

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

May 5, 2026

7:00 p.m. - 8:50 p.m.

May 5, 2026

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor
Awilda Baez, Trustee (via Zoom)
Steve Laker, Trustee
Robert Wheeler, Trustee

ABSENT:

Anthony Capicotti, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
George Pommer, Village Engineer
Cynthia Kempter, Village Clerk, Treasurer
Sharon Murphy, Deputy Clerk
Judge Jennifer Daly
Judge Daniel O'Neill
Associate Judge Edward Mevec
Jacqueline Pasquale, Recreation Supervisor

OTHERS:

Darlene Garrett, 159 First Street
Lori Pyrch, 3 Donahue Court

1 May 5, 2026

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

3 MS. THERESA KNICKERBOCKER: Hello and welcome to the
4 village of Buchanan regular meeting of May 5, 2026. Please join
5 me in the pledge of allegiance. And I would like judge, the
6 judge to lead Jennifer, Judge Jennifer.

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

12 MS. KNICKERBOCKER: Thank you. So, thank
13 you all for coming tonight. And we have with us
14 Judge Jennifer Daly McHale, and we've asked
15 Jennifer to come in this evening. Jennifer has
16 retired and we have a certificate of appreciation
17 for her. And this looks like the family row here.
18 Okay. And if you could please come up to the
19 podium and the board members also. So, how does
20 it feel? How does it feel not to have the stress
21 and everything?

22 MS. JENNIFER DALY MCHALE: We'll see.
23 Tuesday night. I get a free Tuesday night.

24 MS. KNICKERBOCKER: And here we ask you
25 back.

1 May 5, 2026

2 MS. DALY MCHALE: No, it's all good.
3 Thank you.

4 MS. KNICKERBOCKER: So, Oh, and then we
5 have Judge Mevec with us and oh, Judge Dan
6 O'Neiell with us, too. Come over here. Do not be
7 shy. Okay. So, whereas Jennifer E. Daly has
8 served as the village justice for the village of
9 Buchanan in New York from 1999 to 2026, and
10 whereas Judge Daly has demonstrated unwavering
11 commitment to the principles of justice,
12 fairness, and the rule of law within our
13 communities, and whereas Judge Daly has
14 diligently upheld the high standards of the New
15 York State Unified Court system, managing the
16 court docket with integrity and professionalism
17 and fulfilling mandatory training requirements to
18 ensure the effective administration of justice.
19 See, you thought it was going to be short. And
20 now therefore, it be resolved that the board of
21 trustees of the village of Buchanan does hereby
22 extend its deepest gratitude and appreciation to
23 Judge Jennifer E. Daly for her exemplary service
24 and wishes her the very best in all future

1 May 5, 2026

2 endeavors.

3 MS. DALY MCHALE: Thank you.

4 MS. KNICKERBOCKER: So, we're going to
5 get a picture, but if you'd like a few words, you
6 have the microphone.

7 MS. DALY MCHALE: Oh, all right. Well,
8 thank you, Mayor Knickerbocker and members of the
9 board and the village administrators. I truly
10 appreciate the honor. Thank you to my family
11 who's here this evening.

12 MS. KNICKERBOCKER: Who's here this
13 evening?

14 Ms. DALY MCHALE: My husband Jim, my
15 daughter-in-law Allie, my son James, my mom my
16 other two sons, don't work in -- I'm thinking
17 about my dad who passed recently, but my other
18 two sons don't live in the area, but they would
19 have been here if they could have. And thank you
20 to Dan and Ed. Congratulations to both of you.
21 And yeah, thank you. Thank you all for this. I
22 truly appreciate it and it was a privilege to
23 serve the village for all these years. Thank you.

24 MS. KNICKERBOCKER: And if you step over

1 May 5, 2026

2 here, board members and we're, I'm going to have
3 you do separate pictures with the judges and your
4 family, too.

5 MS. DALY MCHALE: All right.

6 MS. KNICKERBOCKER: Okay. Thank you.

7 Jim, are you taking --

8 MR. JIM MCHALE: I got video.

9 MS. KNICKERBOCKER: And then send them
10 to the village for Sharon to put it on Facebook.
11 Thank you. So, I'm glad you brought your own
12 [unintelligible] [00:04:20].

13 MS. DALY MCHALE: Thank you.

14 MS. KNICKERBOCKER: All right. Thank
15 you. Thank you. Thanks. And then Dan and Ed,
16 please.

17 MS. KALY MCHALE: Handing off the reins
18 here.

19 MS. KNICKERBOCKER: Yes.

20 MR. DANIEL O'NEILL: Yes. There we are.

21 MS. KNICKERBOCKER: Thank you. Jen,
22 would you like a picture with your family, too?

23 MS. DALY MCHALE: We can do that out in
24 the hall.

1 May 5, 2026

2 MR. O'NEILL: Oh, come on.

3 MS. DALY MCHALE: Okay.

4 MR. O'NEILL: Your camera. No, I I'll
5 take a lot of live. You want to look at them?

6 MS. KNICKERBOCKER: I'll sit down. Maybe
7 they won't see me.

8 MS. DALY MCHALE: Thank you. Thank you
9 all.

10 MS. KNICKERBOCKER: Thank you. And thank
11 you to the family also. All right, guys. Best
12 wishes, Jen. Okay. Ed, would you like to come up
13 and Dan, would you like to say a few words before
14 Jen leaves or? Jen, hold on a sec.

15 MR. MARCUS SERRANO: Jen, you've got to
16 come back.

17 MS. KNICKERBOCKER: Sorry, we're not
18 getting rid of you that easy.

19 MR. O'NEILL: Judge Daly, I just want
20 to thank you for all your guidance. When I first
21 became the associate village justice about ten
22 years ago, you were a wealth of knowledge and a
23 fountain of wisdom that helped guide me through
24 my initial years and continuing on through the

1 May 5, 2026

2 very end. So I thank you very much and
3 congratulations on your term and retirement too.

4 MS. KNICKERBOCKER: Very nice.

5 MS. DALY: Thank you.

6 MS. KNICKERBOCKER: And then we have
7 Judge Mevec.

8 MR. EDWARD MEVEC: Yes. Good evening. Ed
9 Mevec, 7 Donahue Court, here in the village.
10 Again, I would also like to thank Judge Daly for
11 her service which is very exemplary. But I would
12 also, I felt a little remiss back on April, I
13 guess was 7th when we were here and we had some
14 people speaking. And I certainly wanted to thank
15 Mayor Knickerbocker and the trustees for the
16 honor of serving as the associate village justice
17 here in our court. It's a high honor for me. It's
18 something that I've been thinking of for a long
19 time. And I really appreciate your trust and help
20 and your faith in me and what I'm able to do. I
21 could have got, unfortunately I couldn't get up
22 because that was the one night when my little
23 one-year-old grandson decided he couldn't be with
24 anybody except his grandfather. So I was

1 May 5, 2026

2 wrestling him all night. But I just wanted to
3 certainly get up and I wanted to thank the board
4 very much for their support. Thank you.

5 MS. KNICKERBOCKER: Thank you, Ed.
6 Thank you. Okay. Great. All right. We're moving
7 on now. Okay. But thank you so much for coming.

8 MR. MEVEC: Good night.

9 MS. KNICKERBOCKER: Good night,
10 everyone. Okay. So the approval of the minutes
11 for February 24th workshop, March 3rd board
12 meeting, March 24th workshop meeting, April 7th
13 organizational meeting, and April 8th board
14 meeting and budget hearing. Any questions or
15 comments on any of those meetings?

16 MR. LAKER: No questions or comments on
17 those minutes.

18 MS. KNICKERBOCKER: Okay. I'd like to
19 make a motion to approve those. Can I have a
20 second, please?

21 MR. LAKER: Second.

22 MS. KNICKERBOCKER: All in favor?

23 MULTIPLE: Aye.

24 MS. KNICKERBOCKER: And I apologize,

1 May 5, 2026

2 Trustee Baez is on Zoom today --

3 MR. SERRANO: And Anthony Capicotti had
4 a work incident.

5 MS. KNICKERBOCKER: Oh, okay. So,
6 Trustee Capicotti won't be here this evening?

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

8 MS. KNICKERBOCKER: All right. Thank
9 you. Okay. So, the next thing is, and I'm glad
10 the engineer is here this evening, our engineer.
11 We're going to have a discussion on the summer
12 camp and the potential alternative plans. I've
13 asked George to give a review of both engineers,
14 just a general review of where we are with that
15 for the public.

16 MR. GEORGE POMMER: Sure. Good evening,
17 mayor, trustees. Back in February when we started
18 this --

19 MR. SERRANO: January.

20 MR. POMMER: January, we were talking
21 about putting a new roof on the pavilion and we
22 decided there were some code changes. So, we
23 wanted an engineer to take a look at the
24 structure, make sure that everything was okay

1 May 5, 2026

2 before we put on a roof. That engineer came up
3 with an evaluation. We took that evaluation and
4 since the roof -- since the cost of the
5 structure we determined at that time was around
6 \$3 million, we said, well, we'll have another
7 opinion. So, we got another opinion from another
8 engineer to evaluate the findings of the first --

9 MR. LAKER: I'm sorry to interrupt you.
10 Can you just explain the first engineer what that
11 opinion was?

12 MR. POMMER: Sure. That opinion was that
13 the structure did not meet current code. So just
14 to put that in context, the codes are written
15 for, is written by the American Institute of
16 Steel Construction. They have codes. They have
17 design parameters and calculations that they,
18 that a structure should meet so that it's built,
19 it's safe and it's built accordingly to
20 standards. So the first engineer found out that
21 that didn't meet code.

