMER: So, again, so the question
7 becomes, would you approve the 19 --

8 MR. SERRANO: \$19,800.

9 MR. POMMER: So they can move forward
10 with this analysis? That's the question.

11 MS. KNICKERBOCKER: I don't know if we
12 have much of a choice.

13 MR. LAKER: Yeah, I think you've got to
14 get the ball rolling.

15 MR. SERRANO: Correct.

16 MR. POMMER: And they're, they're
17 working with Jim with grants. So, you know, Jim's
18 been finding grants. So, hopefully --

19 MR. CAPICOTTI: Did you supply us with
20 those pictures?

21 MR. SERRANO: Mm-hmm.

22 MR. CAPICOTTI: That he has?

23 MR. SERRANO: In the email.

24 MR. CAPICOTTI: I have I have to look

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2 at, I haven't even looked at them, I'm sorry.

3 MR. SERRANO: Yeah.

4 MR. CAPICOTTI: I'll have to look.

5 MR. POMMER: It's, it's like 30 some odd
6 pages and there's a lot for you --

7 MR. CAPICOTTI: It shows the decaying of
8 the rubber?

9 MR. POMMER: Yeah. Well, it doesn't show
10 the decaying of the rubber, but the one I would
11 look at 123, picture 123.

12 MS. KNICKERBOCKER: Well, over time the,
13 the rubber between the heat and, and just over
14 time it would just --

15 MR. STEWART: It gets brittle.

16 MS. KNICKERBOCKER: -- gets brittle.

17 MR. POMMER: So, you can see the rust
18 coming through.

19 MR. CAPICOTTI: When I do bridge work,
20 same thing. We jack the bridge up, put new
21 pedestals in, and put the bridge back down. Same
22 concept.

23 MR. POMMER: Same concept.

24 MR. SERRANO: Mm-hmm.

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MS. KNICKERBOCKER: So, before I make the motion and this goes to for the 19,800 --

MR. SERRANO: The same company, C.T. Male and Associates.

MS. KNICKERBOCKER: C.T. Male?

MR. SERRANO: Male, yes.

MS. KNICKERBOCKER: And associates for the engineering --

MR. SERRANO: Structural evaluation of the pavilion.

MS. KNICKERBOCKER: -- evaluation of the pavilion?

MR. SERRANO: Correct.

MS. KNICKERBOCKER: Structural evaluation, okay. Doing motions on the fly, okay. I'd like to make a motion to expend \$19,800 for C.T. Male and Associates for the structural evaluation of the pavilion. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: All right. Thank you.

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MR. SERRANO: Is that it?

MS. KNICKERBOCKER: We let you go that easy, George? No, no, no. So, this, I was going to talk about this later, but since you're here, so there's been an issue in the village with a sign that the town of Cortlandt put on St. Christopher's property. There's been a lot of complaints, a lot of people upset. So they're saying that it's in the DOT right of way. What is, what marks the DOT right of way on Albany Post Road?

MR. POMMER: Usually it's -- well, this particular issue came up before with the with the with the village square with the --

MR. SERRANO: The turnpike.

MR. POMMER: Yes. Thank you.

MR. CAPICOTTI: The turnpike.

MR. SERRANO: Yes.

MR. POMMER: So they, they did some historical research. They found it out through the turnpike, it's 70 some odd --

MR. CAPICOTTI: Sixty-six feet.

MR. SERRANO: Sixty-six feet.

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2 MS. KNICKERBOCKER: All together the
3 turnpike would be 66?

4 MR. SERRANO: Correct.

5 MR. CAPICOTTI: Okay.

6 MS. KNICKERBOCKER: Curb to curb.

7 MR. POMMER: No. No. That's outside the
8 curb. That's beyond --

9 MR. CAPICOTTI: That's easement
10 included.

11 MR. POMMER: That's right. That's,
12 that's the right away.

13 MS. KNICKERBOCKER: So from the midline
14 of the road?

15 MR. POMMER: Thirty-three feet either
16 side.

17 MS. KNICKERBOCKER: Either side.

18 MR. POMMER: Generally because it, you
19 know, it doesn't, it's not perfectly in the
20 middle all the time.

21 MS. KNICKERBOCKER: Right. So, under
22 those circumstances, I did get out there today to
23 measure it from the midline and to the center of
24 the sign, it's 44 feet. So, it extends beyond the

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2 right of way.

3 MR. POMMER: Onto whose property?

4 MS. KNICKERBOCKER: St. Christopher's
5 Church. So, some of it is still in the right of
6 way, 33 feet of it, but then the, to the center
7 point of the sign is 44 feet. So, you're looking
8 from the center point of the road probably 50
9 feet. So, some of it is on village property.

10 MR. CAPICOTTI: The whole sign is on St.
11 Christopher property.

12 MS. KNICKERBOCKER: Yes, it is. I know.
13 I know. But the town is saying that it's on the
14 right of way. So, what's, what's unfolding here,
15 I happened to see a supervisor on Saturday, when
16 I was at their Winter Wonderland, the church did
17 give approval, at first, for it and once the sign
18 went up, they are not favoring, in favor of
19 anymore.

20 It was, what they said, it was not what
21 they were told it was going to be. And not only
22 that, it's blocking their sign that they use for
23 advertisements. And when I spoke to the
24 supervisor Becker, I mentioned that a lot of

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people were upset. I mentioned that, you know, I do understand that St. Christopher's did approve it of it originally. Another letter went out asking for them to remove it. And I just told him I thought it was extremely disrespectful to the Village of Buchanan, the board, and all the residents that we weren't notified ahead of time. So, with that said, they are still not interested in moving the sign or putting in a smaller sign. So, I just -- I'm sorry. Go ahead.

MR. SERRANO: So, St. Christopher could follow Article 78 proceeding against the town to have the sign removed.

MR. CAPICOTTI: Yeah.

MS. KNICKERBOCKER: Yeah, they did.

MR. SERRANO: Oh.

MS. KNICKERBOCKER: They did.

MR. SERRANO: No, but -- they filed article 78 proceeding or just --

MS. KNICKERBOCKER: Oh, no, it wasn't an article 78. They sent they sent a letter requesting --

MR. SERRANO: Oh.

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MS. KNICKERBOCKER: -- that to be --

MR. SERRANO: As a suggestion, I'm saying since they refuse to move it, they can file article 78 proceeding against the town which and you can do that yourself, there's right online form you can fill out and do it that way. Just a suggestion.

MS. KNICKERBOCKER: But I just, you know, I was just, you know, I told him the displeasure of just not, in at least informing the board at least, you know, to let us know they were going to so put the sign. So that that was my question, I wanted to see, yes, it's partially on the right of way, but it also is partially on village of Buchanan property, which is St. Christopher's property. And then when he really got upset is when I said, so, normally you'd have to get a permit for the sign. That didn't go over too well. Anyhow.

MR. POMMER: Yeah, the village has a sign ordinance.

MR. SERRANO: Right.

MR. POMMER: So, they have to follow the

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2 sign ordinance. So, I don't want to make a big
3 hullabaloo about this, but if the residents were
4 concerned and upset about it, they're also
5 talking about sight distance coming out of out of
6 the church, you know, going left, it kind of
7 hurts the sight distance.

8 MR. CAPICOTTI: Is there any way we
9 could see some of these complaints?

10 MS. KNICKERBOCKER: I've just been,
11 they've been just telling me.

12 MR. CAPICOTTI: Because I haven't heard
13 of one complaint, not one compliant.

14 MS. KNICKERBOCKER: Well, I'm kind of
15 out and about all the time. I don't know if
16 anybody else has heard anything.

