

VILLAGE OF BUCHANAN

BOARD MEETINGS

BOARD OF TRUSTEES MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

March 3, 2026

7:00 p.m. - 8:17 p.m.

March 3, 2026

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Steve Laker, Trustee (on zoom)

Daniel Stewart, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

Cynthia Kempter, Village Clerk, Treasurer

Sharon Murphy, Deputy Clerk

OTHERS

Kiernan Outhouse

Eric Vancura, 255 Westchester Avenue

Darlene Garrett, 159 First Street

Lori Pynch, 3 Donahue Court

Eric Werner, 159 Seward Street

Tania Drezek, 222 Travis Avenue

Jody Chiappalone, 1 Woods Court

1 March 3, 2026

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

3 MS. THERESA KNICKERBOCKER: Welcome to  
4 the Village of Buchanan March 3, 2026 meeting. In  
5 case of emergency, please use the exit door here  
6 or there is a stairwell behind the elevator.  
7 Please use the stairwell, not the elevator.  
8 Please join me in the pledge of allegiance.

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

14 MS. KNICKERBOCKER: Great, thank you.  
15 Approval of the minutes for January 6, 2026, the  
16 27th workshop meeting, any comments or questions  
17 on those minutes?

18 MR. ANTHONY CAPICOTTI: I have nothing.

19 MS. KNICKERBOCKER: Okay.

20 MR. DAN STEWART: I'm good.

21 MS. KNICKERBOCKER: All right. So, I'll  
22 make a motion to approve. Can I have a second?

23 MS. AWILDA BAEZ: Second.

24 MR. STEWART: Second.

1 March 3, 2026

2 MS. KNICKERBOCKER: All in favor?

3 MULTIPLE: Aye.

4 MS. KNICKERBOCKER: Thank you. Comments  
5 from the floor, agenda items only. Does everyone  
6 have an agenda? Okay. No comments from the floor?  
7 Okay. New business. We have a presentation by  
8 Kieran Outhouse regarding the Knox Box Rapid Key  
9 Access Program. Kieran, could you come up to the  
10 podium? Thank you.

11 MR. KIERAN OUTHOUSE: All right. Thanks  
12 for having me tonight. Kieran Outhouse, as you  
13 know, first assistant chief from the Buchanan  
14 Engine Company. I'm here to talk tonight a little  
15 bit about the Knox Box program. It's a trademark  
16 term, so it's rapid key access is what we're  
17 supposed to call it. We've had a few businesses  
18 in the village because -- AMS being one of them  
19 that is interested in putting a Knox Box in. So  
20 this kind of spurred a discussion on a Knox Box  
21 for the Village of Buchanan.

22 Basically what a Knox Box is for those  
23 who aren't familiar, it's a small box placed on  
24 the outside of usually a commercial building. It

March 3, 2026

has a key inside and it's only accessible by the fire department. It's a secure system. So the system that we're looking at, we did include it in the budget for this year, would be a key code would be assigned to every firefighter so it's tracked. We're also going to see if we can implement a system where the fire control dispatch can send a tone to this, to the device and unlock it. So, everything's time stamped and tracked.

So, not much of a security concern in terms of misuse of the key, but we think it would be a good, good thing to have in the village. The goal is to prevent us breaking doors down, breaking into windows and that's pretty much an overview of that.

So there's a few municipalities, pretty much every fire department in Westchester that I'm aware of, uses this to an extent. Some have mandatory systems, some do not. So I did send Marcus, I sent the list of mandatory if you have that. The Town of Cortlandt is actually one. Yorktown, Peekskill, Ossining Town Village,

1 March 3, 2026

2 Briarcliff, I can go down the list.

3 I think it's worth considering if the  
4 board is willing to entertain it, some sort of  
5 Knox Box ordinance in the village, whether it be  
6 for all new buildings or any renovations over 50  
7 percent as a compromise or all current buildings  
8 in the village. And usually you give a year or  
9 six months, sort of a grace period to install it.  
10 So that's kind of what we're looking at doing.

11 The cost for this for a commercial  
12 structure, if approved, is about \$500. For  
13 residential, which we're not looking at doing,  
14 but if a resident wanted to put it, he could do  
15 it certainly, is 227 for a box. So, it's about  
16 230 bucks for a residential house and about 500  
17 for a commercial building.

18 MS. KNICKERBOCKER: So, is there a fee?  
19 Is it a one-time fee?

20 MR. OUTHUSE: It's a one-time fee.

21 MS. KNICKERBOCKER: Oh, okay.

22 MR. OUTHUSE: Fire department, the cost  
23 to us is about \$3,000 one time and then it's  
24 about \$700 a year thereafter. So, that pays for

1 March 3, 2026

2 the cloud software to track it. We're planning,  
3 if we, if approval in the budget, putting one in  
4 each fire engine and all our officers, deputy  
5 chiefs, lieutenants, they'd have the, the code  
6 and the ability to request it.

7 MS. KNICKERBOCKER: We --

8 MR. CAPICOTTI: And the keyless, the  
9 keyless part of this is not a contract to the  
10 consumer? So it's only on you to pay your, your  
11 annual fee?

12 MR. OUTHOUSE: So --

13 MR. CAPICOTTI: So the consumer pays,  
14 buys the box, but if there's a keyless entry,  
15 it's not passed on to the consumer, you know what  
16 I mean?

17 MR. OUTHOUSE: So, the keyless entry,  
18 it's part of the package. It's not something  
19 we're really looking at doing, it's just you  
20 can't take the option out. I'm sure it's more  
21 expensive and there probably is an annual fee  
22 associated, which is why we're not looking at  
23 doing the automatic one. There's one that's like  
24 a key fob that the fire department could tap.

1 March 3, 2026

2 Then you had to run electric to it, internet.  
3 We're not really looking at doing that. We just  
4 prefer kind of the analog mechanical system that  
5 you could just screw into a building and leave  
6 it.

7 MS. KNICKERBOCKER: Yeah, I think that's  
8 the best way, because otherwise then somebody has  
9 to get an electrician, install it. It just  
10 becomes more costly and you really want to make  
11 people want to do this. We talked a little bit  
12 about this last time. I personally, I'm  
13 definitely going to do this with my commercial  
14 buildings. I think it's a smart thing to do. You  
15 know, if you're not in the village, you're at  
16 work or traveling or whatever, you know, at least  
17 the fire department, especially for a commercial  
18 building, to get in to a building that has glass  
19 or a door, it can be extremely expensive.

20 I myself am not in favor to tell people  
21 that they have to have it. I, I think it should  
22 be an option. But we'll, we'll see what the  
23 board's thoughts are, too. But I think, thank  
24 you so much for researching this. I think this is

1 March 3, 2026

2 a great program and thank you for bringing this  
3 to us.

4 MR. OUTHUSE: I mean, even if we can  
5 just do it on a voluntary adoption basis, we're  
6 still more than glad to do that. I did send the  
7 two different drafts. Again, they're just bullet  
8 points. I'm not a lawyer, so I did the best I  
9 could, looking at other municipalities and one is  
10 for again everything in the village and one is  
11 just for everything that's newly built. So, I  
12 kind of, two different pathways if you want to go  
13 either way or neither way. I just thought I'd do  
14 that because City of Peekskill actually does that  
15 where it's only new and 50 percent or over. That  
16 was passed in 20-, recently 2022.

17 MS. KNICKERBOCKER: Okay.

18 MR. OUTHUSE: So, Peekskill is a decent  
19 sized city. They're not going to make everybody  
20 put one on. It's a lot of money. So, that was  
21 kind of a compromise that they came up with. So,  
22 I figured I'd include that.

23 MS. KNICKERBOCKER: Okay. Thank you.

24 MR. STEWART: Thank you, Kieran.

1 March 3, 2026

2 MR. OUTHOUSE: Any other questions?

3 MR. CAPICOTTI: No. Thank you, Kieran.

4 MR. OUTHOUSE: Sure.

5 MS. KNICKERBOCKER: So, what, what are  
6 the board's thoughts on this? The mandatory or  
7 voluntary?

8 MS. BAEZ: I think voluntary.

9 MS. KNICKERBOCKER: Yeah.

10 MR. STEWART: Yeah. I'm for it. I kind  
11 of like the way Kieran presented the Peekskill  
12 option, too. You know, anything new, it should be  
13 mandatory, any kind of major renovation, 50  
14 percent or better, you know, it should be put in.  
15 I think that's, you know, a good option as well.

16 MR. CAPICOTTI: Yeah. I'm for the  
17 voluntary and I'll follow up what Dan said.  
18 Anybody comes in for a building permit 50 percent  
19 or greater or even brand new I believe that that  
20 should be mandatory.

21 MS. KNICKERBOCKER: And really it's not,  
22 you know, if you look at the price it \$500 one-  
23 time fee --

24 MR. CAPICOTTI: Right.

1 March 3, 2026

2 MS. KNICKERBOCKER: -- it's not so bad.

3 MS. STEPHANIE PORTEUS: And you're  
4 talking about commercial?

5 MR. CAPICOTTI: Commercial, yes.

6 MR. STEWART: Commercial.

7 MR. CAPICOTTI: Mandatory would only be  
8 for the commercial.

9 MS. PORTEUS: Yeah.

10 MR. STEWART: Yeah.

11 MS. KNICKERBOCKER: But I think if a  
12 resident wanted it --

13 MS. PORTEUS: Yeah.

14 MS. KNICKERBOCKER: -- they could, what  
15 would they do, contact the fire department to, to  
16 make that happen?

17 MR. STEWART: I was going to say why  
18 don't you explain the registration part of it.

19 MR. outhouse: If they want to buy it,  
20 they go online, they fill a form out. It requires  
21 our signature before it can go to Knox.

22 MS. KNICKERBOCKER: Oh, okay.

23 MR. outhouse: So the fire department  
24 has to authorize and be aware of it, so we can

1 March 3, 2026

2 track it, then it will go to them, to Knox, and  
3 they'll buy it through them. They are giving us  
4 three, well, we have it already, three keys, two  
5 for the fire department and one is supposed to go  
6 to the building inspector. What the village does  
7 with it that's on, you know, you to determine.  
8 The town of Cortlandt just keeps them in their  
9 office locked, to my knowledge. I don't think  
10 they use them but Knox wants the code enforcement  
11 officer to have a copy as well.

12 MR. STEWART: It makes sense.

13 MR. OUTHOUSE: Again you can't just  
14 enter a building, it's, it's --

15 MR. STEWART: Yeah.

16 MS. KNICKERBOCKER: Okay.

17 MR. OUTHOUSE: Sure.

18 MS. BAEZ: Thank you.

19 MS. KNICKERBOCKER: So I'll do this  
20 voluntarily. All right, the next is, so since  
21 we're not doing it mandatory, we won't have to  
22 set up a public hearing for it. Is that correct?

23 MS. PORTEUS: It's up to you. I was just  
24 writing down draft local law for April, would it

1 March 3, 2026

2 be April?