22 MR. SERRANO: One specific item of the
23 code. Is that correct?

24 MR. POMMER: I'm sorry, say again?

1 May 5, 2026

2 MR. SERRANO: One, one specific item of
3 the code? is was just a snow load that he was
4 that he was speaking to?

5 MR. POMMER: So, correct. So he just
6 looked at the snow load. When he saw that the
7 snow load was not, didn't meet the code, he
8 stopped his evaluation and he didn't go any
9 further.

10 MR. LAKER: And in layman's term, that
11 means the amount of snow sitting on that roof,
12 the roof cannot support the snow? How does that -
13 - can you explain that?

14 MR. POMMER: So the snow load, so the
15 snow load for the code is 30 pounds per square
16 foot. That roof didn't -- according to the first
17 engineer's calculations, it didn't meet that 30
18 pounds per square foot. So one of the things
19 that, one of the assumptions that the engineer
20 made, which was conservative, was to assume that
21 a common grade of steel, a common grade of steel
22 is 36 ksi. He didn't do any testing. He just made
23 that assumption. So, we had the second engineer
24 review it. And in that process, we did take a

1 May 5, 2026

2 coupon. It's called a coupon when you cut a
3 little piece of steel out of, a sample of steel
4 out of a out of a member. And we brought it, they
5 brought it to a lab. The lab tested it. It was a
6 higher grade steel. It's not the 36, it's the 50
7 grade steel. So, the second engineer provided
8 that evaluation and that opinion. That evaluation
9 said it's a higher grade steel and that in his
10 opinion it could handle some wind loads, some
11 minor wind loads of 20 miles an hour. So that's
12 his opinion. That wasn't based on a calculation,
13 that wasn't based on any kind of analysis of the
14 structure. Because what happens is they use
15 computer models to analyze structures. At some
16 point when the parameter is not met, the computer
17 analysis will stop. So that's what happened in
18 this case. So the computer analysis --

19 MR. SERRANO: George the, you gave me a
20 good example of what that strength of the steel
21 is. I think for the general public should be able
22 to understand that too.

23 MR. POMMER: Sure, 50,000 pounds is the
24 yield strength. So what that means is if you took

1 May 5, 2026

2 a paper clip and you bent it a little bit and it
3 goes back to its original shape. That's the
4 yield. At a point you'll bend a paperclip and it
5 won't go back to its shape. That's beyond the
6 yield. So when we talk about 50,000 pounds,
7 that's the equivalent of ten 5,000 pound cars on
8 the roof. That's the equivalent --

9 MR. SERRANO: Per inch?

10 MR. POMMER: Per square inch, sitting on
11 a square inch. So that's the strength of that
12 steel. So in both the analysis of both, both
13 engineers both of them analyze the structure for
14 according to the current day code. But these
15 structures are pre-engineered structures, which
16 means that a company builds them, designs them,
17 manufactures them, ship them out all throughout
18 the country. And the engineering that's involved
19 with that particular structure, if you look at
20 it, they're called non-prismatic shapes. It means
21 one end of the structure is not the same as the
22 other. So you have a structure, the beam might
23 be, you know, 16 inches on one side and 24 on the
24 other. So that makes it non-prismatic. So these

May 5, 2026

companies, they hire their own engineers and they evaluate these structures and they sell them. They call them pre-engineered because they're they meet a certain standard. And what happens is -- there's only a select number of engineers that clearly understand and can analyze these structures. Both of these engineers have never designed this type of structure because they're not common. They're unique. And there's a 400 page guideline. It's called Design Guideline 25. And I actually, we had, when they had this discussion, I called the person that wrote design guideline 25, which is 2021. He's a professor at Georgia Tech University. He we had some email correspondence back and forth. And he couldn't help me because he was, he had a lot going on with school and classes and whatnot. But he gave me someone who could. And he said, I have someone who could analyze, you know, look at the structure, who looked at them all the time. So that's what, that's our next step in the process is to go to this person and see what input they can give to us, what insight they can give to us

May 5, 2026

because we told them it's been up for 50 years. It's gone through hurricanes. It's gone through multiple feet of -- this past winter had a foot and a half of snow on it. So it's gone through multiple loading conditions and there's something that someone doesn't know that we need to know to make sure that how we move forward is the is the right path. So that's --

MR. WHEELER: So is it fair to say that the first engineer made an assumption?

MR. POMMER: Correct.

MR. WHEELER: Meanwhile, there was three feet of snow on it all winter long and ice and it held up.

MR. POMMER: Correct.

MR. WHEELER: And the second one I'm still having a problem grasping on to this 20 mile per hour wind. I have a flag pole on my house that's wood. It withstands 40 miles per hour wind and that building is only 20 miles an hour wind? Where did that number come from?

MR. POMMER: So, it was his assumption. Let's say that. Based on what he knows and the

1 May 5, 2026

2 and the knowledge that he knows of just
3 structures in general, not this particular one,
4 because it's very specific and very special, that
5 he said, well, this is what I'm comfortable with
6 saying 20. That doesn't mean it can't handle 30.
7 It doesn't mean it can't handle 40, can't handle
8 50. It doesn't mean any of that. What it means is
9 based on what I know and his limited knowledge of
10 this structure --

11 MR. WHEELER: Right.

12 MR. POMMER: -- that's what he would
13 feel comfortable saying is okay.

14 MR. WHEELER: And that's where I was
15 going with this because I had the thought that,
16 you know, they're both assumptions. They don't
17 seem to know exactly what they're talking about.
18 I hate to say it that way, but I was going to
19 suggest maybe we get a hold of like maybe someone
20 from Holtec even who, they deal with major
21 structures. Maybe they have a structural engineer
22 that will really help us out. But you you have
23 someone else?

24 MR. POMMER: I have someone else who's

1 May 5, 2026

2 who specializes in this specific structure.

3 MR. WHEELER: Okay.

4 MR. POMMER: So this non-prismatic frame
5 is very unique. It's -- most steel you get out of
6 a mill, it's a certain size, a certain depth, a
7 certain length, a certain weight. People use it
8 all the time, 90 percent of the engineers are
9 very familiar with it. This is high strength
10 steel. You have a very high strength light
11 structure that's very unique. The loading on it
12 is very unique. The analysis is very unique. It's
13 very complicated.

14 MR. LAKER: And I believe both reports
15 did indicate that the structure itself was solid.

16 MR. POMMER: Self-supporting, correct.

17 MR. LAKER: Self-supporting. It's the
18 roof itself does not meet the current day code,
19 the snow load, of the snow load.

20 MR. POMMER: So it's the roof in
21 combination with the steel itself. So, if you
22 look at the structure up there, you'll see
23 cables.

24 MR. LAKER: Yep.

1 May 5, 2026

2 MR. POMMER: You you'll see cables going
3 across. Those have a purpose. You'll see straps
4 coming down to the bottom of the beam. They have
5 a purpose. All of these little things have a
6 purpose. There's actually a structure, a frame
7 that is adjacent to the main beams that you
8 wouldn't notice. You'd look at it and you'd say,
9 oh, there's some square steel structures here,
10 what are they for? So, there's all sorts of
11 little things going on that contribute to the
12 strength of this building laterally, vertically,
13 horizontally. And what else we don't talk about
14 and these engineers don't talk about, there's a
15 there's a 30-foot hillside here that kind of
16 breaks the wind when it comes across. So you're
17 not getting that -- it's not necessarily
18 sweeping, oh I'm sorry, sweeping under the
19 structure and coming up. You have like almost a
20 natural windbreak there. You have a whole forest,
21 you know, you have a lot of trees. You have a --
22 it's sitting in a depression with a building on
23 one side and a hill on the other. So there's a
24 lot of factors going into, you know, why it is up

1 May 5, 2026

2 for --

3 MR. WHEELER: I know we've been talking
4 about that for years, you and I.

5 MR. POMMER: Many years. So, and it's
6 been up for, like I said, 50 years. So, that's
7 why we're reaching out to a person who
8 specializes in this particular structure. So.

9 MR. WHEELER: And just to make it clear,
10 we're not looking to find someone to give us an
11 answer we want to hear?

12 MR. POMMER: Absolutely not.

13 MR. WHEELER: We're looking for the
14 right answer.

15 MR. POMMER: Correct.

16 MR. LAKER: Right.

17 MR. WHEELER: Because the elephant in
18 the room right now is I'm sure we were all
19 worried about that, is what's happened on the
20 internet, the social network, whatever you want
21 to call it, has started a big hubaloo, whatever
22 you want to call it. And so we're just trying to
23 get the right answer, not to get some answer we
24 want to hear to prevent from having to do what we

1 May 5, 2026

2 have to do.