17 MR. CAPICOTTI: No, I don't leave the
18 house enough, but I haven't heard one complaint.
19 Nick, would you like to come up? Yeah, please. I
20 know your hand's been up. Thank you.

21 MS. BAEZ: What did you say?

22 MR. NICK ZACHARY: I'd like to make a
23 comment.

24 MS. KNICKERBOCKER: Yes, please. Yeah.

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MR. SERRANO: Yeah. Theresa, my suggestion, if it's affecting site distances, you need to contact the DOT as well, and DOT, between the DT and an Article 78 proceeding, I'm just saying those are legal aspects they can take because if it does affect, the DOT can have them remove the sign as well.

MS. KNICKERBOCKER: Okay. All right. I just I just I think it would have been nicer if they just came to us and then we could have voiced our concerns or opinions. That's all.

MR. SERRANO: Yeah. And if they need a contact person at DOT, I can give you contact person.

MS. KNICKERBOCKER: Okay. There's a new person that's on DOT.

MR. SERRANO: Yes. Anne is the regional officer right now.

MS. KNICKERBOCKER: Okay.

MR. SERRANO: Anne Darelus.

MR. POMMER: She's yeah, she's the --

MR. CAPICOTTI: Oh, I know Anne Well.

MS. KNICKERBOCKER: Okay. Good.

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2 MR. SERRANO: So, they can contact her,
3 too, so.

4 MS. KNICKERBOCKER: Okay, good. Thank
5 you.

6 MR. ZACHARY: Thanks. I'll be brief.
7 Signs are usually part of a site plan approval.
8 Property owners can't just give permission for
9 things that are not allowed by code. That would
10 be like saying, I could let somebody put up a
11 sign on my front lawn, because I said -- just
12 because I say that, it doesn't mean it's okay.
13 There are codes and it's not up to the property
14 owner to give permission for something that's not
15 allowed by code. A church might be a gray area. I
16 don't know if, is that commercial? Is that it's
17 not residential. What is it? They're exempt from,
18 from everything?

19 MR. SERRANO: Mostly everything, but
20 that that would be sounds like a good --

21 MR. ZARCHARY: Wow. It's nice to nice to
22 be king. All right, well, anyway, then I don't
23 know what to say about when it's on a church
24 property, but normally you don't just, you can't

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2 give permission to people to use your property
3 for something that's not allowed by code. That
4 would be like saying I could allow a truck to
5 park on my front lawn or you know, so.

6 MR. SERRANO: Right.

7 MR. ZACHARY: But I don't know the
8 church thing, I don't know.

9 MR. SERRANO: It's a good question,

10 MS. BAEZ: Marcus, you're going to find
11 out, right? Good. Good.

12 MR. SERRANO: Well, it's not their sign.

13 MR. STEWART: Thanks, Nick.

14 MS. BAEZ: That's interesting.

15 MS. KNICKERBOCKER: Yeah. When they,
16 they placed their sign, the church placed their
17 sign, it was really set back far, you know, it
18 wasn't up where this one is. So, yeah, I don't
19 know. That's one of those -- yes, ma'am.

20 MS. ABSENGER: On the NICOM, call Wade
21 Beltramo and find out, because he just did
22 something on religion and schools.

23 MR. SERRANO: That's my, that's my next
24 phone call, yes, thank you.

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2 MS. ABSENGER: Okay.

3 MS. KNICKERBOCKER: All right. Thanks
4 for the info. Okay. So, we'll see. We'll see what
5 information comes in from there. That'd be super.

6 MR. CAPICOTTI: Does anybody else on the
7 board have a problem with the sign? I mean, we
8 haven't even discussed it.

9 MS. KNICKERBOCKER: Well, no. Well,
10 okay. Let's discuss it right now. I don't know.
11 What are your thoughts?

12 MR. LAKER: I don't know whether, you
13 know, I'm, I'm trying to sit here weighing
14 whether it's, it's really concern to the
15 residents and whether we should take up a fight
16 with the town or whomever placed the sign there.
17 That's just kind of where I'm kind of weighing,
18 my thoughts.

19 MS. KNICKERBOCKER: Dan? We'll go right
20 down the line.

21 MR. STEWART: Yeah, I'm kind of with
22 Steve on it, you know. Same thing.

23 MR. CAPICOTTI: Yeah, I don't, I don't
24 really find much offense to the sign. I, I mean I

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2 don't understand why it's on village property,
3 let's say. I know that where the, where the
4 property line is, is impossible for them to put a
5 sign.

6 MR. LAKER: Right.

7 MR. CAPICOTTI: I did the measurements
8 as well. The whole sign is on the church
9 property. It's not in the ease -- in the right of
10 way at all. It's 16 feet off of the curb line and
11 it's 39 foot to the first post, which puts it
12 completely in church property. So the church
13 would have to give them the okay to put the sign
14 up. Is it in village property? Yes, of course. We
15 all know it's in village property. I mean I don't
16 know. I don't know if I'm, if it's taking a fight
17 up with the town over this, if it's worth it, but
18 you know, it doesn't really bother me.

19 MR. LAKER: If the church has a concern
20 with it --

21 MR. CAPICOTTI: Then they should take it
22 up with the town.

23 MR. SERRANO: Right.

24 MR. LAKER: They told them yes to begin

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2 with. And whether or not they were right to do
3 that, I still don't know that answer.

4 MS. BAEZ: But what did they expect?
5 That's what I'm curious about.

6 MR. LAKER: Yeah. I don't know.

7 MS. BAEZ: The church gave them
8 permission. What was said to the church that the
9 sign would look like? Is it that the sign's
10 bigger than they expected?

11 MR. LAKER: Right. Is it the writing on
12 it that's bothering them? Do you have anybody has
13 an idea?

14 MS. KNICKERBOCKER: I think it's
15 interfering with the sign that they have there
16 now because it's so big. It almost like takes
17 away from looking at the other sign. It was, what
18 I understand not what was agreed upon.

19 MS. BAEZ: Yeah, that's the part that
20 I'm stuck on. I would like to know what was it
21 that was said to them and what is it that
22 happened that they didn't like? Is that something
23 you can find out, Marcus?

24 MR. SERRANO: Well, again it's up it's

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2 up to the, it's up to the village board, but it's
3 on private, it's on private property. I believe
4 it's a church issue at this point.

5 MR. LAKER: Right.

6 MR. SERRANO: It's on private property
7 and the church should bring it up to the town and
8 the town doesn't want to do it, like I said
9 Article 78 proceeding, they can file a legal
10 case. But if it's on my property and I don't want
11 it, they should have the right to have it
12 removed.

13 MS. BAEZ: So, then in essence we
14 shouldn't even be discussing this?

15 MR. SERRANO: I, if there's an issue
16 with it being over the village line that's a
17 board discussion with the town. But if it's on
18 private property, that's a, that's an issue with
19 the private property owner. If somebody put
20 something on my property, I wouldn't be calling
21 the town to take care of it. I would tell them
22 get it off or I'm going to cut the sign off and
23 deliver it back to your house.

24 MR. LAKER: If they're permitted to put

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2 a sign there in the first place.

3 MS. BAEZ: To begin with, yeah, exactly.

4 MR. SERRANO: Correct.

5 MR. LAKER: I think that's where you
6 start.

7 MR. SERRANO: Exactly.

8 MS. BAEZ: Okay. All right.

9 MS. KNICKERBOCKER: So, I think I'm
10 offended because of the lack of communication and
11 respect to the village of Buchanan.