3 MS. KNICKERBOCKER: It would be the  
4 April meeting.

5 MS. PORTEUS: Yeah.

6 MS. KNICKERBOCKER: Because it's the  
7 next meeting.

8 MS. PORTEUS: And you don't want it in  
9 the code?

10 MS. KNICKERBOCKER: Well, if it's not  
11 mandatory, so that's why I'm asking.

12 MS. PORTEUS: Oh, so commercial is not  
13 mandatory?

14 MS. KNICKERBOCKER: Well after the 50 --

15 MR. CAPICOTTI: Well if the prospect of  
16 using it when they go, somebody files for a  
17 building permit for new construction --

18 MR. SERRANO: You need a code.

19 MR. CAPICOTTI: -- then it has to be in  
20 code --

21 MS. PORTEUS: Yeah.

22 MR. CAPICOTTI: -- because then it would  
23 be mandatory for commercial.

24 MS. PORTEUS: For commercial. That's how

1 March 3, 2026

2 I had it.

3 MR. CAPICOTTI: But if you don't go in  
4 that direction, then, right.

5 MS. PORTEUS: So then it's up to you.

6 MR. CAPICOTTI: I mean either, it's up  
7 to you guys. I mean, I just suggested it because  
8 Kieran suggested it that Peekskill uses that as  
9 part of their code.

10 MS. PORTEUS: Yeah.

11 MR. CAPICOTTI: So, I mean, that's an  
12 option we have. You know, I think it's a good  
13 option for new and, and 50 percent renovations on  
14 commercial properties only.

15 MS. PORTEUS: Yep.

16 MS. KNICKERBOCKER: Okay. So, we --

17 MS. PORTEUS: I think you should  
18 probably have in the code, so I'll, I'll do it  
19 for you, a local law and we'll --

20 MR. CAPICOTTI: Yeah.

21 MS. KNICKERBOCKER: So, then --

22 MR. SERRANO: May, so you still got  
23 time?

24 MS. KNICKERBOCKER: Okay.

1 March 3, 2026

2 MS. PORTEUS: Call for it in April or  
3 you call for it in May for June?

4 MS. KNICKERBOCKER: We could call for it  
5 now and then do it in May.

6 MS. PORTEUS: Right.

7 MS. KNICKERBOCKER: All right. So, I'd  
8 like to make a motion to call for a public  
9 hearing on May 5, 2026 regarding the Knox Rapid  
10 Key Access Program. Can I have a second?

11 MR. STEWART: Second.

12 MS. KNICKERBOCKER: All in favor?

13 MULTIPLE: Aye.

14 MS. KNICKERBOCKER: All right. Thank  
15 you. The next is a motion authorizing an inter-  
16 municipal agreement with the town of Cortlandt.  
17 This is something we do all the time. So, I'd  
18 like to make a motion authorizing an inter-  
19 municipal agreement with the town of Cortlandt  
20 regarding shared use of equipment and also with  
21 bidding with the town purchasing director. Can I  
22 have a second?

23 MS. BAEZ: Second.

24 MS. KNICKERBOCKER: All in favor?

1 March 3, 2026

2 MULTIPLE: Aye.

3 MS. KNICKERBOCKER: Okay. Thank you. The  
4 next is a motion, oh, hold on. So this is the  
5 TraCS program that the police department uses.  
6 It's for ticket and accident report data in a  
7 police vehicle environment and the electronic  
8 transfer of that data from law enforcement  
9 agencies to DMV and courts. The system is called  
10 TraCS, Traffic and Criminal Software. It is the  
11 intention of the New York State Police to provide  
12 the TraCS software to any police agency in New  
13 York free of charge, based on New York State  
14 Police support staff ability and the lead  
15 agency's ability to self-support.

16 So, this is important for our police  
17 department and the sharing of information. So, I  
18 am going to make a motion authorizing mayor to  
19 sign the TraCS use and dissemination agreement  
20 between New York State Police, the County of  
21 Westchester Department of Public Safety and the  
22 Village of Buchanan Police Department. Can I have  
23 a second?

24 MR. STEWART: Second.

1 March 3, 2026

2 MS. BAEZ: Second.

3 MS. KNICKERBOCKER: All in favor?

4 MULTIPLE: Aye.

5 MS. KNICKERBOCKER: Okay, the next is a  
6 request for a solar solicitation permit. We've  
7 done this before. Any of the companies that want  
8 to solicit here in the village, they have to get  
9 a permit. So, I'd like to make, make a motion to  
10 approve the request from Active Solar for a  
11 solicitation permit to go door to door between  
12 the hours of 12:00 and 6:00 p.m. on Monday  
13 through Saturday, but not more than two times a  
14 week. Can I have a second?

15 MR. CAPICOTTI: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: All right. Thank  
19 you. The next is a motion to accept \$3,700  
20 donation from CRP/AMS Buchanan Owner, LLC for  
21 Buchanan Engine Company Equipment. This is for  
22 extra hose that is needed for the AMS building,  
23 the Sylvan Woods building. The fire department  
24 did not have enough hose. So AMS is donating

1 March 3, 2026

2 \$3,700 to be able to purchase more hose. So can I  
3 have a second to accept?

4 MR. STEWART: Second.

5 MS. KNICKERBOCKER: All in favor?

6 MULTIPLE: Aye.

7 MS. KNICKERBOCKER: All right. Thank  
8 you. The next is something we, something that's  
9 come up. We're looking to, we're supporting the  
10 increased aid to municipalities from New York  
11 State. And I'm going to read the resolution on  
12 that.

13 Whereas, Governor Kathy Hochul released  
14 her 30-day amendments to the executive budget,  
15 which includes an additional 100 million in  
16 temporary assistance, TMA, to be allocated in the  
17 same manner as in the past two years.

18 And whereas these additional investments  
19 reflect a recognition that New York's strength  
20 begins in its cities, villages, and towns, and  
21 that a strong state local partnership is  
22 essential to delivering the services,  
23 infrastructure, public safety, and quality of  
24 life that residents expect and deserve.

March 3, 2026

Whereas local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs while striving to provide relief to taxpayers amid a rising, rising cost of living.

And whereas New York Conference of Mayor executive director Barbara Van Epps, along with the mayors from across the state testified at the local government joint budget hearing in Albany advocating for increased unrestricted aid and a strengthened state local partnership.

Whereas the additional 100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential service for residents.

Now therefore, it be resolved that the Village of Buchanan applauds Governor Hochul for recognizing the importance of investing in local governments and for reaffirming her commitment, commitment to strengthening New York cities and villages.

March 3, 2026

Be therefore resolved that the village of Buchanan urges the New York state legislature, oh boy, tongue, tongue twisted here a little bit -- to include at a minimum the additional 100 million in temporary assistance municipal assistance in the adopted state budget.

And be it further resolved that the Village of Buchanan calls upon the governor and the state legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York's local governments.

And be it further resolved that the copies of this resolution be transmitted to the governor, the temporary president of the Senate, the Speaker of the Assembly, and the members of the state legislature representing the Village of Buchanan. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay, Cindy, I'd like to just ask you a question in reference to

1 March 3, 2026  
2 this. Currently, we get \$18,000? Okay. Okay. So,  
3 we get approximately 18, so with the additional  
4 100 million is there any, any, no calculation if  
5 we did get it you know what it would be? Yeah,  
6 yeah. Because we're one of the smaller  
7 municipalities so, you know, when you talk about  
8 cities and things like that they'll get, a  
9 they'll get a lion share of that. Okay, thank  
10 you. Okay, let's see. Okay. So, now we go to  
11 information from officers and departments. Yes,  
12 ma'am? Oh, yes. Yes, we had to add that. I'm  
13 sorry. Okay. We have an addition on to the  
14 agenda. it's, I'm going to make a motion to call  
15 for a public hearing on April 18, 2026 regarding  
16 the budget hearing.

17 MS. PORTEUS: April 8th.

18 MS. KNICKERBOCKER: April 8th. Yeah,  
19 April 8th. I just, yeah, I just saw that. I was  
20 like, no, it's not the 18th, April 8th, got to  
21 have it approved by the end of the month. So,  
22 that would be a little short. So, can I have a  
23 second?

24 MSBZ Second.

1 March 3, 2026

2 MS. KNICKERBOCKER: All in favor?

3 MULTIPLE: Aye.

4 MS. KNICKERBOCKER: All right. Thank  
5 you. Now, we'll go to information from officers  
6 and departments. Justice court reports for  
7 December 2025 and January 2026, let's see. For  
8 January, 1,423 was I think that's the only report  
9 I have here. December 25th and January 22nd

10 MS. KEMPTER: [unintelligible]  
11 [00:16:49].

12 MS. KNICKERBOCKER: Oh okay, all right.  
13 So we have those already, so those are -- that's  
14 the justice report. Police report, what do we  
15 have?

16 MS. BAEZ: The main calls for the police  
17 department were alarms. There were 11 of them.  
18 Medical aided calls for 12 and property checks  
19 that were 26.

20 MS. KNICKERBOCKER: Okay. Highway report  
21 December '25 and January 2026?

22 MR. CAPICOTTI: For the highway report,  
23 we have garbage collection totaling at 95.85 tons  
24 for the month. Just to bring up the fact that

1 March 3, 2026

2 they were very busy cleaning snow through the  
3 month of January. They did a fantastic job. they  
4 kept our streets clean and safe for our  
5 residents, which I really accommodate them for.  
6 And, you know, meanwhile they, they took on other  
7 tasks here like Marcus, you said you had mold in  
8 the, in the kitchen downstairs. They remediated  
9 the mold and installed all new tile and, and  
10 countertops and, and redid it. And it was all  
11 done in-house by our, our highway department,  
12 which was a big save for the village. And it's  
13 great to see how skilled our, our employees are.  
14 So, I want to thank them for all of that and  
15 keeping the village safe and, and clear of snow  
16 and ice for the, for the season.

17 MS. KNICKERBOCKER: Okay. And they had a  
18 difficult water main break over the weekend. It  
19 was difficult to get to it. I had stopped while  
20 they were working on it. And I understand there  
21 was cement that they had to go through. It took,  
22 took the most of the day to get to the pipe that  
23 they had to get to. So, yeah, it's that time of  
24 the year for water main breaks.

1 March 3, 2026

2 MR. STEWART: Especially up there.

3 MS. KNICKERBOCKER: Yeah. Okay, let's  
4 see. Wastewater treatment plant for January,  
5 treated wastewater 8,362,000 gallons, Sludge  
6 removal 244,000 gallons and everything looks good  
7 over there. All right. Thank you. And building  
8 department December 2025 and January 2026?

9 MR. STEWART: That would be me. So  
10 orders of remedy, zero; court appearances, two;  
11 stop work orders, zero, building permits issued  
12 or reviewed, nine; inspection required for newly  
13 issued permits, 10; inspections on file from  
14 permits and compliance inspections, 15.  
15 Certificates of occupancy completion and issue  
16 issued, nine; compliance inspections for resale  
17 or refinance, two. Court appearance for 300  
18 Blakeley Avenue, 1/13/2026, inspection of the  
19 property was performed to cooperate with the  
20 Village of Buchanan in court and building  
21 department, tenants removed according to  
22 attorneys on 1/11/2026, inspection set for  
23 1/26/2026 and it's been adjourned until March.