3 MR. POMMER: Correct.

4 MS. KNICKERBOCKER: But the first, yeah.

5 MR. WHEELER: I feel that, and I'm sure
6 the rest of the board feels the same way.

7 MS. KNICKERBOCKER: Oh, yeah. But the
8 person that you have now seems to be the expert
9 in this type of a structure?

10 MR. POMMER: Correct.

11 MS. KNICKERBOCKER: So when you've
12 contact contacted them, reached out to them, when
13 are they --

14 MR. POMMER: I'm waiting to hear back
15 more details on when they can respond to us. So
16 that, I've done that and I've reached back to the
17 first engineer, who hopefully since he's modeled
18 the structure and it's his model, he can work
19 with the guy who's the expert and they can work
20 collaboratively and say, okay, I've analyzed it.
21 I've looked at it. I've been on site because the
22 person I think is down in Georgia, so it's,
23 traveling that distance is a little tough. So if
24 they could collaborate and we can get him on

May 5, 2026

board that would be good. So that's the direction we want to go. We want the, we went to the person who wrote the manual. Now we're going to the person who wrote the manual who said this is the person who can also help you. So --

MR. WHEELER: How long will it take for them to get this together? So, in talking to C.T. Male today, he said he was hoping to have something by the end of this week, but probably early next week. And the same with the other person. I mean, time is not our friend, right, because we have we have the we have the camp that we want to -- when does the camp open?

MR. SERRANO: End of June.

MR. POMMER: End of June.

MR. SERRANO: We're running out of time.

MR. POMMER: We're running out of time, yeah, absolutely.

MR. LAKER: So, we have to have a --

MR. POMMER: Decisions to make.

MR. LAKER: -- game plan.

MR. POMMER: Yeah.

MR. LAKER: Put in place.

1 May 5, 2026

2 MS. KNICKERBOCKER: Yeah. So since we
3 don't have an absolute --

4 MR. POMMER: Correct.

5 MS. KNICKERBOCKER: -- then, you know,
6 there was a discussion before about plan B.

7 MR. SERRANO: Right.

8 MS. KNICKERBOCKER: You know, if that,
9 you know, if we couldn't use the pavilion or I
10 just, you know, like I had said to the board, I
11 had some concerns, you know, with this second
12 one. And then I had said something to Marcus like
13 so how do we measure like the 20 mile per hour?
14 So and then Marcus came back and said like to do
15 a weather station because, you know, to just
16 blanketly say 20 miles per hour, the wind gusts
17 yesterday were 25 miles hour and it seems every
18 day anymore we constantly have wind and, you
19 know, it's, you know, over the last year or so
20 it's just more and more wind. So, you know, I, we
21 all want the children to be safe, all of us.
22 There is not one of us that don't want the
23 children to be safe. We just want to be cautious
24 also. And then the other thing is with that 20

1 May 5, 2026

2 mile per hour and that's what concerned me too.
3 So, so say the children are in the pavilion,
4 there's a storm, a hurricane, whatever, something
5 flares up and we've had micro bursts before and
6 say, I don't know, with the gauge that they have,
7 it goes up to 40 miles per hour. So, is someone
8 going to come back to recheck the structure at
9 that point? You know, I don't know. I, to me
10 there's just -- for me there's just too many
11 questions with this with the wind. But I think I
12 think we're kicking into a plan B.

13 MR. POMMER: Yes. So it's an opinion.
14 The engineer, it says our professional opinion
15 that the pavilion will withstand its own weight
16 and some light wind loads. So and then he goes on
17 to say 20 miles an hour. So it's, you're right.
18 It could happen in an instant. It doesn't take
19 very long to get up to 20. It doesn't take very
20 long. But it falls short in the analysis of
21 saying, well, 20 just means you leave the area,
22 it could handle 30, 40, 50. He's not willing to
23 say that, you know, it's not his --

24 MR. SERRANO: Right.

1 May 5, 2026

2 MR. POMMER: -- he doesn't want to go
3 that far out to say, you know. And he
4 understands, he's been made aware numerous times
5 that, you know, it's been there for a long time
6 and has experienced winds all the time, every
7 year, so.

8 MR. LAKER: And neither of these
9 engineers were tasked with looking at the wind?

10 MR. POMMER: Well, the first one was,
11 both of them were. Well the first one was but he
12 stopped as soon as he got to the snow. He said,
13 you know what, if it doesn't meet the snow, why
14 am I going to continue and waste your time and
15 money?

16 MR. LAKER: And the second one was
17 simply a peer review of what the first one did?

18 MR. POMMER: Correct. So that happens
19 all the time. You, again, you have a \$3 million
20 structure. Someone's giving you analysis before
21 you condemn it and say it's, you know, no good,
22 you have someone else look at it, we do it all
23 the time.

24 MR. LAKER: Okay. And he actually found

1 May 5, 2026

2 that the steel was stronger than what the first
3 one --

4 MR. POMMER: Correct.

5 MR. LAKER: -- assumed?

6 MR. POMMER: Correct.

7 MR. LAKER: But there's still a concern.

8 MR. POMMER: There's still a concern.

9 MR. LAKER: With the code?

10 MR. POMMER: Correct.

11 MR. LAKER: So, being that we're here
12 the beginning of May --

13 MS. KNICKERBOCKER: Yeah. Yeah.

14 MR. LAKER: -- we should figure out what
15 an alternative plan is --

16 MS. KNICKERBOCKER: And make some
17 [unintelligible] [00:24:27].

18 MR. LAKER: -- for the camp with using
19 that.

20 MS. KNICKERBOCKER: And you know, one of
21 the things, yeah, and that's I think tonight we
22 need to make a decision --

23 MR. LAKER: Yeah.

24 MS. KNICKERBOCKER: -- because we need

1 May 5, 2026

2 to let people know. And one thing is it's, you
3 know, the code back in 50 years ago compared to
4 the code today. So, and they're judging it by
5 today's standards, today's codes, compared to
6 when it was built, what those codes were. And but
7 these codes are more strict.

8 MR. POMMER: They're more strict. And
9 the snow load went from 30 miles -- 30 pounds per
10 square foot to 45. So, that's part of the trigger
11 for this. And they did do some analysis of what
12 it was back when it was installed. And they said
13 it for some reason it wasn't compliant then, but
14 the reason for that was they had the wrong, they
15 made a conservative assumption on the strength of
16 the steel, so.

17 MS. KNICKERBOCKER: Okay. All right. So,
18 like we had said, there is a --

19 MR. WHEELER: This whole code thing has
20 me bothered a little bit. If I had a deck that I
21 put up 10 years ago under a code that was in
22 place then, then they changed the code.

23 MR. LAKER: It doesn't mean your deck --

24 MR. WHEELER: Do they come and take your

1 May 5, 2026

2 deck down?

3 MR. LAKER: Right.

4 MR. POMMER: So, so these codes, they
5 are developed based on experience. So someone,
6 start they start build -- they start using steel
7 100 years ago, they start putting up structures
8 and they say oh wait a second, these structures
9 and they analyze them and they look at them and
10 say, well wait a second when we take a factor, so
11 let's say 60 percent -- the code for steel is 66
12 percent of that strength. They say well when we
13 take 66 percent the structures don't fail
14 anymore, whether that's failing because of
15 workmanship they didn't put them in correctly,
16 whether that's the steel, the manufacturing of
17 steel, all the steel coming out of the mill is
18 not all the same. Maybe one's a 36, one's a 34,
19 one's a 38. And they're not all consistently the
20 same out of the steel mills. They're not the same
21 quality. So that's why codes get reviewed all the
22 time. That's why they get changed all the time.
23 That's why they add, they increase factors like
24 the snow. They increase them because they see

May 5, 2026

failures and they say, well, wait a second, let's increase -- climate change, if that's what you want to call it, says, okay, let's raise them up because roofs are failing. So, that's the whole driver behind codes.

MS. KNICKERBOCKER: Like an evolution.

MR. POMMER: It's like an evolution. It's what's happening as far as structures failing or not failing or staying up or, you know.

MR. SERRANO: Additionally, it's maintenance, where some people don't maintain. We've been maintaining the structure.

MR. POMMER: Right.

MR. SERRANO: Other people don't maintain the structure the way other people do.

MR. LAKER: There was some steel work that was done.

MR. SERRANO: Absolutely.

MR. LAKER: It's been two years ago?

MR. POMMER: Four years ago.

MR. LAKER: Four years ago.

MR. WHEELER: We actually did it before

1 May 5, 2026

2 that even. A couple, before that we did some
3 steel work.

4 MR. POMMER: So, cleaned it up, made
5 everything solid and sound. Sound, you want it to
6 be sound. So you don't want any rust. You don't
7 want holes. You don't want anything.

8 MR. SERRANO: Mm-hmm.

9 MR. POMMER: So when that happens, you
10 clean it up, you paint it, you do some minor
11 repairs, and you move on. And that's basically
12 what we did. So it's both engineers looked at it.
13 They didn't say, oh, this beam is bent, this
14 one's crooked, this one's, you know, out of shape
15 or -- the structure is lined up. Every line you
16 look down the line, they're all the same. You
17 looked from the top, they're all the same.
18 There's nothing, you know, deformed. It's all as
19 it was when it was installed, so.