12 MR. SERRANO: Yep.

13 MS. KNICKERBOCKER: That's number one.

14 MR. SERRANO: That's a good point, yep.

15 MS. BAEZ: They should have told you.

16 MR. SERRANO: Yep.

17 MS. KNICKERBOCKER: Number two, we ask
18 everyone else to do a permit.

19 MR. SERRANO: Yep.

20 MS. KNICKERBOCKER: And they felt that
21 they didn't need to do that. I just think it's
22 extremely disrespectful. I'm not and I've told
23 supervisor I am not looking to get into a fist
24 fight over this, but I do not like, the residents

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do not like the sign. I don't think it looks good there. And just for them, you know, we -- what next? What next do they think is okay to do here in the village? And as I told him I said we're you know we are part of the town of Cortlandt, yes, I understand that. But we're a separate organization here, we're a separate government. And just like if we wanted to put a sign in your area, we would approach you and ask you if it was okay or what is the process? So, I'm just, you know what, we're here to defend the village I see this one thing happening. What's next? That's, that's my concern. So, if you don't have the conversation or, or go after them and tell them this is wrong, I don't know. What's next?

MS. BAEZ: So, you said that there were residents coming to you complaining. Why don't they go to Supervisor Becker?

MS. KNICKERBOCKER: That's what he asked. That's what he asked. I said, I don't know why they're not coming to you, but when I'm out and about at the post office here, there people are like, what's going on with that sign? And I'm

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2 like, I know it is big. It is big. And they
3 always, they did have a sign, but not on the
4 church lawn. The sign starts exactly where the
5 fence is going up the, the road for the high
6 school.

7 MR. STEWART: Right.

8 MS. KNICKERBOCKER: They had a lot
9 smaller sign there. So then I said to him, I
10 said, okay, then you know what? If you want a big
11 sign like that, why don't you put it on the high
12 school lawn?

13 MR. SERRANO: On Lake Street.

14 MS. KNICKERBOCKER: Well, but, but then
15 but then we'd have to get permission. I said,
16 exactly, but you should ask us, too. That's in
17 the town, but, you know, I said I think you
18 missed, I think you missed the village of
19 Buchanan. That's all I'm saying. That's, I'm
20 offended by that.

21 MR. STEWART: But I'm, I'm in agreement
22 with Nick, though. If, there was a permit that
23 should have been pulled, then the permit should
24 have been pulled. And therein lies the big

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2 question, because did they have the right to put
3 it there? I don't know.

4 MR. CAPICOTTI: Well, that's --

5 MS. BAEZ: So you have to find out.

6 MR. STEWART: So Nick brings up a good
7 point.

8 MR. SERRANO: That's the issue. The
9 issue would be is, if that would be a violation
10 to either the church or the town for the -- the
11 sign is on is on the church property and they
12 approved it in the first place. So, the violation
13 might have to go to the church for putting a sign
14 up without a permit.

15 MS. KNICKERBOCKER: I'm not, I'm not
16 looking to go like get down and dirty with this.
17 I think it's a conversation has to be had. I
18 think it has to be established that if you want
19 to do something here in the village, for example,
20 the town, I think they need to open up
21 communication with us and, and be respectful,
22 just like we're respectful of them. So that's,
23 that's my main point to this. Can we move? Are we
24 moving on to the next?

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2 MR. SERRANO: Yep.

3 MS. KNICKERBOCKER: George, I think
4 you're done. Thank you very much. Appreciate it.
5 Merry Christmas.

6 MS. BAEZ: Merry Christmas.

7 MR. POMMER: Happy New Year.

8 MS. BAEZ: Happy holidays, George.

9 MR. POMMER: Happy holidays.

10 MS. KNICKERBOCKER: Did you buy the kids
11 all their gifts yet?

12 MR. POMMER: No.

13 MS. KNICKERBOCKER: Oh, you better get
14 with it.

15 MS. BAEZ: Have a good night.

16 MS. KNICKERBOCKER: All right. Thank you
17 so much. Okay. This is something we do every year
18 regarding overriding the New York State property
19 tax. So, I'd like to make a motion to call for a
20 public hearing on January 6, 2026 regarding
21 overriding the New York State property tax. Can I
22 have a second?

23 MS. BAEZ: Second.

24 MS. KNICKERBOCKER: All in favor?

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2 MULTIPLE: Aye.

3 MS. KNICKERBOCKER: The registrar and of
4 the deputy registrar of vital statistics, Cindy
5 and Sharon. Okay. I'd like to make a motion
6 appointing registrar as Cindy Kempter and deputy
7 registrar as Sharon Murphy of vital statistics.
8 Can I have a second, please?

9 MR. STEWART: Second.

10 MS. KNICKERBOCKER: All in favor?

11 MULTIPLE: Aye.

12 MS. KNICKERBOCKER: Thank you. And now
13 the next, we have some new members of the
14 Buchanan Engine Company, so when I make the
15 motion, I'm sorry I do not have the names in
16 front of me. Cindy, would you happen to have
17 them? Okay. That's good to see that there's some
18 new members coming in. That's great. We can use
19 all the volunteers we can get, right.

20 MR. LAKER: Here we go.

21 MR. STEWART: Yeah, absolutely.

22 MS. KNICKERBOCKER: Oh, do you have it,
23 Steve? I don't. I think those are the names right
24 there.

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2 Okay. I'm sorry. I'm taking up
3 [01:06:34] papers. Oh, Abraham Miller. Okay. So,
4 I'd like to make a motion to approve two new
5 members of Buchanan Engine. One is Abraham
6 Miller, right. And the other is Isabella Daria
7 Dougherty. Can I have a second?

8 MS. BAEZ: Second.

9 MS. KNICKERBOCKER: All in favor?

10 MULTIPLE: Aye.

11 MS. KNICKERBOCKER: All right. Thank
12 you. Okay. Justice Court reports. That's me.
13 Okay. Those reports for October 2025 have been
14 received and filed. Police reports, Awilda,
15 right?

16 MS. BAEZ: We the police department had
17 165 calls. They were mainly calls for service,
18 medical aid, and relayed information.

19 MS. KNICKERBOCKER: Thank you. Highway
20 report.

21 MR. CAPICOTTI: This report is for
22 October. I know it's December, but we missed a
23 meeting. This is 110 tons of garbage was
24 collected, they were busy in October, you know,

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with leaves. They fixed the sign down in Lents Cove after it was damaged. And they did a bunch of maintenance on their equipment getting ready for the winter, and there's a lot here. There's a lot of pictures and you can go through it. They, they were very busy. Very busy and it's just they did a lot of good work.

MS. KNICKERBOCKER: Okay. Thank you. Wastewater, treated waste 7,702,000 sludge removal 104. Okay, new sludge transfer pumps installed at plant assisted by highway manpower, and a check valve on Albany Post Road pump station was removed and replaced, assisted in-house, with in-house highway manpower saving approximately \$5,000 instead of contracting out for repair. So, this is great. These guys are working hard and they're working together. So, good to see it.

MR. SERRANO: Theresa, if I may, I got to give a plug to Tony. He's been doing a lot of work internally for the sewer treatment plant. We have the issue on Valerie Court and Tony rebuilding all the plumbing at Valerie Court

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2 himself too. So, Tony's doing a lot of work for
3 the village.

4 MS. KNICKERBOCKER: That's great.

5 MR. SERRANO: Yeah. So, just to let you
6 know, they are working a lot closer together and
7 do a lot of project themselves.

8 MS. KNICKERBOCKER: But, you know, it's
9 good. He's, he's working with other people,
10 teaching them also. So, no, this is good. We got
11 we got a good group. I'm very, we're very happy
12 with them. All right. Thank you. Building
13 department.