24 And then we have the AMS project which

1 March 3, 2026

2 seems to be moving along as scheduled, first  
3 floor closer to completion for occupancy. And  
4 then we have 3109 Albany Post Road, processed and  
5 served and claimed not to be the owner. Paul's  
6 attorneys go into the article 78 process. And  
7 that's it.

8 MS. KNICKERBOCKER: Thank you. And I  
9 forgot to mention Steve Laker is on Zoom. Steve,  
10 Buchanan Engine reports?

11 MR. LAKER: Yes. Thank you, Mayor. For  
12 the month of December, there were six total  
13 alarms. The month of January, there were 15 total  
14 alarms. Also during the month of January, fire  
15 department conducted a walkthrough of AMS for  
16 portable radio testing and unit layouts. They  
17 were also on 24-hour standby during this, the  
18 storm between January 25th and 26. And I also  
19 have a report for the annual calls for the year  
20 and there were 146 total alarms in 2025.

21 MS. KNICKERBOCKER: Okay. All right.  
22 Thank you, Steve. Planning board minutes, I guess  
23 they're online. Prosecutor's report, there is  
24 nothing. I will start. I just want to say thank

March 3, 2026

you for all those who shoveled around the fire hydrants in the front of their house. It's much appreciated. The fire department appreciates it. You never know if there's emergency, if there's a fire, the fire department has to get in there and we've had a really tough winter. So, thank you to all. Some of them were done like so, they were done so well. It's like it they must have done like 10 feet out. They really did a great job. But appreciate everyone jumping in to, to help out.

I want to thank Cindy. She's going to hate me. But anyhow, when, when we put out the code red, sometimes it's necessary that it has to happen on a weekend and Cindy, you know, is always available to do that and she's always very helpful and it takes time to do that. But, Cindy, we appreciate you, you know, doing that for the residents. The code red is important to let them know different things like, you know, getting the cars off the street and whatever information we have to get out there. So much appreciated that you take your time to do that.

1 March 3, 2026

2 What else do I have? I had a few other  
3 things but anyhow, the other thing is I, I can't  
4 disclose it right now but by the end of the week  
5 the village of Buchanan might have some good, a  
6 good announcement coming. So, there's some things  
7 that are in the works and keep in touch with us,  
8 we'll let you know what the announcement is. So,  
9 it's been something that's been worked on for  
10 quite a while and the announcement is coming out  
11 soon. Attorney's report, what do you have for us,  
12 Stephanie Porteus, Village of Buchanan attorney?

13 MS. PORTEUS: Thank you. Just brief up  
14 updates on the two areas of litigation that we're  
15 involved in, so with the police department,  
16 they're voluntary mediation trying to settle  
17 that, you know the, the case I'm talking about.  
18 And John Doe, the forever case, that is still  
19 waiting for the plaintiff in that case made some  
20 motions and was denied twice. They made an  
21 argument to reargue again. If the appellate  
22 division says no, you know, you're out, then  
23 they're going to go to, move to go to the court  
24 of appeals. So, that one continues. The other

1 March 3, 2026

2 one is, I think, almost settled.

3 MS. KNICKERBOCKER: Okay.

4 MS. PORTEUS: So, that's where we're at.  
5 I'll keep you updated. This is the never-ending  
6 saga.

7 MS. KNICKERBOCKER: And, you know, I'm  
8 going to go to trustee reports also. Steve, I'm  
9 going to go to you first, so I don't forget you  
10 since you're on Zoom, it's easy to forget. So,  
11 any reports for us today?

12 MR. LAKER: Yeah, no problem. I  
13 apologize for not being there in person. A work  
14 trip sent me down to North Carolina, but I did  
15 want to state, you know, we are geared up for the  
16 St. Patrick's Day parade, Sunday, March 15th,  
17 2:00 p.m. is step off. We're going to be honoring  
18 Brian Tubbs as the grand marshal, as well as Pete  
19 Kelly, Kacey Morbito, Maria Morabito, and Lisa  
20 Cole.

21 And I also want to thank AMS. We touched  
22 upon it earlier accepting that donation for the  
23 fire hose. That was something that came up when  
24 the fire department was doing their budget. They

1 March 3, 2026

2 were, they requested that from AMS and they  
3 quickly jumped on it and donated the funds needed  
4 for that fire hose. So, I thank them for that.  
5 And that's all I have.

6 MS. KNICKERBOCKER: Okay. Thanks, Steve.  
7 Anthony, what do you have for us tonight?

8 MR. CAPICOTTI: Just a couple things. A  
9 quick question, the, the surprise that you're  
10 talking about any, any way you want to make us as  
11 board members, bring us on board with it or?

12 MS. KNICKERBOCKER: I would like to  
13 Anthony, but I have been told that I cannot say  
14 anything, so before the announcement comes out I  
15 will let the board know. It's something I've been  
16 --

17 MR. CAPICOTTI: Why would you bring it  
18 out now instead of discuss it with us in  
19 executive and then we'll -- and then announce it?

20 MS. KNICKERBOCKER: But I can't --

21 MR. CAPICOTTI: But you should have  
22 never talked about it is what I'm saying.

23 MS. KNICKERBOCKER: All right, then I'm  
24 sorry I talked about it, but I --

1 March 3, 2026

2 MR. CAPICOTTI: Right. Well,  
3 [unintelligible] [00:25:35] I get it.

4 MS. KNICKERBOCKER: I'm, I'm so excited  
5 about it so I just wanted to say something.

6 MR. CAPICOTTI: It should have been  
7 discussed in executive and then you could  
8 announce it.

9 MS. KNICKERBOCKER: It's something I  
10 can't discuss in executive. If I could I --

11 MR. CAPICOTTI: You can't?

12 MS. KNICKERBOCKER: -- I can't, I cannot  
13 I cannot discuss it in executive yet. I will send  
14 the board an email before the announcement comes  
15 out.

16 MR. CAPICOTTI: Are you guys comfortable  
17 with that?

18 MS. BAEZ: No, I'm not. But --

19 MR. CAPICOTTI: Is that how everything  
20 else goes around here?

21 MS. BAEZ: -- what else is new?

22 MR. CAPICOTTI: Yeah. Right.

23 MS. KNICKERBOCKER: Well, I can think  
24 about things --

1 March 3, 2026

2 MR. CAPICOTTI: All right. So, did you  
3 get the letter from Holtec about the ball field  
4 you promised me?

5 MS. KNICKERBOCKER: Yeah, I did not get  
6 a letter, but I do have a comment from Patrick  
7 O'Brien.

8 MR. CAPICOTTI: No, you said you were  
9 going to get me a letter.

10 MS. KNICKERBOCKER: It was -- well, I  
11 couldn't get a letter, so I will take --

12 MR. CAPICOTTI: Because I also met with  
13 Patrick O'Brien and he, he says he has no idea  
14 what you're talking about.

15 MS. KNICKERBOCKER: Okay. So, here's  
16 what Patrick O'Brien said to me.

17 MR. CAPICOTTI: No, I don't care. It's  
18 my turn to speak.

19 MS. KNICKERBOCKER: Okay, then I won't  
20 discuss it.

21 MR. CAPICOTTI: Thank you. You didn't  
22 get the letter. That's all I asked. So, it  
23 appears that last time we had a meeting, somebody  
24 made me famous on Facebook for a comment I made

March 3, 2026

about AMS, about how I was proud of the building. And yes I am still proud of the building. I voted it in just like everybody else sitting up here at this table, and I am proud of it. And just so some of the facts are, right now AMS project is 40 percent leased, 40 percent leased. Okay. They are under private refuse collection, which is imperative and is very important for us. They also are bringing in over \$170,000 in recreation fees. That is without being said, all of the building permits that they have purchased to this time. When fully done, this will bring in roughly \$300,000 in taxes. Okay.

You can comment and hate me for the building, but in 2017, New York State came to the Village of Buchanan and said, we are going to close the plant in 2021. We'll stop production. The mayor was in charge in 2017. There was never no plan or anything done. I got involved in 2022. Still no plan. Here it is, 2026, and we're talking about things that should have been done 10 years ago. There is still no plan. We decided. when I got in and Dan and Steve and even Theresa

1 March 3, 2026

2 voted yes on this, to take on the AMS project to  
3 try and help the tax and it's \$300,000. Yeah. Oh,  
4 it's not that much, right.

5 But I have five kids. I'm fighting to  
6 fight just like all of you. I am here for a long  
7 time and I need to make sure that my family is  
8 comfortable just like the fixed incomes, the  
9 retirees and the families with young children in  
10 this community. So that's why I voted for this  
11 project. I feel like it was a benefit and it was  
12 a, it was good for us to start to, to break down  
13 the tax barrier we were facing.

14 Now I don't care about the critics. It  
15 doesn't bother me. I'm criticized by a lot of  
16 things, but just think about the facts. The facts  
17 are what they are. You can go out and blow smoke  
18 and say whatever you want to do, but the facts  
19 are what they are. So, if anybody has any  
20 questions on anything with AMS and how it's going  
21 to help us moving forward, Marcus has all the  
22 answers you need and any of us have all the  
23 answers you need.

24 Instead of listening to the naysayers

1 March 3, 2026

2 and, and the BS that's out there, just ask the  
3 questions. We'll answer them. They're all facts.  
4 We're not going to lie to you. It's all facts.  
5 Thank you.

6 MS. KNICKERBOCKER: Anything else? Okay,  
7 Awilda, what do you have for us tonight?

8 MS. BAEZ: I just want to once again  
9 thank Dan and Steve for organizing the St.  
10 Patrick's Day Parade, and I'm encouraging  
11 everyone to come out and have some fun.

12 MS. KNICKERBOCKER: All right, Dan, what  
13 do you have for us?

14 MR. STEWART: Just March 15th, St.  
15 Patrick's Day Parade. Again, step off 2:30 or  
16 2:00 o'clock. The grand marshal ceremony begins  
17 at 11:30 at the Buchanan Firehouse. We're hoping  
18 for good weather and of course the March  
19 election, March 18th. I encourage everybody to  
20 get out and vote, speak your voice. I'm just  
21 hoping that the tone and the climate just kind of  
22 tones down. You know, at the end of the day,  
23 we're all here to serve people, to serve the  
24 village, and do what's best for the village. So,

1 March 3, 2026

2 let's just run on merit and we'll see, you know,  
3 what the outcome is on March 18th. That's all I  
4 have, Mayor.

5 MS. KNICKERBOCKER: Okay. Thank you. And  
6 like I've said over the past elections, after all  
7 is said and done, we all still have to live here  
8 together. We're a community and so, yeah, it's  
9 got to get toned down a little bit. I would like  
10 to respond to a few things Anthony said. Yes, I  
11 was here in 2017. As a matter of fact, the  
12 announcement came January 7th of 2017 that there  
13 was no plan.

14 We are not trained ever for the closure  
15 of a large, our largest taxpayer and also our  
16 employer. And what you also have to understand,  
17 that plant was supposed to be open until 2035.  
18 And not only that, it's not something that you  
19 save up, save up, save up, save up. There's only  
20 a certain percent of extra money that we can keep  
21 into our accounts. Otherwise it makes it look  
22 like we're overtaxing.