20 MS. KNICKERBOCKER: So two plan B's.
21 Marcus, would you like to fill us in?

22 MR. SERRANO: Sure.

23 MS. KNICKERBOCKER: One was the first
24 one that you thought of and then --

1 May 5, 2026

2 MR. SERRANO: Yeah. So one we talked
3 about back when, back in January was the
4 possibility of some of some tents and that cost
5 about \$20,000 to rent the tent for the six weeks.
6 We talked about them putting inside the tennis
7 court area. The reason why is because it's fenced
8 in. It could be locked up. We don't have to worry
9 any kind of vandalism. We have cameras in that
10 area. It's more secure. The other choice we'll
11 talk about maybe the baseball field, but again
12 it's not a secure area. The field will be messed
13 up. So that's one option. I know Awilda --

14 MS. AWILDA BAEZ: I'm on.

15 MR. SERRANO: That's one option. And
16 then Awilda talked to the school district and
17 I'll let Awilda talked about that option.

18 MS. BAEZ: Well, I've been in touch with
19 the superintendent to see if we can use the
20 school, BV. The students will be indoors, so
21 there will be no concerns about safety issues. He
22 has a process that he has to follow and hopefully
23 he will get back to me by tomorrow and then we
24 will have more information. Okay.

1 May 5, 2026

2 MR. SERRANO: And going back to the tent
3 area, if the, if whatever options, I want to give
4 you the total picture, it's a 40 by 90 tent that
5 can handle about 400 people, you know, tables and
6 chairs, like a wedding thing that you'd want to
7 do, but we have less tables and chairs. So, and
8 it'll be little kids. It's about \$21,000 for
9 that. If you want to do a cooling system, like
10 air conditioning system, so that the walls can go
11 up and down on hot day, you can close down. The
12 air conditioning system is \$4,200. So, a total of
13 about \$26,000 for the six weeks, with air
14 conditioning for the tents, that's an option.
15 They'll put that -- the company will put it up.
16 If there's a nor'easter predicted, it can handle
17 winds, rain, stuff like that. But like I say, if
18 it's nor'easter predicted, a big storm, we'll
19 cancel the camp. We'll put the tents down and
20 they'll put it back up the next day. So, they're
21 very, they've done this their whole career. They
22 have no problem doing that. So, that's an option.
23 The BV school is great because they'll have a
24 gym. They have classrooms. I think that'll be a

1 May 5, 2026

2 great opportunity for us, but we haven't heard
3 back from the school yet. So, those are the two
4 possibilities.

5 MS. KNICKERBOCKER: Yeah, they probably
6 have to get approved through their board.

7 MR. SERRANO: Yes.

8 MS. KNICKERBOCKER: That's probably what
9 the holdup --

10 MS. BAEZ: They're waiting to see if the
11 school's available. They want to make sure no one
12 else has applied to use it.

13 MS. KNICKERBOCKER: Okay.

14 MR. WHEELER: Well, the way I
15 understand the process there, is you have to go
16 through the school. So, if it's BV school, you're
17 supposed to go to the school and get a request
18 form for use of that school.

19 MR. SERRANO: Well, just to give you the
20 idea, when Awilda reached out to me to put an
21 application in for the school, I put an
22 application, you have to be a registered user on
23 their system. I did that Friday morning. I'm
24 still waiting for approval before I can even go

1 May 5, 2026

2 in and apply for the actual dates. So, Awilda has
3 reached out to the superintendent directly to see
4 if the school is available. I understand the
5 school is available. Certain sections may not be
6 available, but we have to get confirmation from
7 the school.

8 MS. KNICKERBOCKER: And then they'd
9 still be able to walk from the school to the, to
10 our pool?

11 MR. SERRANO: Correct. They'll be --

12 MS. KNICKERBOCKER: Because they use
13 that staircase that's going down.

14 MR. SERRANO: Correct. Yes.

15 MS. KNICKERBOCKER: All right. That
16 would be --

17 MR. LAKER: That may be something we
18 want to incorporate with the camp going forward
19 depending, upon how it works out.

20 MR. WHEELER: We actually have a gate
21 right there at the corner of the field that goes
22 into the pool.

23 MR. LAKER: Right.

24 MS. KNICKERBOCKER: I went over there

1 May 5, 2026

2 and looked. I did not --

3 MR. WHEELER: The far corner. You go you
4 go past --

5 MS. KNICKERBOCKER: Closer to
6 Westchester Avenue or --

7 MR. WHEELER: No, closer to the woods.

8 MS. KNICKERBOCKER: Oh, okay.

9 MR. WHEELER: Out in the ball field,
10 there's a --

11 MS. KNICKERBOCKER: Maybe they could
12 clean a path in there to --

13 MR. WHEELER: -- a gate right there, and
14 there's been a path in the past.

15 MR. LAKER: Mm-hmm.

16 MS. KNICKERBOCKER: Oh, that would be
17 safer for the kids instead of going down the
18 stairs.

19 MR. WHEELER: I've heard Steve say
20 Croton uses an elementary school for their camp
21 every year.

22 MR. SERRANO: They do.

23 MR. LAKER: So, maybe something we
24 incorporate.

1 May 5, 2026

2 MS. KNICKERBOCKER: See how that works?

3 MR. SERRANO: Yeah. So, so hopefully we
4 will have an answer from the school this week and
5 then the board can make a decision which
6 direction before the June meeting, what direction
7 we're going into. I just want to make sure, I
8 just want to get authorization from you guys, if
9 this if the the school doesn't work, do you want
10 to go with the tent? That way we have a direction
11 to go immediately and then Jackie is here. I
12 think Jackie's here.

13 MS. KNICKERBOCKER: There she is.

14 MR. SERRANO: So we can determine what
15 direction to go in and she can plan accordingly.

16 MS. KNICKERBOCKER: And I had a
17 conversation too, Thursday night when I went to
18 the emergency planning thing. Mr. Tromblee was
19 there. He mentioned something to me too that they
20 were working on it and that you had called, so
21 all right. Good. Let's see. Let's see. Hopefully
22 that works. Thank you for looking into that,
23 Awilda. Jackie. Would you like --

24 MS. BAEZ: Definitely and I'll let

1 May 5, 2026

2 everyone know. As soon as I know, I'll send out
3 an email to everyone.

4 MS. KNICKERBOCKER: All right, perfect.
5 Thank you. Jacqueline, would you like to say
6 anything?

7 MR. SERRANO: Come to come to the mic,
8 please. It looks like you do want to say
9 something, but you've got to come to the mic.

10 MS. KNICKERBOCKER: Jacqueline is our
11 recreation supervisor.

12 MS. JACQUELINE PASQUALE: Hi, how are
13 you?

14 MS. KNICKERBOCKER: I'm good.

15 MS. PASQUALE: Thank you for trying to
16 work this out. I work at BV and I'm not so sure
17 that the school is going to be a good place this
18 summer because I do know that there's going to be
19 a lot of construction.

20 MR. SERRANO: Well, talking to the
21 facilities manager, they said the bathrooms might
22 not be available, but administrative bathrooms be
23 available and everything else will be available.
24 That's what they said, they're working on

1 May 5, 2026

2 bathrooms. That's my understanding.

3 MS. PASQUALE: Administrative bathrooms?

4 MR. SERRANO: The administrative
5 bathroom will be available.

6 MS. PASQUALE: Okay. We --

7 MS. BAEZ: My understanding that the
8 construction is for the library, which shouldn't
9 interfere with camp.

10 MS. PASQUALE: I believe that --

11 MS. BAEZ: So that shouldn't interfere
12 with camp.

13 MS. PASQUALE: Yeah.

14 MR. SERRANO: As soon as we get the
15 details, we'll let you know. We're still up in
16 the air to get the actual details.

17 MS. PASQUALE: And to answer your
18 question before, camp starts the 29th of June.

19 MR. POMMER: Okay. Thank you.

20 MS. PASQUALE: So, yeah, I have a lot of
21 concerned parents.

22 MS. KNICKERBOCKER: Of course.

23 MS. PASQUALE: That have reached out. My
24 enrollment is low right now and I'm beginning to

1 May 5, 2026

2 think it's because of what's happening. So, a lot
3 of people will be affected. Parents that count on
4 us for child care because we do the camp until
5 6:00 o'clock for after care and a lot of our
6 counselors that are, have applied with us and no
7 longer have that option to get another job in the
8 town of Cortlandt. So, like I said.

9 MR. LAKER: Yeah, I mean I think this
10 came to light, really came to light last week,
11 right. And I think we -- there are alternatives
12 and we're going to make sure we're going to do
13 our best to make sure that there's an
14 alternative.

15 MS. PASQUALE: But I do know that
16 Theresa did mention, not Theresa, I'm sorry.
17 Awilda did mention if the BV school was not
18 available, maybe an alternate school, but --

19 MR. SERRANO: No, no. We have, no.

20 MS. PASQUALE: That won't work because
21 people are coming here for the pool.

22 MS. KNICKERBOCKER: Right.

23 MS. BAEZ: Well, once you and I spoke
24 and I mentioned that and you shared with me that

1 May 5, 2026

2 the highlight of the camp is the pool, then we
3 ruled out any other school. That's ruled out.
4 That's ruled out.