14 MR. STEWART: That would be me. Orders
15 to remedy two, court appearances one, there was
16 one stop work order. Building permits issued and
17 reviewed were 18. Inspection required for newly
18 issued permits, 11. Inspection on file for
19 permits and compliance inspection, 17.
20 Certificates of occupancy issued, 10. Compliance
21 inspections for resale or refinance, six. Some
22 additional items were there was a court
23 appearance for the 300 Bleakley Avenue property.
24 Apparently the inspection of the property was not

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2 performed to cooperate with the village of
3 Buchanan court and building department. So, Judge
4 Daly requested property inspection and owner
5 remove the illegal tenants and eviction process
6 order to be started with the new attorney and it
7 was adjourned until a December date, which this
8 was from October, so.

9 MR. SERRANO: It was adjourned again.

10 MR. STEWART: It was adjourned again.

11 Okay

12 MR. SERRANO: Very frustrating. Yeah.

13 MS. KNICKERBOCKER: Yeah.

14 MR. SERRANO: Very frustrating.

15 MS. KNICKERBOCKER: It's got to get
16 resolved.

17 MR. STEWART: And then the AMS
18 construction, Just an update on that. The
19 building interior construction is moving along.
20 Sheetrock primarily completed on the main floor
21 areas and first floor apartments are being
22 assembled. There were six compliance inspections
23 and awaiting a re-inspection for a new C of O
24 issuance. That's pretty much it. So Peter sounds

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2 like he's busy. Thank you, Dan.

3 MS. BAEZ: Buchanan Engine.

4 MR. LAKER: Okay. For the month of
5 October there were 10 total alarms. Two of those
6 were EMS lift assists. Four of those were mutual
7 aid given. Fire department also participated in
8 the fire prevention week at BV school, as well as
9 the village Halloween gathering at the pavilion
10 and they did their usual Halloween standby.

11 MS. KNICKERBOCKER: Thank you. Planning
12 board minutes received and filed for October
13 23rd. Any prosecutor's report?

14 MR. SERRANO: No. The, the only update I
15 think I sent to the board 300 Bleakley Avenue,
16 the frustration of the prosecutor going through
17 the process thinking things are moving forward
18 and then this gets adjourned again and adjourned
19 again and adjourned again so we still have to see
20 if something happens in January. There are
21 definitely two -- well, there are two at least
22 two illegal apartments, plus a business in that
23 in that building, 300 Bleakley.

24 MS. KNICKERBOCKER: So they have two

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2 apartments and they --

3 MR. SERRANO: They have four.

4 MS. KNICKERBOCKER: Oh.

5 MR. SERRANO: Yes.

6 MS. KNICKERBOCKER: And that was, there
7 was an apartment upstairs years ago and the bar
8 downstairs.

9 MR. SERRANO: Yeah, it's a one family
10 structure. Yeah. So, we've been dealing
11 with that. So, it's been very frustrating for
12 both for her and for and, and for Peter standing
13 in court at 8:00 or 9:00 o'clock at night and
14 just being adjourned. So, we'll see what happens
15 in January.

16 MS. KNICKERBOCKER: All right. So,
17 there's a lot of events going on this time of the
18 year. I attended the Pearl Harbor remembrance
19 that was sponsored by the Village of Croton. That
20 was on December 7th, last week. This weekend,
21 wreaths across America. It's really, you know,
22 if you ever get a chance to see that, it's, it's
23 really great to see. There's so many volunteers.
24 They're putting out wreaths. And they never have

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enough wreaths. So each year they try to collect more and more, but they put out wreaths on, you know, all the veterans' graves. And what's good about that is some of the veterans, they're, they're older graves and their families still aren't alive. So, you know, at least they're being recognized. And it's a it's a good group. they go to The Assumption and there's a couple other churches they go to, but they're, they're out there in the cold putting out the wreaths.

Today we had the senior's holiday party. Awilda was there. Awilda was there.

MS. BAEZ: I was there.

MS. KNICKERBOCKER: Awilda was there. I was there too. I was just thinking like who was there. But anyhow, it's a fun group. It's a good time. Our Buchanan seniors are very active. We had Sharon Murphy there. We had Cindy Kempter there. And we had Marcus Sarano there. So, a good time was had by all. The Christmas tree lighting, the whole board was there. It's was a very good event. The high school Trebles was there, the band, the high school cross county team. I think

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it was, from my memory, the biggest crowd I've ever seen out there. And so I'd like to thank Jacqueline Pasquale, who is our rec supervisor. She did a great job, the highway department, the police department, Buchanan Engine, and the county sheriff's department, and the beautification committee for doing the hot chocolate. It was a really nice community event. We all got together, and we enjoyed lighting the tree.

Let's see what else. I was at the town of Cortlandt Winter Wonderland. They do a beautiful job. This that was this Saturday. Kenny Sherman is the rec supervisor there who is also a Buchanan resident and it was great to see the people using the ice skating rink, the kids out there even though it was bitter cold but that doesn't bother the kids. They were out there playing on the bouncy castles and everything, so a very nice event. Oh, and there were carolers, too. And that's something a few of the residents and I have been talking about around Christmas time is, is to get, organize carolers to walk

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2 through the village. So, we'll see, we'll see
3 whenever that materializes.

4 Our first snowstorm was this weekend.
5 The original forecast was an inch or so. That
6 changed. We ended up getting more. I know some
7 people were upset that there was no code red
8 given. I needed to do that on Friday afternoon. I
9 didn't do it. I take full responsibility that
10 there was no code red for the snowstorm. But I do
11 want everyone to know, we've been doing this for
12 a few years now. When it snows, whether it's one
13 inch, 10 inches, 50 inches, I hope not, please,
14 please get your cars off the road. If it's going
15 to start at 2:00 in the morning, please have your
16 cars off the road so that our highway department
17 can come through, go curb to curb. When the cars
18 are off the road, they do a phenomenal job. They
19 clean up quickly. So, just note to self going
20 forward, please take the cars off the road if
21 it's going to snow. What else is going on? I
22 think that's it. I think that's all I have.
23 Awilda, what do you have for us?

24 MS. BAEZ: Just want to wish everyone a

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2 Merry Christmas and a Happy New Year.

3 MS. KNICKERBOCKER: Okay, thank you.
4 Anthony, what do you have?

5 MR. CAPICOTTI: I would like to also
6 thank Jacqueline Pasquale for doing the tree
7 lighting. She did a great job. It is a lot of
8 work and everybody that was involved, like with
9 Theresa announced that, you know, with the
10 firemen, the cops, everybody that was involved
11 and did a great job. The beautification committee
12 as well did a great job with the decorating of
13 the circle. It was a great event. There was a
14 bunch of kids there that were really excited to
15 see Santa and it's nice to see the community come
16 together like that.

17 MS. KNICKERBOCKER: It's good.

18 MR. CAPICOTTI: The other thing is, yes,
19 so there was some trolls on social media this
20 weekend about the robo call that wasn't made and
21 we just, I mean it, the forecast is never right,
22 so we don't know what's going on. It'd be helpful
23 if the trolls would stay off social media and
24 make it difficult for community members and stop

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being so divisive. I know people on here probably don't go on social media, but they actually singled out one of our board members this weekend, which was, was disrespectful and a disgrace.

In Verplanck, there is a food pantry. It's cold. It's the holiday season. If you can give to the food pantry, a good friend, good friends of mine run it, it's a nice place to donate for the holidays and, and it's good for, they do a lot of good with the food down there. Clothes, furniture, they, you know, regift some stuff if you have to. They do a lot of good stuff down there. And that's pretty much it. Just, you know, Merry Christmas and Happy New Year and we'll see you guys next year.