23 So, we could have figured 10 years. I  
24 don't know what we could have saved, but you, you

1 March 3, 2026

2 can't do that. You can't have so much excess. The  
3 other thing I'd like to say is yes, I've been  
4 mayor since that time, but there's also been  
5 other board members here that have been here  
6 quite a while. Anthony, I believe you're five  
7 years. Dan, I believe you're four. Steve, I  
8 believe you're three. Awilda is two. I have been  
9 basically the one person here that, I've kind of  
10 been like the lone ranger for a couple of years.

11 So, if you guys had had any thoughts in  
12 2022, that was your opportunity, since you  
13 controlled the board, to come up with different  
14 solutions. And I never heard anyone saying what  
15 they could do. I go to the decommissioning  
16 oversight board meetings. I attend every meeting.  
17 I attend any meeting with nuclear since 2017 and  
18 I don't see you guys going to that. There's a lot  
19 of information from there.

20 MR. STEWART: I've, I've gone to those  
21 meetings.

22 MS. KNICKERBOCKER: You went last  
23 September. I saw you once.

24 MR. STEWART: I've been to several,

March 3, 2026

okay.

MS. KNICKERBOCKER: Okay. So very --

MR. STEWART: So, that's not true.

MS. KNICKERBOCKER: -- important, These meetings are critical. Dan, if you become mayor, you will be on the decommissioning oversight board. I go to those meetings. I defend the village. In the December meeting, we had county legislator Emiljana Ulaj, who decided that she should tell us what should be done on that Indian Point property and I spoke up for the village, absolutely not. Her, her thought was and, you know, we have to discuss it yet the data centers. And I just was offended that she thought that she should be able to tell us. So if you look in low-HUD, the December article I spoke up against that.

I've been speaking up against all the antinuclear people and anti-Buchanan people. I look at them the same. One of their thoughts was to put all solar panels throughout the property. That is no good for us. That will not give you the tax base that you need. Not only that, that

1 March 3, 2026

2 will close the property up again after the 60  
3 years we haven't had access to it. So, I have  
4 tried to get as much education as I can in  
5 reference to that. I have gone to different  
6 communities to see what decommissioning looks  
7 like. I've spent a lot of time. We've done  
8 different things over the years.

9 We have also, our attorney Stephanie  
10 Porteus, in case anyone has forgotten, we've  
11 worked very hard. We got legislation actually  
12 passed in New York State that allows us to tax  
13 the spent fuel casks. Unfortunately, we didn't,  
14 or fortunately we didn't need to have to use that  
15 legislation, but it helped us negotiate a good, a  
16 good agreement with Holtec.

17 So it's been a challenge. I am proud to  
18 say I had a good board that worked with me at the  
19 time and also I was, I led during that time one  
20 of the most difficult times in the village of  
21 Buchanan.

22 MR. CAPICOTTI: And what did come --  
23 what did you do with it? What did you do for it?

24 MS. KNICKERBOCKER: What did I do for

1 March 3, 2026

2 what?

3 MR. CAPICOTTI: What, what did you do?  
4 Like what comes out of these decommissioning  
5 meetings that you claim helped the village?

6 MS. KNICKERBOCKER: Um --

7 MR. CAPICOTTI: And what did you do from  
8 2017 to we decided to build AMS that was  
9 productive for the taxpayer?

10 MS. KNICKERBOCKER: Anthony, I did a  
11 lot. Okay.

12 MR. CAPICOTTI: And --

13 MS. KNICKERBOCKER: I go to --

14 MR. CAPICOTTI: -- just say one thing.

15 MS. KNICKERBOCKER: -- decommissioning  
16 oversight board meetings. That --

17 MR. CAPICOTTI: No, say one thing you  
18 did. One thing you did.

19 MS. KNICKERBOCKER: I had the  
20 legislation passed.

21 MR. CAPICOTTI: And, and what did we  
22 benefit from that?

23 MS. KNICKERBOCKER: It benefited because  
24 now you're able to tax the spent fuel casks.

1 March 3, 2026

2 MR. CAPICOTTI: No, we are not.

3 MS. KNICKERBOCKER: Yes. The law that  
4 was passed, we are allowed to tax it.

5 MR. CAPICOTTI: But did it ever benefit  
6 the Village of Buchanan?

7 MS. KNICKERBOCKER: Do -- if you know  
8 anything about negotiation, Anthony, we had the,  
9 we had the upper hand. It was difficult for them  
10 because otherwise we would have had to gone to  
11 court.

12 MR. CAPICOTTI: That's not even true.

13 MS. KNICKERBOCKER: That is true.

14 MR. CAPICOTTI: That is not true.

15 MS. KNICKERBOCKER: So it was a  
16 negotiation for the upper hand.

17 MR. CAPICOTTI: You wanted to hit them  
18 for the last negotiations for 200,000, you said  
19 and we asked Marcus what we wanted and all of us  
20 here were here to witness it.

21 MS. KNICKERBOCKER: Mm-hmm.

22 MR. CAPICOTTI: I said, Marcus, what do  
23 we need to stabilize our budget? He said, 1.6  
24 million and we said, so why aren't we asking for

1 March 3, 2026

2 1.6 million? And you said, we'll never get that.

3 MS. KNICKERBOCKER: On, no.

4 MR. CAPICOTTI: And [unintelligible]

5 [00:35:56] Awilda?

6 MS. KNICKERBOCKER: We got, we got it.

7 MR. CAPICOTTI: We got it? Because we  
8 called them.

9 MS. KNICKERBOCKER: We got it. I had  
10 conversations with Holtec.

11 MR. CAPICOTTI: Oh, of course you had  
12 conversations.

13 MS. KNICKERBOCKER: So, yeah.

14 MR. CAPICOTTI: And you think that they  
15 were worried about what you were going to do with  
16 your legislation? That's why we got it?

17 MS. KNICKERBOCKER: Listen, it gave us  
18 leverage, Anthony. We had nothing before that. We  
19 had zero going into no --

20 MR. CAPICOTTI: That is bogus.

21 MS. KNICKERBOCKER: -- well going into  
22 the negotiation, we had leverage.

23 MR. CAPICOTTI: That negotiation,  
24 nothing about that legislation was ever even

1 March 3, 2026

2 brought up.

3 MS. KNICKERBOCKER: Because they knew  
4 the legislation had been passed. They knew we had  
5 that --

6 MR. CAPICOTTI: Because it was  
7 unimportant to them.

8 MS. KNICKERBOCKER: -- card up our  
9 sleeve.

10 MR. CAPICOTTI: It didn't matter. It's  
11 never going to work.

12 MS. KNICKERBOCKER: It did matter.

13 MR. CAPICOTTI: In your mind, yes.

14 MS. KNICKERBOCKER: It was a lot of  
15 work.

16 MR. CAPICOTTI: Which is an empty space.

17 MS. KNICKERBOCKER: Well, then why did  
18 other communities throughout the country adopt  
19 that? So I would like to say I do have a  
20 spreadsheet that Marcus had done quite some time  
21 ago. And so we know we still continue the pilot  
22 for several more years. It was a eight-year  
23 agreement. So we're looking at the cessation  
24 fund. That's another thing I'm trying to work on

March 3, 2026

to get that extended with the school, with the town. We were very successful before when we did that working together. So the last payment for the cessation fund will be in '27, the year '27-'28. And the projected tax increase at that point is 2.91 percent. Now when we get into the year '28-'29, the cessation fund is ended. So what's important here is that we all work together and try to get the cessation fund extended, so that will give us a buffer.

The fortunate thing is, fortunate or unfortunate, look I will say this. The building is a nice looking building. The problem is it is just not fits in the character of that. It's a huge building on a postage stamp. So, but and if you look at, if you look at the meeting that day, it was a very difficult decision for me to make. And yes, I keep getting told I voted for it. Yes, I did. And when I said it, I said, this is a very difficult decision, but seeing where the cessation fund was going to come in and what the shortfall was, I did vote for it.

MR. CAPICOTTI: So, you're admitting

1 March 3, 2026

2 that it was a good idea.

3 MS. KNICKERBOCKER: I think I would have  
4 been happier, but I had no choice.

5 MR. CAPICOTTI: But it was good for the  
6 tax base, is that what you're saying?

7 MS. KNICKERBOCKER: Just for the tax  
8 base.

9 MR. CAPICOTTI: Okay.

10 MS. KNICKERBOCKER: Just for that.

11 MR. CAPICOTTI: So then it was --

12 MS. KNICKERBOCKER: So, originally --

13 MR. CAPICOTTI: -- that's what we said  
14 it was good for you, just said it.

15 MS. KNICKERBOCKER: So originally it was  
16 supposed to be three stories. We went, we spent  
17 over a year going through making the code, the  
18 overlay district. It was supposed to be three  
19 stories.

20 MR. CAPICOTTI: Just own it, just own  
21 it, like you said.

22 MS. KNICKERBOCKER: So three and then it  
23 ended up being five because that's what the  
24 developer wanted. So anyhow, so let me, let me

1 March 3, 2026

2 just say this. So the loss, the loss in '27-'28  
3 will be 116,000 and in '28-'29 is 232. So  
4 Anthony, I think you said the tax that we will  
5 get from AMS will be 300,000?

6 MR. CAPICOTTI: Correct.

7 MS. KNICKERBOCKER: Marcus what is the  
8 is it is it 240,000 or 300,000?

9 MR. SERRANO: It hasn't been completed  
10 yet, so we have to see what the assessment was,  
11 what the assessor comes about with. But we got a,  
12 we have a partial increase in assessment. I want  
13 to be totally honest with everybody. In this  
14 fiscal year, that we're working on the budget  
15 right now, there was a there was an increase in  
16 the assessment based on what they were completed  
17 so far. We're not 100 percent complete with the  
18 building. The building will be totally complete  
19 for next assessment roll. So, based on the  
20 numbers right now, hold on a second. I'll tell  
21 you what it is right now. Cindy, what was the  
22 what's the current tax rate? Do you remember?  
23 686?

24 MS. KNICKERBOCKER: Because I heard 240,

1 March 3, 2026

2 Anthony said 300.

3 MR. CAPICOTTI: I did say 300.

4 MS. KNICKERBOCKER: I know. That's, I'm  
5 just agreeing with you.

6 MR. CAPICOTTI: I did.

7 MS. KNICKERBOCKER: I'm agreeing with  
8 you.

9 MR. SERRANO: So we have an increase in  
10 taxes based on current assessment about \$180  
11 \$190,000 now and then next year is when they're  
12 fully finished and the assessor will come up with  
13 a new number at that point. So it took three  
14 years. We got a, when they first got the building  
15 permit, what they completed so far this year and  
16 then next year's assessment roll be the full,  
17 full completion. At that point the assessor will  
18 come up with a number at that point.

19 MR. CAPICOTTI: Fully completed was what  
20 I said at 300,000.

21 MS. KNICKERBOCKER: So what will they,  
22 what will they be on the rolls for this year? The  
23 percentage, just the percentage?

24 MR. SERRANO: I think they were at 70

1 March 3, 2026

2 percent completed when the assessment roll was  
3 done.