5 MS. PASQUALE: I mean, a lot of a lot of
6 -- thank you, Awilda. I appreciate you doing
7 that.

8 MS. BAEZ: I'm here.

9 MS. PASQUALE: But I do know that, the
10 village we have a percentage, a small percentage
11 of campers and the majority of my campers are not
12 village of Buchanan residents. I have Croton,
13 Town of Cortlandt. I have, so, it's like I said,
14 I hope you can work it out and I appreciate it.

15 MS. KNICKERBOCKER: I think so.

16 MS. PASQUALE: I appreciate it.

17 MR. LAKER: You know, if nothing else,
18 we could order the tents tomorrow, you know.

19 MR. SERRANO: Absolutely.

20 MR. LAKER: You know, it'll be a tent.
21 It's a structure just like the pavilion, they're
22 going to utilize the pool, the field, and they'll
23 be underneath the tent for other activities. So,
24 camp will continue just like it has every year.

1 May 5, 2026

2 MS. PASQUALE: Thank you.

3 MS. KNICKERBOCKER: And then, you know
4 what the most important thing is the kids look
5 forward to it. It's a great experience for them.

6 MS. PASQUALE: My grandchildren would be
7 very disappointed if they couldn't come and they
8 come all the way from Poughkeepsie. So, yeah, and
9 --

10 MS. KNICKERBOCKER: We don't want to
11 disappoint the kids.

12 MS. PASQUALE: No, we don't want to do
13 that.

14 MR. LAKER: It's a great service to the
15 community.

16 MS. PASQUALE: And they have fun. I
17 mean, we really make it --

18 MR. LAKER: For sure.

19 MS. PASQUALE: -- fun and they enjoy
20 coming back. I mean, Croton families are like
21 excited about our camp because their camp doesn't
22 even have the access of a pool. So, yeah, and the
23 kids learn how to swim and they love that part of
24 about the camp. So.

1 May 5, 2026

2 MR. LAKER: Great.

3 MS. KNICKERBOCKER: So, anyone
4 listening, we do have some space available in our
5 camp. So, please contact the village hall,
6 contact our recreation supervisor and hopefully
7 we can get you in.

8 MS. PASQUALE: And I would like anybody
9 listening to know that me and my staff make it
10 our business to give the campers an experience.
11 That's not going to change no matter which way we
12 go with this. They should not feel unsafe. I
13 don't feel unsafe. If I can bring my children, my
14 grandchildren, who are my life to this camp and
15 feel the safety with my staff and my supervisors,
16 then you shouldn't be feeling the unsafe. I will
17 take care of your kids just like I take care of
18 them at school. Thank you.

19 MS. KNICKERBOCKER: Thank you.

20 MS. BAEZ: Thank you, Jackie.

21 MS. KNICKERBOCKER: Thanks for coming.

22 MS. PASQUALE: Thank you, Awilda.

23 MS. BAEZ: You're welcome.

24 MS. KNICKERBOCKER: All right. So I

1 May 5, 2026

2 think camp will continue. It depends, which way
3 it will continue.

4 MR. SERRANO: Yes.

5 MS. KNICKERBOCKER: So George, our
6 engineer is here. I'm going to skip over the
7 wireless discussion. We will have that discussion
8 yet. We have to open the public hearing. But
9 since he's here, I am going to make a motion to
10 open the public hearing regarding amending
11 chapter 195-22 entitled Cross Connection Control
12 Requirements. And George, since you're here, I
13 know you'd love to give the audience a review on
14 this.

15 MR. POMMER: Sure. Okay. In our current
16 review of this chapter of the code, we found that
17 there are -- there's a section of the code that
18 should be updated. That section is 195.3

19 MR. SERRANO: Dash 22?

20 MR. POMMER: 3-22.A7, A7 -- I'm sorry.
21 B, B7.

22 MS. KNICKERBOCKER: Sounds like bingo,
23 George.

24 MR. POMMER: Yes. Sorry. Um, and the

May 5, 2026

wording in that section of the code reads as the the new wording that's being added reads as follows. No owner of any house, building or property used for human occupancy, employment, recreation, commercial or other purpose situated within the village shall construct, dig, install or use a water well on such property and shall not supply such property with water from a well or any other source of any type. And then the next paragraph indicates any owners having an existing, the word existing is added in there, private well or otherwise private source must have a permit and so on. So those are the two changes, there's one paragraph and one word have been changed in the in the code. So that's --

MS. KNICKERBOCKER: So in other words no more wells.

MR. POMMER: No more wells. So, it's a remnant of a time gone by. We, the system was installed in 1934. Not everybody was on a well. The wells are, there's no one in the village who has a well. So --

MS. KNICKERBOCKER: Okay.

May 5, 2026

MR. POMMER: -- it should be removed.

MS. KNICKERBOCKER: Good.

MR. POMMER: So, that's it.

MS. KNICKERBOCKER: Thank you. Any questions from the board?

MR. LAKER: No.

MS. KNICKERBOCKER: Comments?

MR. LAKER: Straightforward.

MS. KNICKERBOCKER: Yeah, it's pretty simple. Anyone in the audience, any comments on that chapter? Okay. So, I'd like to make a motion to close the public hearing. Can I have a second?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. I have a resolution to read. Jeez, those glasses look familiar.

MS. STEPHANIE PORTEUS: Sorry.

MS. KNICKERBOCKER: I could try, but.

MS. PORTEUS: Somebody would come back in for them.

MS. KNICKERBOCKER: Oh, yep. No. Thank

May 5, 2026

you, Stephanie. Okay. Whereas a resolution was duly adopted by the board of trustees of the village Buchanan for a public hearing to be held by said village board at the municipal building 236 Tate Avenue Buchanan to hear all interested parties on a proposed local law amending chapter 195-22 entitled Cross Connections Control Requirements to the code of the village of Buchanan and whereas notice of said public hearing was duly advertised in the official local newspaper and where a said public hearing was duly held at a regularly scheduled meeting of the village board on May 5, 2026 at 7:00 p.m. at the municipal building, 236 Tate Avenue, Buchanan, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed local law or any part thereof.

Whereas the board of trustees of the village of Buchanan, after due deliberation finds it in the best interest of the village of Buchanan to adopt said local law. Now be it therefore resolved that the board of trustees of

1 May 5, 2026

2 the village of Buchanan hereby adopt said local
3 law number 3-2026 amending chapter 195-22 of the
4 code of the village of Buchanan, a copy of which
5 is attached hereto and made part of this
6 resolution. And be it further resolved that the
7 village clerk be and hereby is directed to enter
8 said local law in the minutes of this meeting and
9 in the local law book of the village of Buchanan
10 and to give due notice of the adoption of said
11 local law to the Secretary of State of State of
12 New York. So can I have a, make a motion to
13 approve this, can I have a second?

14 MR. WHEELER: Second.

15 MR. LAKER: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: All right. Thank
19 you. All right, George, you have another, you
20 have another piece to this. So we're going to be
21 calling for a public hearing on June 2nd
22 regarding the extended public participation plan.
23 And would you like to go over that?

24 MR. POMMER: Sure. So back in July of

May 5, 2026

2025, we did a public participation plan. It's part of the process for the state DEC permit process for an NY2A upgrade to our plant from 500 to 750,000. Part of the plan is to make sure the public is aware of the project. We did that process, as I mentioned back in July of 2025. We made revisions to it in November of 2025. Recently, we received a letter from the DEC asking us to do another task which is to do a report. It's called an existing burden report. Part of that report is to identify, because they've identified areas of -- disadvantaged community areas. So in their report, or in their findings, Peekskill is adjacent to Buchanan. That area is disadvantaged. They want it to be studied. They gave a few guidelines on how to study it. We actually asked them today for a template on a previous report to make sure that we're doing it correctly. So some of the items in there a relevant baseline of data of existing burdens, environmental public health stresses. This is to make sure that somebody who's disadvantaged or economically disadvantaged

May 5, 2026

doesn't take on the burden of the upgrades to the plan. So Peekskill is identified that they're not connected, they're not part of it, but they're in the area. So we've asked the planner to do to develop, to write this existing burden report and then we attach it to this public participation plan. It'll be another paragraph that wasn't included before into the -- and that will be presented at the next public hearing. So everything that was in this public participation plan back in July will be there and then there'll be another paragraph talking about this area, to make sure that no one is taking on a burden of something that they can't handle.

MS. KNICKERBOCKER: So it's similar to like in the city when they have the gas fired plants. It's a disadvantaged community.

MR. POMMER: Right.

MS. KNICKERBOCKER: and so they want to make sure that it's not affecting that disadvantaged community.

MR. POMMER: Correct. Economically or any other way.

1 May 5, 2026

2 MS. KNICKERBOCKER: Health wise too.

3 MR. POMMER: Or health wise. So, that's
4 what this is about.

5 MS. KNICKERBOCKER: Okay.

6 MR. POMMER: So, and then we're going to
7 call for that public hearing and re-review those,
8 that aspect specifically at that meeting.

9 MS. KNICKERBOCKER: Okay. All right.
10 Thank you, George. So, I'd like to make a motion
11 to call for a public hearing on June 2, 2026. All
12 right, we're getting a little ahead of ourselves,
13 Cindy. Okay. Okay, to call for a public hearing
14 on June 2nd, 2026 regarding the extended public
15 participation plan. Can I have a second, please?