MS. KNICKERBOCKER: And Anthony, thank you for mentioning the food pantry. A lot of the veterans used to go down to the VA and I don't know what ever happened. That, that used to be a well-oiled machine down there, but I know a lot of the veterans are going to the food pantry in Verplanck and they're very appreciative of it.

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2 So, thank you. Dan, what do you have for us?

3 MR. STEWART: Just to, you know, Happy
4 Holiday Season everybody. Merry Christmas, Happy
5 New Year. Please just have a safe and happy
6 holiday. Enjoy your friends and family. Just to
7 hit on the Wreaths across America. I'm a member
8 of the AOH. We have a group that goes up to
9 Assumption and is part of that.

10 MS. KNICKERBOCKER: Oh, good.

11 MR. STEWART: And it is, it's a, it's a
12 rewarding experience. They they're always looking
13 for people to help out. So they do get different
14 organizations involved if everybody's looking to,
15 you know, take part in that. I was also asked by
16 a friend of mine to extend an invitation to the,
17 the village board. Apparently HQ Racing, which is
18 the new indoor go-kart facility over at Charles
19 Point, is nearing completion and getting ready to
20 open. And they would like to extend an invitation
21 on Monday, December the 22nd, at 2:00 p.m. for
22 any of the board members that would like to
23 partake in a walk through and even a chance to
24 maybe take a spin in one of these new go-karts.

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2 So, if anybody's interested from the board, let
3 me know and I'll communicate back to the
4 gentleman that reached out to me.

5 MS. KNICKERBOCKER: We can go for a ride
6 in the go-karts. Why not?

7 MS. BAEZ: I'll be there.

8 MR. STEWART: It's supposed to be a
9 pretty impressive facility. It's supposed to be
10 the largest one in the United States. So, I wish
11 him all the best. So that's all I have.

12 MS. KNICKERBOCKER: Steve, what do you
13 have for us? Sorry.

14 MR. LAKER: Thank you, Mayor. I just
15 wanted to close the loop on our, the last meeting
16 that we had. I know that there were some concerns
17 and discussions regarding my involvement and
18 Trustee Stewart's involvement in the St.
19 Patrick's Day parade. We did ask our attorney
20 Stephanie for her legal interpretation.
21 Unfortunately, she's not here today. She has
22 provided the board with a memo. It does dictate
23 on there that there is no conflict with both
24 myself and Trustee Stewart serving at in those

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2 roles. We of course offer, extend the invitation
3 if anybody else would like to take on that role,
4 they're more than willing, you know, we're more
5 than willing to give that up, but there was no
6 concern.

7 MS. KNICKERBOCKER: That's a good segue
8 into looking for more volunteers.

9 MR. LAKER: Absolutely.

10 MS. KNICKERBOCKER: This is good. This
11 is good, so once again, Steve, anyone interested?

12 MR. LAKER: They're more than willing to
13 reach out to me or Trustee Stewart --

14 MS. KNICKERBOCKER: For the St.
15 Patrick's Day parade.

16 MR. LAKER: And it's coming up quick, so
17 yeah.

18 MS. KNICKERBOCKER: Okay, good
19 advertisement. Marcus, what do you have for us?

20 MR. SERRANO: Just two quick things. The
21 planning board meeting is this Thursday and just
22 so the public knows, Gallon Measure is on the
23 agenda. They're going to have an update on the
24 site plan, the renderings, the colors. Nick and

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Eileen are both here, so they know about it. But if anybody's interested, please watch, of course, you can always watch on Zoom as well. But we encourage anybody has any comments to please come to the meeting.

I also want to let you know, there's been a dead tree on the village property on Bleakley Avenue hanging over the wires. Con Edison has agreed to take the tree down. They'll be coming down tomorrow to take the tree down. So, I just want to let everybody know. And there'll be no interruptions on Route 9 or anything like that. They'll be taking everything down. They'll be cutting the tree, leaving some stumps there, and they'll be taking the stumps out, but it's a big pretty big tree. They're removing the stumps in the future. So, that's a nice safety concern, because that would have taken out all the wires, but that's going to happen. Even though it's on village property, they're going to do it for at no cost because it's hanging over the wires. It would have been a very expensive tree to take down. So, I want to

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2 thank Con Edison for that.

3 MS. KNICKERBOCKER: Yeah. No, that was
4 good. But, you know, that, you know, driving out
5 of the village, you could see that that tree has
6 been dead for a while. But the concern was that
7 could have come down on the telephone connecting
8 there and the wires --

9 MR. STEWART: And down on a car.

10 MS. BAEZ: Yeah.

11 MS. KNICKERBOCKER: Yeah. That too. No,
12 that's great news to get rid of that.

13 MR. SERRANO: Thank you. That's it.

14 MR. LAKER: And Marcus, just real quick,
15 has there been any more feedback or any news
16 regarding any applications? I know we discussed
17 the Lents Cove property.

18 MR. SERRANO: Oh, yes. On the Lents Cove
19 property, no -- on the Lents Cove property, no,
20 but there's been interest on the Bleakley Avenue
21 property. He just sent, what he would like to do
22 is the board to consider Stephanie -- Stephanie's
23 not here tonight. Stephanie was going to review
24 it. But they want to do a contract to hold the

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2 property for like 60 days. They want to provide a
3 deposit. They want to make it a refundable
4 deposit, so that way they do their due diligence
5 and hold the property for let's say 60 days.

6 MR. LAKER: We were considering
7 notifying the other potential.

8 MR. SERRANO: Yeah, that was done
9 already. I already let them know and they said
10 we're nowhere near to coming back to the village
11 with a application at this point. So, whatever
12 you have guys have to do with that property. You
13 got another offer, go ahead and take it. The
14 offer is still at \$400,000 from the new
15 individual. But he wants to do, look at the
16 zoning setbacks, look at everything before he
17 actually commits to anything.

18 MR. LAKER: Sure.

19 MR. SERRANO: So, he might, so for the
20 next meeting, you might have a proposed agreement
21 to allow him to do his due diligence for 60 days
22 and he'll give you like \$10,000, but it's a
23 refundable deposit if he can't move forward, he
24 gets the money back. If it moves forward, that

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comes off the \$400,000. That's the brief explanation of what he's going to present. But he's, Stephanie's talking to their attorney to finalize that language and get it back probably for the January meeting.

MS. KNICKERBOCKER: I'd like to also have him come in with a proposal like, you know, we've done with the other developers, they've done sketches and what their thoughts are of what they'd like to do.

MR. SERRANO: That's exactly he wants to do after the due diligence period, because what's happening now he doesn't know what he can build there.

MS. KNICKERBOCKER: Okay.

MR. SERRANO: And he doesn't know, he's looking at the steep slopes, also how many units per acre. So he wants to, he wants to be able to provide you with something at the next step. He just wants, he want to do his due diligence for 60 days figure out everything, and then come back to you not only with a rendering, but if he needs any change to zoning.

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2 MS. KNICKERBOCKER: That's I was saying
3 with rendering. I'm sorry, yeah, yeah.

4 MR. SERRANO: That that will happen
5 after, because he right now he doesn't, he
6 doesn't have the engineering done of the project
7 yet. But he'll, that'll probably happen probably
8 February or March.

9 MS. KNICKERBOCKER: Does he know any how
10 many units or --

11 MR. SERRANO: No.

12 MS. KNICKERBOCKER: No concept yet?

13 MR. SERRANO: No. So he has, he has a
14 good engineering company and he has a good --

15 MR. CAPICOTTI: He's got to engineer the
16 whole property there.

17 MR. SERRANO: Yeah. Yeah.

18 MR. CAPICOTTI: And pick the rock out.

19 MS. KNICKERBOCKER: This is the property
20 that the village owns 9A and Bleakley Avenue. We
21 have another developer that's interested in
22 putting some housing there. The last developer
23 was 10 units?