4 MS. KNICKERBOCKER: Okay. All right.  
5 Yeah. Because I think there the move in date is  
6 in May.

7 MR. SERRANO: Correct. And then, and  
8 then it'll be fully assessed in, in -- for next  
9 fiscal year.

10 MS. KNICKERBOCKER: So that would be  
11 '27-'28?

12 MR. SERRANO: Correct.

13 MS. KNICKERBOCKER: Okay.

14 MR. SERRANO: Correct. And then that's,  
15 we'll have the final number at that point.

16 MS. KNICKERBOCKER: Okay

17 MR. CAPICOTTI: So that will help up  
18 make the difference with the cessation fund in  
19 2028.

20 MR. SERRANO: It could help. It could  
21 help. I don't want to say what the number's going  
22 to be. The number that you were at, 300,000 was  
23 the estimated number at the time we were working  
24 on the assessment.

1 March 3, 2026

2 MR. CAPICOTTI: Mm-hmm.

3 MR. SERRANO: Again, the tax rate went  
4 up. So that number kind of fluctuate a little bit  
5 depending on what the tax rate is going to be.

6 MS. KNICKERBOCKER: And so that's what  
7 this was all about in the end.

8 MR. CAPICOTTI: The what?

9 MS. KNICKERBOCKER: That's what this was  
10 all about, the approving of the AMS building.

11 MR. CAPICOTTI: What are you talking  
12 about?

13 MS. KNICKERBOCKER: The taxes. So --

14 MR. CAPICOTTI: Yeah, I think that's  
15 what we were talking about.

16 MS. KNICKERBOCKER: Okay.

17 MR. CAPICOTTI: Isn't that what we're  
18 talking about?

19 MS. KNICKERBOCKER: Yeah, that's what  
20 we're talking about. Okay. So yeah, I just wanted  
21 the public to know what the losses are on, on the  
22 after the cessation fund has ended for the  
23 different years, what it is. And then the  
24 estimated tax increase at the time was 2.91

March 3, 2026

percent for the year '27-'28 and then in '28 and '29 it was 5.82 percent. And I know one of the residents had come in here with what it would cost each taxpayer if we didn't do the AMS project. And that was Lisa Mercora. I do not have those numbers available at this time. Okay.

So now we get to the best part of the meeting. We get to hear from -- oh, I'm so sorry, Marcus. Sorry.

MR. SERRANO: No problem. I've just got a couple, a couple updates. The mayor reminded me, we've had some issues where -- well we haven't had an issue. Anybody at home with Optimum and Verizon? We've had issue both Verizon and Optimum Altice. Altice is up and running but the sound quality is kind of low. So Mike is working with Altice to get another piece of equipment to actually boost up our signal to have a better sound. Verizon had an issue for a while that they were offline, but it's up and running now. So, everybody should, we actually tested it today and the sound quality is actually better than Altice right now. So if you have Verizon you

1 March 3, 2026

2 have better sound, but they both are up and  
3 running right now. We're still working with  
4 Altice. So I just want to give you an update on  
5 that.

6 The other thing is I just got the  
7 notification today. The county grant application  
8 we put, put in for complete streets, we were  
9 awarded that grant. But we won't see the money  
10 for about a year and a half by the time we get  
11 it. So, yeah.

12 MS. KNICKERBOCKER: Oh, my god. So how  
13 much was it? What were the roads and what was it  
14 approved for?

15 MR. SERRANO: The one that was awarded  
16 was the one on Westchester Avenue --

17 MS. KNICKERBOCKER: Oh, really?

18 MR. SERRANO: -- for the BV school.

19 MS. KNICKERBOCKER: Wow.

20 MR. LAKER: So that's the one where  
21 Peter wrote the letter?

22 MR. SERRANO: Yeah.

23 MS. KNICKERBOCKER: That's wonderful.

24 MR. LAKER: That's great news, Marcus,

1 March 3, 2026

2 thank you.

3 MS. KNICKERBOCKER: That is phenomenal.

4 MR. SERRANO: So we got that award.

5 MS. KNICKERBOCKER: So they'll, they'll  
6 extend -- so we'll have a complete sidewalk on  
7 that side there?

8 MR. SERRANO: Correct.

9 MS. KNICKERBOCKER: That's phenomenal  
10 because we go from the circle right up to the  
11 school and there's a section before the school  
12 entrance that is it's, it's a dangerous area  
13 because there's like a little curve in the road  
14 there and you see people walking around the lake  
15 all the time. And it's, that's, that's a tough  
16 area. So that's and how much, like what's the  
17 dollar?

18 MR. SERRANO: It was \$350,000 for the  
19 Complete Streets.

20 MS. KNICKERBOCKER: Okay.

21 MR. SERRANO: But don't forget, we're  
22 also are going to apply for the TAP grant for  
23 that. And that will, and that will also offset  
24 not only, our portion that we have to pay for,

1 March 3, 2026

2 but actually will actually complete the project.  
3 Less money the village will have to put in  
4 overall. So we're waiting for the TAP agreement.

5 The county also said that now that we  
6 got this award, they will write a letter of  
7 support as well to TAP. So we're going to be  
8 working on that this week to get that to the, to  
9 DOT, so they can have everything together. And  
10 hopefully we get both grants. We, like again,  
11 it's probably a year and a half before we can get  
12 the project done, but at least the funding will  
13 be in place hopefully.

14 MS. KNICKERBOCKER: That's great news.  
15 That's, that just increases the safety on  
16 Westchester.

17 MR. SERRANO: Thank you. That's why.

18 MS. KNICKERBOCKER: Because that's,  
19 especially for the school kids walking, instead  
20 of going up those steps.

21 MR. SERRANO: Yep.

22 MS. KNICKERBOCKER: Perfect. That's  
23 really good news.

24 MR. STEWART: And we can thank Peter

1 March 3, 2026

2 Harckham too.

3 MS. KNICKERBOCKER: Yeah. Yep. That's  
4 why we ask for letters of support.

5 MR. SERRANO: From both of them.

6 MS. KNICKERBOCKER: Yeah, they're very  
7 willing to do that the letters of support. Oh  
8 great. Thank you.

9 MR. SERRANO: And from the school  
10 district too.

11 MS. KNICKERBOCKER: And the school.  
12 Yeah. Well, it, it's a good thing for them, too.  
13 Okay. Wonderful. Okay. So, comments from the  
14 floor. Who would like to be the first brave  
15 person?

16 MS. PORTEUS: Eric.

17 MS. KNICKERBOCKER: Leading the way is  
18 Eric. Just state your name and where you live.  
19 And also, I just want to remind everyone it's a  
20 three minute time limit.

21 MS. BAEZ: Who's timing?

22 MR. SERRANO: I'll do it.

23 MS. BAEZ: All right.

24 MS. KNICKERBOCKER: All right. Thank

1 March 3, 2026

2 you, Marcus.

3 MR. ERIC VANCURA: Eric Vancura, 255  
4 Westchester Avenue. Mayor, members of the board,  
5 at the February 24th workshop, a unilateral  
6 determination was made regarding the legal status  
7 of the strip of land between Westchester Avenue  
8 and the Village Hall parking lot, an area that  
9 has long served as our de facto driveway. Staff  
10 was directed to act as though the board had  
11 collectively agreed, even though no motion was  
12 made and no consensus was recorded. This sets a  
13 precedent. Formal actions may now be taken based  
14 on informal discussions. Members of this board  
15 have repeatedly expressed concern about setting  
16 precedents. Yet that principle was disregarded in  
17 this instance. Such practice raises serious  
18 concerns about procedure, fiduciary  
19 responsibility, and compliance with the open  
20 meetings law.

21 Until the board has formally  
22 deliberated, any enforcement regarding this  
23 property is procedurally questionable. A FOIL  
24 request has been submitted for any documents

1 March 3, 2026

2 relied upon by the board in reaching the  
3 determination that this property is subject to  
4 public trust.

5 It is respectfully requested that this  
6 matter be formally reopened and placed on the  
7 agenda for the next board meeting so proper  
8 procedure may be followed. Thank you.

9 MS. KNICKERBOCKER: Thank you, Eric.  
10 What I'd like to say is you had an attorney.  
11 There was another attorney involved and our  
12 village attorney was involved and this did go  
13 back and forth for quite some time. Your attorney  
14 especially, did a lot of research into that, that  
15 information. And what came about of that that it  
16 was a public trust. A whole village property here  
17 is a public trust and we are not allowed to sell  
18 that property or lease that property,  
19 unfortunately.

20 I am sorry about that but since it's a  
21 public trust we can't. If you would like, I would  
22 have to ask procedurally for the attorney if  
23 there should be a formal vote this evening and  
24 let each board member vote. If we could sell it

1 March 3, 2026

2 or if there was a way we could do it, we can't.  
3 Unfortunately, you know, but this is, this has  
4 gone on for several months and we've gone back  
5 and forth asking questions. I know you've met  
6 with Marcus several times and through the  
7 research, when this property was bought from the  
8 school district, it was, it was put into a public  
9 trust.

10 MR. VANCURA: Are you talking about the  
11 purchase resolution?

12 MS. KNICKERBOCKER: I'm talking about  
13 the property in general. Stephanie, would you  
14 like to--

15 MS. PORTEUS: No.

16 MS. KNICKERBOCKER: Okay.

17 MS. PORTEUS: Thank you, though.

18 MS. KNICKERBOCKER: Okay. All right.

19 MR. VANCURA: But can I have the chance  
20 to review the documents that the board relied  
21 upon?

22 MS. KNICKERBOCKER: You I know you put  
23 in a FOIL request.

24 MR. VANCURA: Correct.

1 March 3, 2026

2 MS. KNICKERBOCKER: And I, I believe  
3 Cindy has responded to that?

4 MR. VANCURA: Yes.

5 MS. KNICKERBOCKER: So you will receive  
6 in the timely manner, the information.

7 MR. VANCURA: So all I'm asking is  
8 before the board is final, can I review the  
9 documents first?

10 MS. KNICKERBOCKER: It's just, yeah.  
11 That's, you know, I'm trying to explain to you  
12 the hands, our hands are tied at this point. It  
13 was, it was established that it's a public trust  
14 and we're not allowed to sell the property. I  
15 wish there was something else we could do.

16 MR. VANCURA: Then the documents should  
17 show it's a public trust and --

18 MS. KNICKERBOCKER: The original deed  
19 should show that.

20 MS. PORTEUS: But what you could do --  
21 excuse me.

22 MS. KNICKERBOCKER: Sure, absolutely.

23 MS. PORTEUS: Maybe you could make a  
24 motion tonight to together decide that you cannot

1 March 3, 2026

2 sell, lease this property to him or any other  
3 private citizen without an act of the legislature  
4 and that you are determining that you don't want  
5 to go through the assembly, the senate and wait  
6 for a governor's, in order to release this land.  
7 So maybe you want to make the motion because he's  
8 saying that it wasn't made last time. I don't  
9 remember if it was.

10 MS. KNICKERBOCKER: It was at a  
11 workshop.

12 MS. PORTEUS: All right. Well, maybe you  
13 want to make that motion tonight.

14 MS. KNICKERBOCKER: Okay.

15 MR. CAPICOTTI: But we were all under  
16 the impression that it was impossible. Like we  
17 had to go through all those stages to get to  
18 where we needed to get to.