16 MR. WHEELER: Second.

17 MS. KNICKERBOCKER: All in favor?

18 MULTIPLE: Aye.

19 MS. KNICKERBOCKER: Okay, we're not done
20 with you yet, George. So, if you could, George,
21 you're going to go out to prepare specs for
22 roadway improvement projects and we talked about
23 this --

24 MR. POMMER: Correct.

1 May 5, 2026

2 MS. KNICKERBOCKER: -- at the workshop
3 and you have a list, an updated list, of projects
4 for us.

5 MR. POMMER: Yep. We had a discussion at
6 the workshop meeting last month. We talked about
7 the roads we were doing and there were some
8 suggestions on doing all of Fourth Street.
9 Trustee Wheeler made that suggestion instead of
10 doing the parking lot or some other area. We did,
11 we now have our map. Our map shows everywhere
12 from Tate all the way down to Westchester and
13 then Westchester up to the front of the highway
14 garage which is First street. And then we updated
15 our estimate -- and then we have a number of
16 curbs throughout the village that over the winter
17 have seen better days. So that that updated cost
18 is 650,000. I think we have budget for that.

19 MR. SERRANO: We do, mm-hmm.

20 MR. POMMER: So, we have enough budget
21 for that. So, the specifications have been
22 prepared. All we need is your authorization and
23 we go out to bid tomorrow.

24 MS. KNICKERBOCKER: So, all right. That

1 May 5, 2026

2 quickly?

3 MR. POMMER: That quickly.

4 MR. LAKER: And George, can you just
5 remind us, I believe you go out with the DPW
6 supervisor and you identify the roads, you grade
7 each one?

8 MR. POMMER: Correct.

9 MR. LAKER: To their --

10 MR. POMMER: So, I went out with Bob a
11 number of times when he was highway foreman. I
12 went out with Randy this year. We try to move it
13 up and in the winter, January or February, you
14 see certain things, but there's snow on the
15 ground, it's not so good. And as time goes on,
16 you start seeing these issues with curbs and
17 whatnot. And then people, then we bring it to a
18 public meeting. We try to start the process as
19 early as possible. And they mentioned, we had one
20 of the residents from Third Street mentioned
21 about the alignment of the roads and whatnot of
22 Third Street. And we're actually going to have
23 that for you at the next workshop.

24 MR. LAKER: Great.

1 May 5, 2026

2 MR. POMMER: Because you'd asked for it,
3 and it's come up a number of times. So we can see
4 the challenges that are there. We're left with
5 the roads that are not easy. We said that in the
6 in our workshop. We don't have the easy ones
7 left, the curbs and your milling and paving in
8 between and it's nice and easy. Now we're left
9 with the ones that are not so easy. So --

10 MR. LAKER: But I think, you know, we
11 have a budgetary number each year, but I'd like
12 to see is there a few roads, you know, just
13 beyond this that may, we may just want to bump up
14 our --

15 MS. KNICKERBOCKER: Yeah, I think,
16 didn't you show us a list --

17 MR. POMMER: We did.

18 MS. KNICKERBOCKER: -- of like, almost
19 like a five-year or a couple year plan?

20 MR. POMMER: Yeah, we give, so, we only
21 we went out to about two million, one and a half
22 or \$2 million.

23 MR. LAKER: Okay.

24 MR. POMMER: So that way you're not only

1 May 5, 2026

2 looking at -- you're kind of grading the top ten
3 roads and saying, well this one is maybe a little
4 bit and then I know trustees go out and they look
5 at the roads when they get the list and say, oh,
6 I like this one better than I like that one. So I
7 know Broadway was on the list at one point in
8 time, but not so -- it's got moved down the list.
9 But First Street, we talked about that in our
10 workshop session, which was in need of repair and
11 we talked about it through the winter with Con
12 Ed. Con Ed took some action, which worked out
13 well, because we give them our list. And they, if
14 you look at First Street now you see they put in
15 a new gas line.

16 MR. LAKER: Yeah.

17 MR. POMMER: And the gas line is we're
18 going to let that rest, settle. If something
19 happens, we don't want to put a new road on
20 something that's going to settle. So that's,
21 that's where we're at. But we can we can make
22 that list longer if you'd like to. We can make it
23 as long as you like. That's fine. And over the
24 years, we put the year -- you don't necessarily

1 May 5, 2026

2 always see it as the year that the last time it
3 was paved, but we bring it up. You know, this is
4 the last time it was paved. This was the last,
5 and we can add more and more detail if, you know,
6 whatever you like.

7 But we will, we can extend that list,
8 because it's good to project forward. You know,
9 we talked about doing parking lots. We talked
10 about doing First Street and then Third Street is
11 coming down the line. It's good to know and we
12 can talk about that at the workshop. We can even
13 bring that to the workshop, you know what roads
14 are top 10 roads of the coming down.

15 MR. LAKER: Okay. Sounds good, thank
16 you.

17 MR. POMMER: You're welcome.

18 MS. KNICKERBOCKER: Crack sealing, have
19 you looked at it? I don't know if we have any
20 money to do but I mentioned on Seward Street
21 where the other road intersects Shedd Place. It's
22 kind of got a gap there. I don't know.

23 MR. POMMER: Every year we do about
24 \$30,000 worth of crack sealing.

1 May 5, 2026

2 MS. KNICKERBOCKER: Okay.

3 MR. POMMER: So if you want to add that
4 to that list, \$30,000 worth of crack sealing. I
5 think we still, again, we still have budget for
6 that, correct?

7 MR. SERRANO: Mm-hmm.

8 MR. POMMER: So it's not really 650,
9 it's 680.

10 MR. SERRANO: Total, right.

11 MR. POMMER: Total.

12 MR. WHEELER: And on Fourth Street,
13 you're curbing from center to Westchester?

14 MR. POMMER: Correct. Yeah. On the map,
15 you'll see that as two black lines on both sides.
16 And that makes a lot of sense. We focused, over
17 the years on the upper portion of the village and
18 now we're coming down to the bottom and those two
19 roads are next to each other. And like you had
20 mentioned finishing that off in one shot is, it
21 makes a lot of sense. There's an economy to bulk,
22 right.

23 MR. WHEELER: Yeah.

24 MR. POMMER: So, the more you do, the

1 May 5, 2026

2 cheaper it is.

3 MS. KNICKERBOCKER: So, I'd like to make
4 a motion authorizing the village engineer to
5 prepare specifications and to advertise for bids
6 for the roadway improvement projects for 2026.
7 Can I have a second?

8 MR. LAKER: Second.

9 MS. KNICKERBOCKER: All in favor?

10 MULTIPLE: Aye.

11 MS. KNICKERBOCKER: All right. And then
12 we have, you're going to be preparing specs for
13 bids for the sewer treatment plant roof because
14 we -- it's getting a little Swiss cheesy over
15 there I guess.

16 MR. POMMER: We have a spec. What we've
17 done since we developed the specification is,
18 excuse me, we wanted a testing company to come in
19 and make sure we don't run into an asbestos
20 issue. We don't want to open the roof, find out
21 we have asbestos, then get into a really bad
22 situation. So, the testing company is going to
23 get back to us with a date I think?

24 MR. SERRANO: Correct.

1 May 5, 2026

2 MR. POMMER: So, they let us know. As
3 soon as they test the roof, make sure
4 everything's okay, we can go out to bid and we're
5 off and running. So, that's where we're at.

6 MS. KNICKERBOCKER: Yeah, because that
7 was probably done mid '60s?

8 MR. POMMER: Original, yeah.

9 MS. KNICKERBOCKER: Oh, no. We went we
10 went online, no Con Edison went online '62, so
11 you're probably talking '62, '65.

12 MR. POMMER: Somewhere in there. Yes.
13 Correct. And it hasn't been --

14 MR. SERRANO: Touched.

15 MS. KNICKERBOCKER: YEAh.

16 MR. POMMER: It hasn't been touched.

17 MS. KNICKERBOCKER: Yeah. Well there's
18 another thing we got our money's worth, right.

19 MR. POMMER: Yes.

20 MS. KNICKERBOCKER: Good. But they don't
21 make them like they used to.

22 MR. POMMER: No. No.

23 MS. KNICKERBOCKER: All right. I'd like
24 to make a motion author authorizing village

1 May 5, 2026

2 engineer to prepare specifications and advertise
3 for bids for the sewer treatment plant roof
4 repair. Can I have a second?

5 MR. WHEELER: Second.

6 MS. KNICKERBOCKER: All in favor?

7 MULTIPLE: Aye.

8 MS. KNICKERBOCKER: Thank you. Okay. So,
9 this is this is a dilly of a grant. The 15,416
10 grant for the wastewater study grant, and that
11 started back in, oh my gosh, 2019?