24 MR. SERRANO: Nine.

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2 MS. KNICKERBOCKER: Nine units of like
3 town houses. So now we have another developer
4 with another proposal.

5 MR. SERRANO: Correct.

6 MS. KNICKERBOCKER: Comments from the
7 floor. Yes, sir. Please come up and state your
8 name.

9 MR. RONNIE DECENZA: How are you?
10 Ronnie DeCrenza, 195 Rockledge Avenue. Thank you
11 for having me. This really isn't my game, but so
12 I've had a 20 by 20 gravel pad in the front of my
13 house for, since 2017. I have a two family house.
14 There was insufficient parking. It's gravel. It's
15 porous. And it was approved by the previous
16 building inspector and the highway department.
17 Me, I'm the honest handyman. I don't play games.
18 I ask respect and, you know, I don't do anything
19 half-ass. So I have like 10 permits on my house.
20 Why would I mess around with this?

21 So Peter's been really, you know,
22 hammering me with this. So I couldn't figure out
23 any ways around it. I had lawyers and everything
24 else. Then finally, Brian Cook said, look, if you

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have a letter from the previous building inspector or the previous highway department stating they gave me permission to put this there, it's not a problem. Then another time he said, well, we're not going to give you a permit because there's no gravel allowed in front of your house. Then he said, your setback was wrong. You know, I feel like I'm getting attacked here.

Instead of being a community, I've been here 34 years. I'm a licensed contractor in Putnam in Westchester for over 20 years, no blemishes. Why would I play games with a little 20x20 pad of gravel? So, this all started because I wanted to change the color of my gravel. So, whatever. I put in for a permit. They denied me. They said, go get an installing permit, this and that.

And you know what? Why should I get all that for something I already had? Okay, I just happened to come across the name and address of the previous building inspector, Anthony Conti. Whether you like him or you don't, I've been here 34 years. So, I've been there's been five

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building inspectors since I've been here. I have a letter here, if I can read it. I don't read that well, but here we go. Anthony Conti, in 2017 I received a request from Ronald DeCrenza at 195 Rockledge Avenue regarding the procedure was adding a 20x20 gravel parking space. The spot was located on the west and Rockledge Avenue property line. As the actual building inspector at that time, I conducted an inspection at the property to determine what would be required and what would help Mr. DeCrenza would need to make his plans come to fruition. Because the proposed parking area was gravel and did not contribute to impervious surface area lot coverage and met the setback requirements for the project, I determined that no building permit was required. I then advised Mr. DeCrenza that the decision was his to proceed or not to proceed and that no permit was required. If you have any further questions, please funnel them through Mr. DeCrenza.

Where do I go from this? Is everybody satisfied with that or do I have to run circles

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2 around Mr. Cook? So on one hand, Brian Cook said,
3 put this in the file and he's happy. He wants to
4 cover his butt, Mr. Cook said. I was --

5 MR. SERRANO: So let me answer your
6 question because not to, not just answering to
7 the bill.

8 MR. CAPICOTTI: When was that letter
9 written?

10 MR. SERRANO: Well, the issue comes down
11 is this. If you have a disagreement with the
12 building inspector --

13 MR. DECRENZ: This is not about a
14 disagreement anymore.

15 MR. SERRANO: Okay.

16 MR. DECRENZ: I'm just telling you my -
17 -

18 MR. SERRANO: Difference of opinion.

19 MR. DECRENZ: No, I'm just telling you
20 the history like, like --

21 MR. SERRANO: Okay.

22 MR. DECRENZ: -- a little story how I
23 got to this point.

24 MR. SERRANO: What I'm trying to say if

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2 you want, if you --

3 MR. DECRENZA: I'm not here trying to
4 fight anybody.

5 MR. SERRANO: No, I'm not saying that.
6 If you want relief from what the building
7 inspector is telling you, this is not the venue
8 for that. That will be the zoning board. If you -
9 -

10 MR. DECRENZA: No, no, no, no. Listen,
11 I'm here proposing. I'm just showing you this
12 letter.

13 MR. SERRANO: Right.

14 MR. DECRENZA: That was given to me and
15 emailed to Mr. Cook. I'm not asking for your
16 permission. I'm here showing you what I got. I
17 have a certified letter from the previous
18 building inspector that was under your
19 administration or you weren't here at that time
20 maybe. I have it certified. I had it, you know,
21 affidavit and all that. You know, like I said,
22 this is not what I do. But anyway, I'm not asking
23 for your permission. I'm stating what is proper.
24 I had permission at 2017. So, the only reason I

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was here is because I wanted to change the color of the gravel. Who calls a building inspector and says, look, sir, you know, just let you know, I'm going be changing the color of my gravel. I don't want anybody think I'm doing anything underhanded and then I get hit with all this, whatever. It's done. Just letting you know, I have this letter, you either accept or you don't and we can move forward whatever way you want. I'm, I'm a very easygoing guy.

MR. SERRANO: That's why I'm trying to tell you the process. The process would be is if, if the building department is not accepting that letter.

MR. DECRENZ: Oh no. Oh. So now I don't know if they accepted it.

MR. SERRANO: Okay.

MR. DECRENZ: Because Brian Cook, not Peter. I don't talk to Peter. Brian Cook said if I get a letter from the previous administration, he would accept it, because then he has something to put in my file and he's not held accountable. So, unfortunately, I didn't have a microphone or

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2 recorder, you know, when he said that.

3 MR. SERRANO: Okay.

4 MR. DECRENZA: But doesn't it make
5 sense?

6 MR. SERRANO: I'm saying this is not the
7 right venue for that.

8 MR. DECRENZA: All right, well, I'm not
9 going to the zoning board because I had a problem
10 with one of your members, okay.

11 MR. SERRANO: But that's the venue. The
12 village board cannot override a building
13 department --

14 MR. DECRENZA: I'm just giving you
15 respect here.

16 MR. SERRANO: No, I'm giving you --

17 MR. DECRENZA: I'm not asking for
18 override or nothing.

19 MR. SERRANO: Okay.

20 MR. DECRENZA: I'm telling you, I'm not
21 moving any further with this. They either accept
22 or they don't. I'm a very respectable person. You
23 go by my house. My house is nice. All right. I
24 have no, no violations. All right. I change tile

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2 in my bathroom, I come and get a permit.

3 MR. SERRANO: No, I understand.

4 MR. DECRENZA: So, why would I mess
5 around? Okay. And you know, just common sense.
6 You work with permits, right. Gravel is porous.
7 So if you come by my house, I have a two family
8 house with five bedrooms. Let's see. Is there
9 enough parking? We needed a little parking since
10 2017. Okay. Anthony said it's not a problem. It's
11 not illegal. There was no code saying I couldn't
12 have it. I'm just giving you the respect that I
13 had this done. It took me a year and a half to
14 find the building inspector. I happened to run
15 across somebody that knew where he lived. I went
16 up and I bothered him, like I'm bothering you.
17 You know, I I'm not I'm not that type of person.
18 You know, I have my own ailments. I don't have
19 time for all this. I'm giving you the respect
20 that I went through all this hard work. It was
21 emailed on Saturday to Mr. Cook.

22 So, if Mr. Cook says he didn't receive
23 it, that's his problem. And then what I learned
24 about emails is he has to copy it because

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anything's a copy or something like whatever. So it's up to him to copy it and put it into my folder. Because if I give this to him, that's a copy, they said. But either way, I'm here giving you respect and I really don't know how to move forward with it. It's just I just want to change the color of my gravel. You know, it's very simple. I had all these plans done and everything. For what? For what? It's legal. It's been there. It was approved. I never disrespected anybody in this town.