19 MS. PORTEUS: But what he's saying is we  
20 didn't make a formal motion saying you're not --  
21 saying you're going to accept the law and you'll  
22 make a motion that you cannot sell, lease,  
23 license any part of the property that was deeded  
24 from the school district to the Village of

1 March 3, 2026

2 Buchanan in 1972, in the 1970s,

3 MR. LAKER: But if, if --

4 MS. PORTEUS: That would make it formal  
5 on the record and I don't think, I mean the FOIL  
6 will be answered. But I don't think we need to  
7 argue this with anybody.

8 MS. KNICKERBOCKER: Okay.

9 MS. PORTEUS: So.

10 MS. KNICKERBOCKER: So would the board  
11 like me to make a motion so we can approve that?

12 MS. BAEZ: Of course, yeah.

13 MS. KNICKERBOCKER: Okay. So, I'd like  
14 to make a motion that the Village of Buchanan and  
15 cannot sell, lease, or license the, any part of  
16 the village property and without an act of  
17 legislation and the governor's signature. And  
18 because the property was purchased in the '70s  
19 and was put into a public trust. Does that cover  
20 all the items, counselor?

21 MS. PORTEUS: It does, but that you  
22 might want to mention that you're not directing  
23 me to make an application to the legislature for  
24 the state of New York.

1 March 3, 2026

2 MS. KNICKERBOCKER: Correct.

3 MS. PORTEUS: And by the way, just as an  
4 as an aside, people do that, but normally it's  
5 it's a huge parkland, but whatever. What they ask  
6 for most of the time is replacing, if you're  
7 going to take anything that's been put into  
8 parkland, I know the argument's been made that we  
9 already have a park in the front and so he's kind  
10 of apportioning that that's the park. The whole  
11 property is in a trust, period. Whether you do a  
12 whole park or whether you don't, there's case law  
13 everywhere that when they're not even used ever,  
14 but it's in a public trust. You have to ask  
15 permission. So, that's where we're at.

16 MS. KNICKERBOCKER: Okay. And we are not  
17 directing the attorney to put any application in  
18 to proceed with legislation. Okay.

19 MR. CAPICOTTI: Before we vote on this,  
20 who's, who's responsible for the liability and  
21 the maintenance while we're waiting for this  
22 answer?

23 MS. PORTEUS: Well, we're not waiting  
24 for -- we're not waiting for an answer. You guys

1 March 3, 2026

2 are.

3 MR. SERRANO: Yeah.

4 MS. KNICKERBOCKER: When we make the  
5 decision tonight.

6 MR. CAPICOTTI: We make the decision  
7 tonight and then it's got to go through  
8 legislation and, and --

9 MS. BAEZ: It's not.

10 MR. SERRANO: So the --

11 MS. BAEZ: They said it's not going to  
12 go.

13 MR. SERRANO: You're voting --

14 MR. CAPICOTTI: You're not going to let  
15 it go through.

16 MS. PORTEUS: Right.

17 MR. SERRANO: Right. You're voting not  
18 to.

19 MS. PORTEUS: Right.

20 MR. SERRANO: That is it's a dead, a  
21 dead discussion.

22 MS. PORTEUS: And then the village is --

23 MR. CAPICOTTI: Oh, it's going to go in  
24 the opposite direction.

1 March 3, 2026

2 MR. SERRANO: Correct.

3 MS. PORTEUS: Right.

4 MR. CAPICOTTI: Than what he said, okay.

5 MS. PORTEUS: Right. Right. So, and yes,  
6 you're responsible for maintaining it.

7 MS. BAEZ: Yeah, we are.

8 MS. PORTEUS: Yeah.

9 MS. BAEZ: The village.

10 MS. KNICKERBOCKER: Okay. So, can I have  
11 a second?

12 MS. BAEZ: I second that.

13 MS. KNICKERBOCKER: All in favor?

14 MULTIPLE: Aye.

15 MS. KNICKERBOCKER: Okay. I'm sorry,  
16 Eric. That's, that's the answer. Okay. Who else  
17 would like to speak?

18 MS. DARLENE GARRETT: Good evening,  
19 Darleen Garrett, First Street. Anthony, you  
20 mentioned, which I I'd heard before, but 170,000  
21 or so in recreation fees. Just curious, is that a  
22 onetime fee that --

23 MR. CAPICOTTI: Yes, it is.

24 MS. GARRETT: Okay. And the 40, is it

1 March 3, 2026

2 based upon as they lease the individual?

3 MR. CAPICOTTI: It's based on the square  
4 footage, right, of the, of the units?

5 MR. STEWART: No, it goes by different  
6 units.

7 MR. SERRANO: It's based on how many one  
8 or two bedroom units you have.

9 MR. CAPICOTTI: One or two bedroom,  
10 yeah.

11 MR. SERRANO: So, there's a fee for one  
12 bedroom, a fee for two bedrooms, and a fee for  
13 three bedrooms times how many units you have.

14 MS. GARRETT: But AMS has to fill that  
15 that space right for us to --

16 MR. SERRANO: No, no, no. No. As soon as  
17 you build any kind of apartment complex in the  
18 village, it doesn't matter, not just AMS, any  
19 apartment complex you have to pay this recreation  
20 fee, if you fill it or not.

21 MS. GARRETT: Okay.

22 MR. SERRANO: It doesn't matter.

23 MR. CAPICOTTI: So according to that  
24 would be when the CO is issued?

1 March 3, 2026

2 MR. SERRANO: Correct.

3 MR. STEWART: The monies get released.

4 MS. GARRETT: Okay. And then they paid,  
5 if I remember the budget correctly, Marcus 50,000  
6 was the permit I believe?

7 MR. SERRANO: No the building permit was  
8 over, it was like 500,000.

9 MS. GARRETT: Oh, 500,000. There was  
10 something in the budget about losing 50,000 from  
11 AMS. I'm going to have to revisit that.

12 MR. SERRANO: Call me.

13 MS. GARRETT: Okay.

14 MR. SERRANO: Call me.

15 MS. GARRETT: Well, yeah. I want to.  
16 This week was crazy, but next week I would like  
17 to meet with you.

18 MR. SERRANO: Yes.

19 MS. GARRETT: The Knox Box situation  
20 sounds very interesting, even for residential  
21 people, but certainly for commercial. I guess I  
22 would ask, and maybe Steve is the one taking care  
23 of that, that maybe AMS lays out the \$3,000 fee  
24 that the fire department has to, you know, or the

1 March 3, 2026

2 village would have to encumber for, for doing  
3 that. I don't know. I don't, what did we get for  
4 infrastructure from AMS? That's something I never  
5 saw or heard about. Did we get anything from AMS  
6 for infrastructure costs?

7 MR. SERRANO: It, it's the same for any  
8 kind of development in the village. There's no  
9 infrastructure fee for anybody that's building  
10 anything in the village. You pay a building  
11 permit fee and a recreation fee and that's it.  
12 And then taxes of course.

13 MS. GARRETT: Right, but we, so we  
14 really didn't ask for anything above and beyond  
15 that?

16 MR. SERRANO: No.

17 MS. GARRETT: Okay. And maybe this is  
18 not the meeting. I just wanted -- so I watched  
19 the workshop meeting. I was here, but I watched  
20 it last time, re-watched it. Marcus, you noted  
21 that we lose money for summer camp. We actually  
22 lose money on summer camp?

23 MR. SERRANO: Between summer camp and  
24 the pool, combined together.

1 March 3, 2026

2 MS. GARRETT: The pool is a loss.

3 MR. SERRANO: The pool is the one that  
4 is really the money loss.

5 MS. GARRETT: Okay.

6 MR. SERRANO: Yes.

7 MS. GARRETT: All right. Yes. All right,  
8 good. And so did we increase the commercial tax  
9 rate? There was going to, there was talk about  
10 potentially the commercial tax rate was going to  
11 be increased on commercial buildings.

12 MR. SERRANO: You cannot -- there is,  
13 there is a process in the assessment to do a  
14 homestead and not a homestead. In New York State,  
15 you have to do a reevaluation to do that. So,  
16 there's only one rate for everybody, unless  
17 you're like in town of Greenberg, they have a  
18 homestead and nonhomestead, but we don't have  
19 that.

20 MS. GARRETT: Oh, I thought you had  
21 noted in your --

22 MR. LAKER: Water, commercial water. You  
23 may be thinking about the water rate.

24 MR. SERRANO: Oh, commercial water rate,

1 March 3, 2026

2 not tax rate.

3 MS. GARRETT: Okay. Because I thought I  
4 remember seeing something in the budget about  
5 increasing.

6 MR. SERRANO: Yeah, commercial water we  
7 did. Yeah, correct. Thank you for correcting me.

8 MR. CAPICOTTI: Yes.

9 MS. GARRETT: Okay. Thank you.

10 MS. KNICKERBOCKER: All right. Thank  
11 you, Darlene. In reference to the rec fee, that  
12 was something I brought to the board and we  
13 discussed it, what the fee would be for the one,  
14 two, and three bedroom. So, that fortunately will  
15 help us. It's a one-time fee. Yes, I get that.  
16 But we have some recreational expenses coming  
17 such as the kiddie pool and the pool itself. And  
18 so, that will help towards that. Plus I think we  
19 have about \$224,000 in a recreation fund that  
20 we've had. So, the kiddie pool I think is about  
21 500,000. So, that, that should help towards the  
22 kiddie pool. All right. Next.

23 MS. LORI PYRCH: Hello everybody. Lori  
24 Pyrch, Donahue Court. Just on the tail end of

1 March 3, 2026

2 what Darlene had brought up, I was going to ask  
3 also, is it standard for a recreation fee to be  
4 paid just for one time, not year after year after  
5 year?

6 MR. SERRANO: That's normal, that's  
7 normal throughout the state of New York, yes.

8 MS. PYRCH: Yes, that's normal? Okay.

9 MR. SERRANO: That's correct.

10 MS. PYRCH: I know following the last  
11 meeting, you Theresa, you were asked about a  
12 letter and did you get a letter and you were  
13 going to elaborate earlier tonight about a letter  
14 or something that you had a conversation with  
15 Patrick O'Brien?

16 MS. KNICKERBOCKER: Yes. Unfortun- --

17 MS. PYRCH: And you didn't get a chance  
18 to. Would you like to explain that to me now so I  
19 can hear your full answer?

20 MS. KNICKERBOCKER: Thank you. Yes. So,  
21 I spoke directly to Pat O'Brien and this is what  
22 he said to me. With the baseball field, there was  
23 no formal offer. It was meant to be an informal  
24 discussion and I brought it up to the board at a

1 March 3, 2026

2 workshop and the board was not interested in the  
3 baseball field. So, they wanted monies to go  
4 towards the pool because we have expenses there.  
5 And at the meeting I asked exactly what the board  
6 wanted to ask Holtec for and nobody could come to  
7 like an agreement. You know, I mentioned  
8 something well what about the kiddie, pool should  
9 we ask about that? So there was no agreement that  
10 was made amongst the board what it should be. But  
11 Holtec would be interested in having a discussion  
12 with a public benefit package in reference to  
13 placing a data center there or any other property  
14 development over there. So that's, that is the  
15 conversation I had with Pat O'Brien.