12 MR. POMMER: It could be, yeah.

13 MR. SERRANO: Yes.

14 MR. POMMER: That's probably right,
15 yeah, 2019.

16 MS. KNICKERBOCKER: Yeah.

17 MR. POMMER: So we applied, the village
18 applied for it. It's money to study, we actually
19 studied we used it to study the Entergy site with
20 Dave Schmidt and some of the work that we did. So
21 it's a matching grant so for every, I forget how
22 many we had. We had showed like \$100,000. So they
23 gave us 15 percent of that which worked out to be
24 \$15,000. So the grant was up to 50, but that's

1 May 5, 2026

2 what we that's what we got out of it, so 15,
3 because there wasn't more to study.

4 MS. KNICKERBOCKER: Okay. So I'd like to
5 make a motion to accept the \$15,416 grant for the
6 wastewater study. Can I have a second?

7 MR. WHEELER: Second.

8 MS. KNICKERBOCKER: All in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Okay.

11 MR. SERRANO: And Theresa, we have one
12 more for you. There was the, some of the curbing
13 on Craft Lane. That was an email I sent to the
14 board a couple days ago. I'll have George update
15 you on that one.

16 MS. KNICKERBOCKER: Okay.

17 MR. POMMER: Oh, yes.

18 MR. SERRANO: But that's part of the
19 whole paving project, but we can piggyback off
20 the last bid to do the curbing. So, I'll let
21 George brief --

22 MS. KNICKERBOCKER: Oh, that's right.
23 Yeah. Yes.

24 MR. SERRANO: So, George, you want to

1 May 5, 2026

2 bring the board up to date? But that's something
3 we could do immediately. So --

4 MS. KNICKERBOCKER: So we'd have to make
5 a motion?

6 MR. SERRANO: Do a change order for
7 Morano Brothers. So, explain everything.

8 MR. POMMER: I think you covered it all.
9 So, we had a meeting with AMS. They want to do
10 their portion of the road which is pave Craft
11 Lane from property line to property line. I'm
12 sorry, from their one end of their property line
13 to the other, which is along from 9A along Craft
14 250 feet into the site. I know Bob likes curbs,
15 so we want to put in curbs. On the opposite side
16 of the street, there's a lot of work that was
17 done in the right, the state right of way. We're
18 just going to follow right up the, right up the
19 street, put in some curbs. Morano Brothers, they
20 had a bid from last year. The contract was still
21 open. In order to facilitate the installation of
22 the curbs, we asked Morano Brothers to provide a
23 -- it's not entirely apples to apples with curbs
24 in their bid. So that's why it's a change order.

1 May 5, 2026

2 You know it is pretty close, but so we get asked,
3 it's 32,000

4 MR. SERRANO: Yeah. Read the amount so
5 they can --

6 MR. POMMER: Sure, 32,755 is what the
7 cost was for the curbs. And that's basically what
8 the same cost for Church Street. That was the
9 same exact number. So they, the restoration's a
10 little different.

11 MS. KNICKERBOCKER: Okay.

12 MR. LAKER: So the road itself is being
13 paved by AMS?

14 MR. POMMER: Correct.

15 MR. LAKER: By us installing the curbs,
16 it will extend the life of the --

17 MR. POMMER: Correct.

18 MS. KNICKERBOCKER: They don't want to
19 install the curbs, too?

20 MR. WHEELER: How far are they paving
21 them? The whole length?

22 MR. POMMER: 250 feet, that's up to the
23 second utility pole, the old Con Ed houses, past
24 that first residence.

1 May 5, 2026

2 MR. WHEELER: Right.

3 MR. POMMER: And then there's Con Ed
4 property. There was three, there were three
5 properties there that are no longer there that
6 that were contributing to the water on the road,
7 which are not contributing to the water on the
8 road. But the, I met with the resident and you've
9 heard of her.

10 MR. LAKER: Yes.

11 MR. WHEELER: Yes, we have.

12 MR. POMMER: And she wasn't entirely
13 for, she wasn't for it, putting the curbs in, but
14 there is a benefit. It keeps the water off her
15 property. We're going to make it such that
16 there's a drop for her sidewalk so that she can
17 get out to the street. She's got a handicapped
18 spot there. There is a, you know, her driveway --

19 MR. SERRANO: That was really bad. It's
20 actually a bigger, bigger drop off right now.

21 MR. POMMER: Yeah. So this --

22 MR. SERRANO: This will actually improve
23 it.

24 MR. POMMER: It'll improve it. It'll

1 May 5, 2026

2 make the transition better and it'll --

3 MS. KNICKERBOCKER: So it will stop the
4 water from running, because she's mentioned
5 before the water running down her driveway to her
6 house. So that curbing will --

7 MR. POMMER: So that curbing should help
8 that transition. She said she has to back up and
9 and run over the curb, you know, when she when
10 she does go over it. This will ease that
11 transition. When you, all over the village we
12 have curbs, we have drop curbs. And in this case,
13 the drop curb is 2 in. It'll go up another four,
14 like it does now. We're not changing the crest of
15 the driveway. We're going to redo that little
16 piece little section. Make sure it stays the
17 same. And that way any water that was there
18 before is the same as what gets there now. So,
19 and we're going to make sure that she's got
20 passage out to the street. So, similar to like on
21 Henry Street where the community center is,
22 people can get out and get onto the street and
23 use their -- she has a pickup. She has the sign
24 there that the board approved the last couple

1 May 5, 2026

2 months so her assistant can get in and out more
3 easily.

4 MS. KNICKERBOCKER: All right. Good. We
5 don't want to hurt the resident either.

6 MR. POMMER: No.

7 MS. KNICKERBOCKER: So, I'd like to make
8 a motion to do a change order to have Morano
9 Construction install curbs on Craft Lane at a
10 cost of \$32,755.

11 MR. POMMER: Correct.

12 MS. KNICKERBOCKER: Can I have a second?

13 MR. WHEELER: Second.

14 MS. KNICKERBOCKER: All in favor?

15 MULTIPLE: Aye.

16 MS. KNICKERBOCKER: All right. George,
17 is there anything else for George? I don't see
18 anything. Do you have anything else for us that
19 you'd like to share with us?

20 MR. POMMER: I think we've covered a
21 lot.

22 MS. KNICKERBOCKER: Yes, we did. Yes, we
23 did.

24 MR. POMMER: I think we've covered a

1 May 5, 2026

2 lot. I'm always available any time, any
3 questions.

4 MS. KNICKERBOCKER: All right.

5 MR. WHEELER: Appreciate it.

6 MS. KNICKERBOCKER: Thank you so much.

7 MR. SERRANO: Thanks, George.

8 MR. POMMER: Have a good night.

9 MS. KNICKERBOCKER: Safe trip home.

10 MR. POMMER: Thank you.

11 MS. KNICKERBOCKER: Okay. So, I'm going
12 to go back so we don't forget so we're going to
13 go back to C. I am going to open this public
14 hearing regarding the cell tower, but we're also
15 going to table it this evening. We're not quite
16 ready to settle this. So, I'm going to make a
17 motion to open the public hearing regarding
18 amending chapter 211, article 13 entitled
19 Communications Towers and Personal Wireless
20 Facilities. Can I have a second?

21 MR. LAKER: Second.

22 MS. KNICKERBOCKER: All in favor?

23 MULTIPLE: Aye.

24 MS. KNICKERBOCKER: Okay. So, we have

1 May 5, 2026

2 gotten a lot of information. I know the
3 gentleman that the village hired has giving given
4 us quite an interesting, there's a lot of cross
5 outs there's a lot of things, there's waivers,
6 there's -- but I'm going to turn that over to our
7 our village attorney.

8 MS. STEPHANIE PORTEUS: Okay, thank you.
9 So I sent the board color coded cross outs, some
10 are blue, some are yellow. It's really a board
11 decision. However, I would not suggest at this
12 moment taking anything, just removing it from our
13 code. I think the position that the, whoever this
14 gentleman is, is that there are no other sites so
15 this will never come up again because that's what
16 he has said. But I, you know, I don't think you
17 should take it out of the code.

18 MS. KNICKERBOCKER: Okay.

19 MS. PORTEUS: He's also got other areas
20 where he would, where they would like a waiver
21 from certain sections of the code and I mean we
22 could look at that, but I think I spoke to you
23 Theresa, I'm not sure that I spoke to the rest of
24 the board, but so right now you can only do this

1 May 5, 2026

2 in what the M1, right?

3 MR. SERRANO: Mm-hmm.

4 MS. PORTEUS: Okay. So, you would need
5 to change your code to allow this in the R40
6 because that's the location that you guys have
7 chosen. So, right now it it can't be there. So,
8 there's several things that we'd have to change,
9 to have public hearings on. And then we'd have to
10 change some of the wording in the planning board,
11 because the planning board takes over on a lot of
12 this and we refer back to the M1, and so until I
13 can work through all of that, I don't think you
14 cross out or waive anything at the moment.

15 I mean it would work for them. I don't
16 think it works for your code. We'd have to amend
17 the code and I'll get busy doing that, but
18 there's just, there's a lot. And some of it has
19 to do with you folks, because you know it's your
20 decision, right. So, do you want to give them a
21 waiver? Do we want to change some things? I have
22 some ideas. But I think what his position was is
23 we chose the site, right. So anything that would
24 prohibit us from putting it there, we just, take

1 May 5, 2026

2 it out or waive it. And he was actually surprised
3 that we actually changed the use and put it in
4 the code and, you know, he was surprised. I guess
5 some communities don't do that. We do that for
6 everything.