And not for nothing, real quick, I've never felt more belittled and disrespected than any other town than this one. I worked in all towns of Westchester and Putnam, got nothing but respect. How can we help you? Oh, you got a little problems with the blueprints here? Let's change this.

Here is a problem. Why? To make my house nice. Let's concentrate on absentee landlords or something like that. I'm doing the right thing. My grass is nice. My house is nice. I'm a contractor. I don't keep my contractor stuff at

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2 my house. I know we had a, you know, sometimes I
3 don't say the right thing. This is not my job.
4 I'm not a preacher. I'm a worker.

5 MR. SERRANO: Mm-hmm.

6 MR. DECRENZA: But I'm just giving you
7 the respect that I always have and I hope I get
8 it back in return. So, you know, unfortunately,
9 when I asked Mr. Cook, well, what do you want me
10 to do about this? Well, look up the code. Your
11 job is to tell me what the code is. I have a
12 letter, a copy in here, email from my architect
13 to Theresa. I had to bother the mayor. They ask
14 her how to find the code on is there gravel
15 allowed in the front yard. Wait a minute. Isn't
16 Mr. Cook, you know, is it that hard for him to
17 say, look, Ron, if this is really a code, this is
18 the number. Okay. But I can't get myself sick
19 anymore. You know, I'm a nice person. I really
20 am. My mother taught me, you got nothing nice to
21 say, don't say it. So --

22 MS. KNICKERBOCKER: Ronnie, can we get a
23 copy of that? If you could maybe --

24 MR. DECRENZA: Yeah, I made --

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2 MS. KNICKERBOCKER: -- a copy.

3 MR. DECENZA: Don't mind don't mind my
4 spelling because --

5 MS. KNICKERBOCKER: No, that's all
6 right.

7 MR. DECENZA: I'm just, I did the best
8 it could.

9 MS. KNICKERBOCKER: Listen, you know,
10 you said you were bothering us and that is not
11 the case. When people come in front of the -- no,
12 you shouldn't be. We'll get copies for everybody.
13 No, no, you're a village resident and you have an
14 issue and you know, you want to talk about it.
15 That's, you know --

16 MR. DECENZA: You know --

17 MS. KNICKERBOCKER: -- everybody can
18 come here.

19 MR. DECENZA: I know. And you know
20 what? Everybody always wants to be vindictive or
21 I want to get this and make them feel the hurt
22 back. I don't want that. I don't know how much
23 life I got left and I can't get sick anymore over
24 some gravel. All I did was the right thing. I

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came to the town and said, I want to change the color of my gravel. And then, not, not for nothing, they called my architect and said, he's, he doesn't have the proper setback. Really, they called my architect, not me. I said, come on out. Brian Cook came out. We measured off of the center line. Guess what? I have the proper setback. What nerve do you have to call my architect without even coming and doing your own due diligence?

So, I feel like I'm getting attacked here. You know what I mean? You ever notice like when you do things right in the world, you get sick, your mom dies, something bad happens. The people that are stealing and hurting and killing people, they go to heaven. What? Are you kidding me? What's wrong with this?

MS. KNICKERBOCKER: We'll find out. We'll find out in the end if they end up there.

MR. DECRENZA: So --

MS. KNICKERBOCKER: We, I don't know if the building inspector got whatever was sent, but Marcus can follow up.

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2 MR. DECRENZA: I thought if you do an
3 email, he has to get it right. I don't know. I
4 don't do email.

5 MS. KNICKERBOCKER: If the email address
6 --

7 MR. DECRENZA: But either way, now you
8 have it. And, and you know, some people say do
9 this and then ask forgiveness later. That's not
10 me.

11 MR. SERRANO: Right.

12 MR. DECRENZA: Ask for permission.

13 MR. SERRANO: Right.

14 MR. DECRENZA: And see if you're in the
15 right. And I was in the rights in 2017. And I
16 don't like people saying I'm a liar and saying,
17 oh well, you did this without me and I hurt --
18 no, everything I do is legal. Please don't, don't
19 hold the fence. I'm not a bad person.

20 MR. SERRANO: Yep. I know.

21 MR. DECRENZA: And I'm not asking for
22 forgiveness or permission or anything. It would
23 be nice if that's put in my record. And now I
24 have 11 permits on my property. I want to sell

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2 soon. I don't want a problem. Plus, I, you know,
3 I have tenants. Where are they going to park? In
4 the street? You can't.

5 MR. SERRANO: Right.

6 MR. DECRENZA: I'm just asking for
7 what's right. That's all. I'm a very easygoing
8 guy. Why does everything have to be so hard in
9 this town? Thirty-four years I've been here.
10 Never hurt, never hurt anybody. May have hurt
11 myself a couple times, but I'm very respectable
12 and all my stuff is neat. And I appreciate
13 everybody's time.

14 MR. SERRANO: Thank you.

15 MS. KNICKERBOCKER: Thanks for coming.

16 MR. DECRENZA: I know I don't read well,
17 but I did the best I could.

18 MS. BAEZ: You did fine.

19 MR. LAKER: It's all right, Ron.

20 MS. KNICKERBOCKER: You done good.

21 MR. DECRENZA: Thank you.

22 MS. KNICKERBOCKER: Have a nice
23 Christmas.

24 MR. LAKER: Have a nice holiday.

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MS. KNICKERBOCKER: Is there anyone else that would like to speak, no?

MS. EILEEN ABSENGER: Yeah. Oh yeah.

MS. KNICKERBOCKER: Do you have anything for exact session?

MR. SERRANO: No.

MS. KNICKERBOCKER: Okay. All right.

MS. ABSENGER: I want to go back to this sign on the church.

MS. KNICKERBOCKER: Okay.

MS. ABSENGER: I am not happy with this. I am not happy that the town of Cortlandt thought they could do this. I would like to know at the next meeting what Wade Beltramo said about this. Okay. Because I think that you need to have New York State counsel be able to tell you if they are allowed to do this and what happens when they say they don't want it there and the town doesn't take it away. It is the village and I would like to see a little backbone by the board and whoever else is residing here to make a statement about this. This is not the town of Cortlandt. This is the village of Buchanan. And if you don't stick

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up for it, I do believe there is this little, little inching going on. You see it nationally. You see it state you see it all over. So I think you need to really stand up and say this was not allowed. You didn't get a permit. You didn't -- the sign is too big, whatever the case might be. But you do have to stand up for your rights. And if we don't start doing it now, there's a lot of people that don't care what we do here, how we live here. They will just as well take us over and incorporate us into the town. Look at all the land the town has. Aside from the high school, why not go to the high school and ask them, the perfect lawn? That would be like me putting a sign saying, oh, put the town of Cortlandt sign on my front lawn. I don't have that right. And even if I did, it still needs a permit.

MR. SERRANO: Right.

MS. ABSENGER: So, you know, I'm just saying I'm a little, I'm perturbed at the town of Cortlandt for doing that. And I'm a little annoyed and disappointed at the church.

MR. SERRANO: Eileen, I like, I just

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2 want to say it again in case the church is
3 listening. If they don't want that sign, they
4 again they can file Article 78 proceeding
5 tomorrow and force the town to remove that sign
6 immediately.

7 MS. ABSENGER: Yeah.

8 MR. SERRANO: So, I mean, I'll do my
9 research for the village board, but if they want
10 to if they want to get that sign removed by
11 Article 78 proceeding, right away.