16 MS. BAEZ: I'd like to respond to that.

17 MS. KNICKERBOCKER: Mm-hmm.

18 MS. BAEZ: Well, I'm responding it and  
19 this goes to you.

20 MS. PYRCH: I only get three minutes.

21 MS. BAEZ: No, they're going to extend  
22 it.

23 MR. SERRANO: No, I'm not counting you.

24 MS. BAEZ: He's extending it.

1 March 3, 2026

2 MS. PYRCH: The clock stopped?

3 MR. SERRANO: No, she was speaking. I'm  
4 not counting that.

5 MS. BAEZ: He's extending it. So, when I  
6 met with Pat O'Brien, he said that he did not, he  
7 could not say anything about the baseball field.  
8 He was not involved in that conversation. When I  
9 asked him how much money he was offering us, he  
10 said he could not tell us at that time. So when  
11 the mayor asked us what did we want to do, my  
12 response was, well, we need to know how much  
13 money we're getting so we know what to ask for.

14 MS. KNICKERBOCKER: Okay. He's started  
15 his clock.

16 MS. PYRCH: That was concluded at the  
17 last meeting, the same response?

18 MS. BAEZ: We've had this conversation  
19 before.

20 MS. PYRCH: Right. So is that still an  
21 open discussion?

22 MS. BAEZ: Absolutely. If we can get  
23 dollar signs, we'll know where to go.

24 MS. PYRCH: Yes. Once you get more

1 March 3, 2026

2 information on what the exact amount, or their  
3 ballpark amount is, there could be further  
4 discussion about what they can offer.

5 MS. BAEZ: Absolutely.

6 MS. PYRCH: Okay.

7 MR. STEWART: Correct. And I think if I  
8 can just say one, one thing, I think at that time  
9 we as a as a group agreed that it, the money  
10 should go towards a need, not a want.

11 MS. BAEZ: Absolutely.

12 MS. KNICKERBOCKER: Correct. I agree.

13 MS. PYRCH: Lastly, they talked about  
14 the data center going in and the tax not being  
15 great. When the data center is put in, don't they  
16 have to generate their own electricity?

17 MS. KNICKERBOCKER: They're probably --

18 MS. PYRCH: And could we benefit from  
19 that being where it is

20 MS. KNICKERBOCKER: Well, getting an SMR  
21 to generate that?

22 MS. PYRCH: Yes.

23 MS. KNICKERBOCKER: I know they're still  
24 in discussions about the amount of power that has

1 March 3, 2026

2 to be used there and if the grid has it. I would  
3 have to think that it doesn't, but you know, I  
4 don't know for sure. But a lot of the data  
5 centers are putting in SMRs to power them, right.

6 MS. BAEZ: And just to answer that, when  
7 I spoke to Pat O'Brien, he said he wasn't sure if  
8 they could even do it. So, they're still  
9 discussing that.

10 MS. PYRCH: To do what?

11 MR. CAPICOTTI: If they don't install an  
12 SMR --

13 MS. BAEZ: The data center.

14 MR. CAPICOTTI: -- the consumer will  
15 absorb the excess price.

16 MS. PYRCH: Right? So, I'm just looking  
17 at --

18 MR. CAPICOTTI: That's the problem with  
19 data centers.

20 MS. PYRCH: I'm just trying to look at  
21 it as what could be a benefit if that is where it  
22 ends up.

23 MS. KNICKERBOCKER: Yeah, that's a good  
24 question.

1 March 3, 2026

2 MR. LAKER: And there's also possible  
3 talks of a moratorium on data centers --

4 MS. KNICKERBOCKER: Yeah, absolutely,  
5 yeah.

6 MR. LAKER: -- in the state of New York.

7 MR. SERRANO: Correct. If you didn't  
8 hear Steve, but there's a state bill passing to  
9 do a moratorium on data centers. So in the state  
10 of New York, because they're concerned there's  
11 not enough electricity and other reasons. But I  
12 just want you to know some municipalities have  
13 passed a local law that in order to do a data  
14 center, you have to provide your own electricity.  
15 The village does not have that. So --

16 MS. KNICKERBOCKER: Yeah.

17 MR. SERRANO: -- that's something the  
18 village board can consider unless it comes up  
19 from the state of New York. If we don't have  
20 that, there's no requirement for them to do so. I  
21 just want to make sure you knew that.

22 MS. PYRCH: Okay.

23 MS. KNICKERBOCKER: And we're not even  
24 sure if that's a benefit to have a data center.

1 March 3, 2026

2 That would have to be a further conversation and  
3 some research done on that.

4 MS. PYRCH: Sure, totally understood.  
5 Okay. Thank you.

6 MS. KNICKERBOCKER: All right. Thank  
7 you, Lori.

8 MS. BAEZ: Thank you.

9 MS. KNICKERBOCKER: Anyone else?

10 MR. ERIC WERNER: Good evening.

11 MS. KNICKERBOCKER: Good evening.

12 MR. WERNER: I've got a little  
13 [unintelligible] [01:01:40] for you guys.

14 MS. KNICKERBOCKER: Oh, all right. And  
15 then just introduce who you are. Thank you so  
16 much. All right. Good. Thank you.

17 MS. BAEZ: Thank you.

18 MS. KNICKERBOCKER: Let me see what we  
19 got.

20 MR. SERRANO: Thank you.

21 MS. PORTEUS: Thank you.

22 MR. WERNER: My name's Eric Werner, I  
23 live at 159 Seward Street and this is just a  
24 little packet together that I put for you guys. I

March 3, 2026

have a lot of questions, okay. And I would appreciate to get through this and answer the questions if we can, unless there's a stop there, I get extra time. I want to be thanking the board and the candidates for their service in to our community. It's not about a confrontational. It's about asking thoughtful questions and fully understanding the long-term impact of large scale developing and does this really need to be done?

Growth is not inherently bad, but unmanaged growth can create lasting financial and safety considerations. This is why I asked the board to look at shared mitigation as a part of protecting the locals and their taxes. I was told they would. Since then, nothing has been done. Why?

Going on from that, we talk about our infrastructure. Our village infrastructure is 75 years old. We've already experienced numerous breaks and leaks in the system where we bring an outside contractor in to do the work, at what expense to us? John Pezzella does great work. He's a good guy and I trust his workmanship.

March 3, 2026

Increased density means more water usage, more sewer demand and more road wear as well as storm runoff. Are we prepared to in-house staff, which also means additional equipment and staffing? Our in-house staff need to be trained in shoring operations as anything over five feet needs to be shored under OSHA and NIOSH guidelines. They'd also need to have confined space equipment and monitoring systems because they're working in trenches. Before we're adding hundreds of residents, we need to ask, are we financially prepared to upgrade aging infrastructures first and our personnel capabilities are there.

Traffic density, current building around 9A approximately will have a possibly 144 cars to it, up to, up to 288 residents. That may not include kids or other adults that may be in there. Our roads were not designed for that density, as we are seeing this by just trying to get out of side streets as well as places like McDonald's. Increased traffic effects due to overgrowth, emergency response times, pedestrian

March 3, 2026

safety and daily congestions. Does this traffic study really reflect conditions especially during peak hours and emergencies as well as weather?

Schools, even if initially the new building is marked as 55 and over, change of occupancy rules can evolve over time due to builders being unable to fill it. Our school system right now costs on an average of 30 plus thousand dollars per student to go there. That's not being handicapped or special needs, which can go up to \$100,000. That's 70 percent of our tax dollars right here. More students mean higher school taxes, larger class sizes, and potential expansion costs. We should prioritize development that minimizes school impact, not one that increases long-term educational liabilities.

Public safety cost. At this point in time, I know we have to hire another cop as one is retiring. That's a wash. We will need more police going down range at a cost of \$200,000. Yes, you got roughly around \$250,000, \$300,000 from the tax base. It doesn't leave a lot of fluff there at the end. This does not also

1 March 3, 2026

2 include our DBW EMS.

3 MS. KNICKERBOCKER: I'm sorry, it's  
4 three minutes.

5 MR. WERNER: Okay.

6 MS. KNICKERBOCKER: I apologize.

7 MR. WERNER: No problem. I guess I'm  
8 going to get somebody to take over from the  
9 second half of that.

10 MS. KNICKERBOCKER: Okay. And what what  
11 I want to say to you John Pezzella has been  
12 working with our highway guys and, and teaching  
13 them a lot and training them a lot and so I think  
14 eventually they'll be ready to do in-house work  
15 on our water main breaks and, and things like  
16 that.

17 MR. WERNER: When it comes to training,  
18 he's not a certified instructor to teach or stuff  
19 like that.

20 MS. KNICKERBOCKER: That's true.

21 MR. WERNER: [unintelligible] [01:05:40]  
22 stuff. You actually have to have a professional  
23 train up guys there.

24 MS. KNICKERBOCKER: Yeah, we should see

1 March 3, 2026

2 if there's training for the highway. They have  
3 different trainings, just like the trustees and,  
4 and everybody. There's different trainings that  
5 they can go to. Thank you for your comments. Yes,  
6 ma'am?

7 MS. TANIA DREZEK: Tania Drezek, Travis  
8 Avenue. I'm just going to finish on Eric's little  
9 thing here. Its projected new tax revenue is  
10 approximately 250,000 from the current building.  
11 That leaves very little margin and that does not  
12 include DPW, EMS, and fire services. Is projected  
13 revenue truly covering long-term service costs?

14 Fire and EMS realities, Volunteering is  
15 declining nationwide due to increased training  
16 requirements and time constraints. If we shift  
17 towards career staffing due to overgrowth, the  
18 following will cost us. Firefighters average  
19 \$175,000 annually, career chief 250. Full  
20 staffing could approach 5 million per year. This  
21 does not include training and apparatus.

22 Additionally, larger multistory  
23 structures introduce more complex fire behavior,  
24 create greater civilian risk, greater first

March 3, 2026

responder risk. Local departments aren't made to fight fires in buildings like this. They don't have the training or the resources. Are we prepared for those operational realities?

More residents also mean more medical calls. EMS systems are already stretched. Increased volume may require paid staffing and expanded equipment. How will we fund these sustainably?

Financial reality with current building, one-time recreation payments such as 175 do not offset permanent recurring costs. We are already facing one million in pool repairs, pavilion issues, aging water infrastructure, rising operational expenses.

The key question is not whether we want growth. The question is, are we prepared for the true long-term cost of the scale of this growth? In closing, I'd like to say I'm not I'm not antidevelopment. I'm pro smart development. We need growth that is financially sustainable, protects taxpayer stability, preserves emergency response capability, aligns with our

March 3, 2026

infrastructure capacity. And careful planning today prevents crisis spending tomorrow. And being like the other Terrytown and villages and Peekskill, I just want to keep that in mind. Thank you. I don't need a response.

MS. KNICKERBOCKER: Anyone else? Other comments? Okay,

MR. LAKER: Mayor, if I, if I will.

MS. KNICKERBOCKER: Sure, Steve. I'm sorry. I keep forgetting you're on Zoom. Sorry.

MR. LAKER: Yeah, no problem. I think something that may be helpful to the last two speakers if they go back March 5th of 2024, almost two years to the day, our planner David Smith was in attendance and he gave a great summary as to, you know, how we had gotten to the point with AMS, the two the two years prior. He goes over some of the studies and some of the work with the zoning board, the planning board and the fire department. So, I think between that summary there and plus all the other documentation that's publicly available, I think that'll answer a lot of the questions from the

1 March 3, 2026

2 last two speakers.

3 MS. BAEZ: Thank you, Steve.

4 MS. KNICKERBOCKER: Thanks, Steve. Okay.  
5 Oh, got one more?

6 MS. JODY CHIAPPALONE: Jody Chiappalone,  
7 1 Woods Court. You were talking about water main  
8 breaks. I think you're aware of the one over on  
9 Church Street that flooded the Methodist church  
10 which I'm also a member of. That church is very,  
11 very small, has a very small congregation and  
12 they were told, I believe they had they had a  
13 meeting with you already Marcus, right. The  
14 church's insurance came back and said because it  
15 was not their pipe, they will not cover anything.  
16 So my request is, is there any way that the board  
17 can help out? I mean, it's a really small church,  
18 so they're being responsible. And it wasn't their  
19 water line. It was the village's water line, so I  
20 don't know what kind of process you would go  
21 through for that, but they do need a little bit  
22 of help with that because the whole basement was  
23 flooded.

24 MS. BAEZ: Will the village's insurance

March 3, 2026

cover it?

MR. SERRANO: So the discussion we've had, every time we have a water main break there is water that might enter somebody's property. The situation is our insurance carrier would not cover it because under New York state law, we have to be aware of the defect. If we're aware of the defect and we didn't take care of it then it's our responsibility. If we're not aware of it, we're not responsible. It's like a tree falling down and unless you know the tree is diseased, there's nothing you can do about it. I just advise the board if you do anything for anybody, especially a not for profit church, then everybody that has a water may break in the future or a sewer main break, then you have, then you open the door, they have to then how do you figure out, I'm not an adjuster, how do you figure out how much you're going to pay that person? I feel terrible for the church.

MS. CHIAPPALONE: Well, I was just wondering, especially because it's a nonprofit, so and it wasn't -- if it was their waterline, I

1 March 3, 2026

2 get it, but they were just informed that their  
3 insurance will not help with anything.

4 MR. SERRANO: Correct.

5 MS. BAEZ: Do you know how much damage  
6 was done?

7 MS. CHIAPPALONE: I don't. I mean I can  
8 find out from them.

9 MS. BAEZ: I'm just curious.

10 MS. CHIAPPALONE: But they, they just  
11 said because it was the village's pipe, they  
12 can't help them in any way.

13 MR. SERRANO: That's -- and Stephanie  
14 just pointed out, that's a gift of taxpayers'  
15 money which is illegal. So you can't give money,  
16 not even a gift.

17 MS. PORTEUS: Not even if you'd like to.

18 MS. BAEZ: That's why I asked.

19 MR. SERRANO: Right.

20 MS. BAEZ: That's what I was asking.

21 MR. SERRANO: Right.

22 MS. PORTEUS: Yeah, I know.

23 MR. SERRANO: So I when I talked to the  
24 church, I said listen I I can work try to get the

1 March 3, 2026

2 local contractors to do work if they wanted to or  
3 met with the with the committee.

4 MS. CHIAPPALONE: Right.

5 MR. SERRANO: And we said that I could  
6 reach out to the contractors, local people and  
7 maybe do a fundraiser, I can I talked to the  
8 building inspector who knows contractors, fire  
9 departments, try to talk to the whole community  
10 to see we can get involved. But I asked them do  
11 you have an idea what the damage is and I'm still  
12 waiting for a response.

13 MS. CHIAPPALONE: Right, so would it be  
14 best if they came to you with an itemized as far  
15 as far as the damage and the cost?

16 MR. SERRANO: Yeah, that's what I,  
17 that's what I asked for, so I can at least reach  
18 out to some contractors and say, like if they  
19 need sheetrock, maybe reach out to a sheetrock  
20 company, and maybe they'll donate the sheetrock,  
21 for example, since they're in the community. It  
22 would be something like that.

23 MS. CHIAPPALONE: Okay.

24 MR. SERRANO: So I said whatever I can

1 March 3, 2026

2 do to help, I'm here to help and try to reach out  
3 to how many people that can.

4 MS. CHIAPPALONE: Okay, I'll pass that -  
5 -

6 MS. KNICKERBOCKER: There's a lot of  
7 good people and a lot of good contractors and,  
8 you know, maybe, you know --

9 MS. CHIAPPALONE: Yeah, if I could get  
10 an itemized list --

11 MS. KNICKERBOCKER: -- people to pitch  
12 in to help.

13 MS. CHIAPPALONE: -- from theirs, maybe  
14 I could get that from them and how much you know  
15 damage there was, because I know it was like the  
16 whole basement and like I said it's a it's a  
17 small, it's a very small congregation. So, you  
18 know, when they came back with their --

19 MR. SERRANO: Right.

20 MS. CHIAPPALONE: -- you know that their  
21 insurance would not touch it I was like, you  
22 know, I just wanted to ask.

23 MR. SERRANO: Right.

24 MR. STEWART: Perhaps a GoFundMe. I

1 March 3, 2026

2 mean, we live in a community where I've seen this  
3 community come together in on many occasions  
4 with, you know, people in distress where --

5 MS. CHIAPPALONE: Well, you know how  
6 that goes. Most of the congregation is older, so  
7 they don't know GoFundMe. So, you know.

8 MS. KNICKERBOCKER: I think there's  
9 somebody there that --

10 MR. STEWART: You got a young guy there.

11 MS. CHIAPPALONE: Yeah. So, yeah, I mean  
12 that's an idea.

13 MR. STEWART: To hit back on that, you  
14 know, it, it doesn't necessarily have to be  
15 members of the congregation.

16 MS. CHIAPPALONE: Yeah.

17 MR. STEWART: People are just willing to  
18 help and willing to give, especially when these  
19 GoFundMe campaigns start. You'd be surprised how  
20 many people reach out. Yeah. It's just a thought.

21 MS. BAEZ: Yeah. It shouldn't wait till  
22 the next meeting. If you can get the information  
23 to Marcus, he'll send us an email.

24 MR. SERRANO: Right.

1 March 3, 2026

2 MS. CHIAPPALONE: Okay.

3 MR. SERRANO: Yeah. But get to me the  
4 information and then what I'll reach out to the  
5 contractors. Like I say, it's a small area, so  
6 hopefully it won't be that bad anyway. So, I just  
7 got to get some ideas what they need to get  
8 repaired and we can reach out to the contractors.

9 MS. CHIAPPALONE: Okay.

10 MR. SERRANO: And we'll hopefully get  
11 this done.

12 MS. CHIAPPALONE: Okay.

13 MS. KNICKERBOCKER: It's, it's one of  
14 our two churches here in the community and it's,  
15 it's been there quite some time.

16 MS. CHIAPPALONE: You know, it's like --

17 MS. KNICKERBOCKER: And you know what I  
18 miss about that church the most? The bells. Every  
19 night at 6:00 o'clock, the bells would go off and  
20 that's when you knew it was time to come home for  
21 dinner.

22 MS. CHIAPPALONE: You can still ask to  
23 ring them.

24 MS. KNICKERBOCKER: Okay.

1 March 3, 2026

2 MS. CHIAPPALONE: Yeah. Okay. Thank you.

3 MS. KNICKERBOCKER: Thanks, Jody.

4 Appreciate it. Yes?

5 MR. SERRANO: Please talk into the mic.

6 MR. WERNER: The one question I asked is  
7 about shared mitigation. [unintelligible]

8 [01:14:26].

9 MS. KNICKERBOCKER: Oh, okay. I'm sorry.  
10 Yes --

11 MS. BAEZ: I didn't see that.

12 MR. SERRANO: No, that was --

13 MS. KNICKERBOCKER: He's talking about  
14 shared mitigation. He's mentioned this before,  
15 which I think would, if there's any further  
16 development here in the village, I think this is  
17 something that the board should look at. When you  
18 go to other communities they do, when a developer  
19 comes in they do offer different things to the  
20 community, whether it's doing some type of  
21 infrastructure and I remember when we had that  
22 other project here, Bill Balter he had, I believe  
23 he offered a a fire truck. I mean he, he was  
24 pretty generous. He was offering also build for

1 March 3, 2026

2 the fire department another space for them to  
3 store their vehicles. So when you go to different  
4 communities that the developers do offer  
5 different, different things to the community.

6 MR. SERRANO: I just want to say in my  
7 experience, [unintelligible] [01:15:19] has low-  
8 income housing or affordable housing that's tied  
9 into it. If the board wants to open the door to  
10 that one, that's, that's --

11 MS. KNICKERBOCKER: No, we don't want to  
12 open the door to that because you know why?

13 MS. BAEZ: There you go.

14 MS. KNICKERBOCKER: We are one of, we  
15 are one of five or six communities in Westchester  
16 County that do not require any percentage of  
17 affordable housing here. So when you go to other  
18 communities, for example, like New Rochelle, it  
19 might be 10 or 15 percent when a development  
20 comes in that they have to offer 10 or 15 percent  
21 to be set aside for affordable housing.

22 MR. SERRANO: Right. So I'm saying  
23 there's a lot of federal and state money behind  
24 it and that's why they can give money away.

1 March 3, 2026

2 That's the difference.

3 MS. KNICKERBOCKER: Well, you know, you  
4 can always ask. You can always ask. There you go.

5 MS. BAEZ: You could ask, but you have  
6 to keep in mind what he just said.

7 MS. KNICKERBOCKER: Yeah, absolutely.

8 MS. BAEZ: Especially since you don't  
9 want affordable housing.

10 MS. KNICKERBOCKER: Well, we kind of  
11 went through that once before with affordable  
12 housing here and they get a lot of discounts.  
13 There's a lot of different things. And then you  
14 have to do --

15 MR. STEWART: A tax rate.

16 MS. KNICKERBOCKER: Yeah, it's a  
17 different, it's a tax rate. Then they also ask  
18 for over 20 years, what is that, Marcus, where  
19 that you make an agreement with them basically,  
20 so it's not a full tax rate.

21 MR. SERRANO: Yeah, you got, it's  
22 normally a reduced pilot.

23 MS. KNICKERBOCKER: Right.

24 MR. SERRANO: The rents are lower.

1 March 3, 2026

2 MS. KNICKERBOCKER: Right.

3 MR. SERRANO: That's where the impacts  
4 come from, to be honest with you, because I have  
5 to live in other communities. So that's where  
6 your impacts you want to avoid.

7 MS. KNICKERBOCKER: And that's and  
8 that's not for a community like us that is  
9 looking to increase our, our revenue. When you  
10 get some of these situations, it's not really a  
11 benefit for the community that needs revenue. So,  
12 any, any other comments? Okay. All right. I'd  
13 like to make a motion to close the meeting. Can I  
14 have a second?

15 MR. STEWART: Second.

16 MS. KNICKERBOCKER: Okay. Have a great  
17 Buchanan Day, everyone, and be safe.

18 (The public board meeting concluded at  
19 8:17 p.m.)  
20  
21  
22  
23  
24

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on March 3, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: March 30, 2026

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