12 MS. ABSENGER: Yeah.

13 MR. SERRANO: That's what they should
14 do.

15 MS. BAEZ: Yeah. And, and I'll speak for
16 myself. I'm not backing down to anything. I just
17 want more information.

18 MR. SERRANO: Right.

19 MS. BAEZ: And Marcus --

20 MS. ABSENGER: I don't know how much
21 more information you have need to --

22 MS. BAEZ: Well, let me explain it to
23 you.

24 MS. ABSENGER: -- see that sign and it's

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2 only on one side.

3 MS. BAEZ: So, I'll explain it to you.

4 MS. ABSENGER: And it's --

5 MS. BAEZ: I said before, I wanted to
6 know what the agreement was between the church
7 and the town. I would like to know why they
8 initially authorized it and then decided they
9 didn't want it. Once I know what the church
10 wanted and, and if what they wanted was
11 disrespected, then I can make a better decision.
12 I'm not in favor of a sign that's causing issues,
13 but I need to have the facts in front of me.

14 MS. ABSENGER: Would you do the same
15 thing if I put a sign up there for the town of
16 Cortlandt?

17 MS. BAEZ: I would do it --

18 MS. ABSENGER: Would you ask me to do
19 what I was thinking?

20 MS. BAEZ: Eileen, this is not about
21 you. This is --

22 MS. ABSENGER: But --

23 MS. BAEZ: Let me finish. Let me finish.
24 This is about a sign that, according to the mayor

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is causing an issue with the residents. I don't have a problem addressing that. And I've already shared my views. So, I don't know more than that. I'm waiting for the information and that can't happen until tomorrow, so that Marcus can get back to the board. Once I have that information, then we'll take it from there. It's really simple to me, it's really simple to me.

MS. ABSENGER: It's not so simple for me.

MS. BAEZ: And yes, the mayor, the mayor -- well, you can make it complicated, but it's not.

MS. ABSENGER: [unintelligible]
[01:42:25] that's all.

MS. BAEZ: The mayor has spoken to Supervisor Becker. He has disagreed. I'm not saying that the board -- I'll speak for myself. I am not saying that I wouldn't take further action. But again, I want more information.

MS. ABSENGER: Well --

MR. SERRANO: And I just want to add one aspect of it. If it was somebody put sign on your

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house for example, the violation would against, go against you, for example. Before I issue a violation to the church, because it's on church property, maybe the church would tell the town to remove it by article 78 proceeding, to remove any complications. Because you're going to violate the town but it's not on town property. It's on village property, on private property. So as you know the violation would go against the property owner and I don't want to issue a violation against a church when the church doesn't want to sign in the first place either.

MS. ABSENGER: Right.

MR. SERRANO: So, but the church wanted to sign in the first place.

MR. SERRANO: That, we have --

MS. BAEZ: That's what we have to find out.

MR. SERRANO: Then they'll be getting a violation for having to sign without a permit.

MR. STEWART: Well, and I if, I mean I could be mistaken, but I'm quite sure that the church probably has a board that has to approve

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2 what if what went on here, too.

3 MR. SERRANO: Correct.

4 MR. STEWART: So, there's, there's a few
5 more pieces, Eileen, I think that --

6 MS. ABSENGER: Well, Danny, I'm not
7 saying there aren't more pieces to this puzzle.
8 I'm just saying that if you let this go and you
9 don't stay on it, they're just --

10 MR. STEWART: Eileen.

11 MS. ABSENGER: -- waiting for that
12 wounded bird to just kind of fall over and not be
13 really rehabilitated.

14 MS. BAEZ: But we're not going to let
15 them.

16 MR. STEWART: Eileen.

17 MS. BAEZ: I think that was clear.

18 MR. STEWART: We are going to do our due
19 diligence to look into it.

20 MS. ABSENGER: All right.

21 MR. STEWART: But the point of the
22 matter is you have to you have to have the
23 information. You have to have --

24 MS. ABSENGER: When I heard you say,

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2 well, I'm this and that, Steve. I'm this and
3 that, Anthony --

4 MR. CAPICOTTI: I'll still this and
5 that. You're not going to change the way I think
6 about it.

7 MS. ABSENGER: No, I'm not looking to
8 change anybody's opinion.

9 MR. CAPICOTTI: I want Marcus to find
10 out if it's legal for the, for them to put the
11 sign up and then we'll take it from there.

12 MS. BAEZ: And what the agreement --

13 MR. CAPICOTTI: If I have no backbone,
14 I'll show you my backbone after he gives me the
15 reason why it's legal or not.

16 MS. ABSENGER: Okay. I want to see some
17 backbone. That's all.

18 MR. CAPICOTTI: Well, when he gives me
19 the legality of it, then I'll have some backbone.

20 MS. ABSENGER: Okay.

21 MS. KNICKERBOCKER: Okay. I think I
22 understand what you're saying, too, Eileen. I
23 think it's the way it was done. I think the
24 process and them not being --

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2 MS. BAEZ: Transparent

3 MS. KNICKERBOCKER: -- straightforward
4 and transparent with the --

5 MS. ABSENGER: The other thing is that
6 that is the beginning of the village of Buchanan.
7 Yes, we're trying to decide what to do with
8 Gallon Measure and how to make that look
9 presentable, not to stick out but to blend and in
10 the process a sign of that nature only facing one
11 direction and somebody said, well what does that
12 mean, life works here?

13 MS. BAEZ: Here best here

14 MS. ABSENGER: Well I know what it means
15 but, you know, it's -- but it's beside the point.
16 Somebody said, well, what does it mean?

17 MR. CAPICOTTI: What does it mean?
18 Because I, maybe you can educate me, because I
19 don't know what it means.

20 MS. ABSENGER: Living in the village,
21 living in the town of Cortlandt, life works. It's
22 a nice place to live.

23 MR. CAPICOTTI: It works.

24 MS. ABSENGER: It works. It works for

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2 you.

3 MR. CAPICOTTI: Oh.

4 MS. ABSENGER: It works for the, the
5 town. The people are happy. We're just joyous
6 that we're in the town of Cortlandt.

7 MR. CAPICOTTI: That's a good
8 explanation. I didn't know where it came from. I
9 thought maybe --

10 MS. ABSENGER: I don't know where it
11 came from either. I don't think it's the best --

12 MS. KNICKERBOCKER: It's their line that
13 worked on. They, I believe, hired a company.

14 MS. ABSENGER: Yeah.

15 MR. CAPICOTTI: Yeah, I mean.

16 MS. ABSENGER: I don't think it's the
17 best thing to put on a sign.

18 MR. SERRANO: They're rebranding
19 themselves.

20 MS. ABSENGER: Yeah. But they're
21 rebranding right when the village starts. So, you
22 know, that's, that's my issue. And it's not the
23 town of Cortlandt.

24 MR. CAPICOTTI: Where is the one in

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Peekskill, Marcus? Beautiful here?

MS. KNICKERBOCKER: Oh, friendly town.

MR. SERRANO: Friendly town.

MS. KNICKERBOCKER: Friendly town.

MR. SERRANO: Friendly town, yeah.

MR. CAPICOTTI: That's a great slogan,
too.

MR. SERRANO: Yeah, that's new.

MS. KNICKERBOCKER: All right, any other
comments from the floor? All right, so I want to
wish everyone a Merry Christmas and a happy and
healthy New Year. And I'd like to make a motion
to close the meeting. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

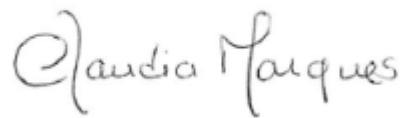
MULTIPLE: Aye. Thank you.

(The public board meeting concluded at
8:46 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on December 16, 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: January 2, 2026

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003