7 MS. KNICKERBOCKER: And we actually have
8 a public hearing to do that.

9 MS. PORTEUS: Right.

10 MS. KNICKERBOCKER: So that the public
11 knows.

12 MS. PORTEUS: Right. And so if you're
13 interested in doing that, we would have a public
14 hearing and we would amend the code and we would
15 allow these, you know, personal wireless
16 facilities and communication towers in the, which
17 one was it, the R40.

18 MS. KNICKERBOCKER: I think it's R40.

19 MS. PORTEUS: It is R40 because I
20 looked.

21 MS. KNICKERBOCKER: Is it, where the
22 highway department is and there's a few houses
23 there also.

24 MS. PORTEUS: Right.

1 May 5, 2026

2 MR. SERRANO: And the community, and all
3 the electric towers too. All the electricity,
4 that's all the Con Edison property behind that is
5 R --

6 MS. KNICKERBOCKER: I thought that was
7 an M1?

8 MR. SERRANO: No, M1 is across the
9 street.

10 MS. KNICKERBOCKER: Okay. It's all R40.
11 Interesting.

12 MR. SERRANO: Yes, it is, yes.

13 MS. KNICKERBOCKER: Interesting.

14 MR. SERRANO: And then the code allows
15 public utilities.

16 MS. PORTEUS: Yep.

17 MS. KNICKERBOCKER: All right.

18 MR. LAKER: But outside of the zone, I
19 thought that's where we were with this document
20 because, this has been discussed for at least two
21 maybe three or four years.

22 MS. PORTEUS: No, we've never changed
23 the code and we've never --

24 MR. LAKER: No, no, I understand we've

1 May 5, 2026

2 never changed the code, but I know we've looked
3 at this document for it probably four or five
4 months. I thought that's where we were.

5 MS. PORTEUS: This in the blue and the
6 yellow, I never heard back from anybody on it,
7 not one person.

8 MR. LAKER: Those are the changes that
9 that you suggested to us as the board. And I
10 think we all --

11 MS. PORTEUS: No, no, these are the ones
12 that he's asked for.

13 MR. LAKER: Correct.

14 MS. PORTEUS: Not us.

15 MR. LAKER: Correct.

16 MS. PORTEUS: Right. And so we've
17 discussed that you don't want them or you do want
18 them because I have no recollection of ever
19 discussing any of these with you. In fact, I
20 didn't hear back from anybody. So it leaves me in
21 a position of sort of what do I do? You're the
22 board. For instance, the planning board is
23 involved in this, right.

24 MS. KNICKERBOCKER: And I think they

1 May 5, 2026

2 should --

3 MS. PORTEUS: -- and they're -- Right,
4 well, they're suggesting some changes in that
5 section of the code, too. And I understand what
6 they're looking for. They want it. They want it
7 now.

8 MS. KNICKERBOCKER: Yeah, we'd like to
9 move it forward, too, but we want to also do it
10 properly.

11 MS. PORTEUS: Right. And so I need your
12 thought process and your input on, I don't think,
13 my opinion is you don't just waive it or cross it
14 out for them. If you don't like it and you want
15 to change the code, you change the code, you
16 amend the code. There are areas that definitely
17 have to be amended because it's not even allowed
18 in this zone and you have to put that in the use,
19 permitted use. You can't just say, yeah, let it
20 happen. And the planning board, he has, the
21 planning board has some authority on this, right?
22 And part of what they're suggesting is, you know,
23 the planning board doesn't really need to do that
24 and they do. And so it has to go before the

1 May 5, 2026

2 planning board. So I mean, [unintelligible]

3 [01:04:21].

4 MS. KNICKERBOCKER: can we the board and
5 you and Marcus, whoever, can we, before the next
6 workshop, can we come together with because
7 honestly I did read it, I looked at it. The
8 blues, the yellows, it was --

9 MR. LAKER: I remember discussing how a
10 lot of this was outdated and no longer necessary
11 in the code based on the technology and based on
12 you know what's required now. So I thought we
13 were past this.

14 MS. PORTEUS: No. Did anybody else think
15 that?

16 MS. KNICKERBOCKER: I was hoping we were
17 past it.

18 MS. PORTEUS: Because like it says it's
19 only in the M1. So, we never we never did a
20 public hearing to change it and allow it where
21 this, whatever this new zone is that you have
22 because I didn't even know they only wanted it in
23 the M1. So, it's the R40, right?

24 MR. SERRANO: Yeah. I think they were

1 May 5, 2026

2 either waiving that requirement --

3 MR. LAKER: Right.

4 MR. SERRANO: -- and now the idea is
5 that instead of waiving it, maybe the board just
6 adds cell towers are a permitted use in the R40
7 zone. So that's something we possibly can do.
8 The other stuff he's just removing stuff that he
9 thought was outdated, but stuff --

10 MS. PORTEUS: He's taking away, right.

11 MR. SERRANO: Yes.

12 MS. PORTEUS: That's from the planning
13 board.

14 MR. SERRANO: Stephanie says she has
15 some concerns.

16 MS. PORTEUS: Yes.

17 MR. SERRANO: So she's asking the board
18 to review it one more time to see if you agree
19 with these changes that were put in there.

20 MS. PORTEUS: Mm-hmm. Like do you want
21 section 211-66E just removed from your code?

22 MR. SERRANO: Yeah, that's Richard
23 Comey's recommendations.

24 MS. PORTEUS: Just remove it, right.

1 May 5, 2026

2 MR. SERRANO: Correct. The planning
3 board still has site plan review and approval.
4 This whatever the board does here, they still
5 have to go to the planning board and the planning
6 board has to hold their own public hearings as
7 well. So, is there anything there that is of
8 concern to you? I think she's asking.

9 MS. PORTEUS: Yeah. One of these says
10 they recommend that the applicant request a
11 waiver by stating that construction will conform
12 to all current laws in the state of New York. I
13 mean that that's probably not problematic, right.
14 Versus I guess whatever the construction methods
15 and whatever we put in our code. So some of these
16 I think are not problematic, but some of them I
17 certainly think you should look at and then look
18 at the code and figure out do we want this
19 removed? Do we want the planning board not to
20 have much say? How do you want to do this?

21 MR. LAKER: Well just taking section
22 211-66A for example. This states where the
23 applicant has previously sought a special use
24 permit for a communications tower or personal

1 May 5, 2026

2 wireless facility elsewhere. We're not requiring
3 them, because we've pretty much dictated where we
4 would like this. So is it your recommendation
5 that we should have that removed or not have that
6 removed legally?

7 MS. PORTEUS: Oh no, that's on you. It
8 says whether they have previously sought special
9 use permit for communication towers or personal
10 wires elsewhere in the state and if so where and
11 what the ultimate disposition of the application
12 was. And I think that that's probably we have
13 that to say was it successful, was it not, what
14 was the disposition? Did you did you get it done
15 or did you not get it done?

16 MR. LAKER: But in this --

17 MS. PORTEUS: So you can take out the
18 whole thing and just we don't care what they did
19 in the past, but I think some communities
20 probably would say where have you worked before,
21 how was it did you get it, you know. And that's
22 just up to you. That's a personal -- that's up to
23 you.

24 MS. KNICKERBOCKER: I don't think that's

1 May 5, 2026

2 a bad requirement, anybody that would come in
3 here, what what's their previous experience?
4 What's their, you know, what if they had a
5 problem in other communities? I don't think they
6 did, but --

7 MS. PORTEUS: Right.

8 MS. KNICKERBOCKER: I don't know.

9 MS. PORTEUS: Or the next one, it says
10 sufficient data and documentation to demonstrate
11 that the applicant has the finances and funds
12 committed and available that are needed to
13 construct this, right. He wants that out. I mean,
14 I don't see that there's a problem that you would
15 make sure that somebody's coming in and moving
16 forward has the ability to do so. Now, maybe they
17 do, I don't know who they are. But again, these
18 are in our code for a reason and they'd like it
19 out. So, we need to decide, do you want to take,
20 you know, all of this out and read it, like
21 really read it. Look at it. Think of what you,
22 you know, what you want. It's your village. That
23 one I agree what Steve just mentioned. You know,
24 if you've sought a special permit and you don't

1 May 5, 2026

2 care how it turned out, you know, then that
3 that's what you say, then we take it out. But I
4 think that this is this is changing a lot.

5 MS. KNICKERBOCKER: Yeah, there is a
6 lot of cross outs.

7 MR. LAKER: And a lot of times they do
8 try to seek out and try to find locations to sell
9 towers and they're denied because either the
10 community doesn't want them or the municipality
11 doesn't want them. So I'm kind of thinking that's
12 probably why they're taking it out because we're
13 seeking them and wanting them here, unlike
14 others.

15 MS. KNICKERBOCKER: Which is unusual.

16 MR. LAKER: You're probably right.

17 MS. KNICKERBOCKER: Yeah. Which is
18 unusual, usually communities fight this but --

19 MR. LAKER: But if there's some
20 protection that we as a board should have that in
21 there, I'd like to know it and we'll keep it in
22 there.

23 MS. PORTEUS: I think that one, I think
24 that in particular is just for your information,

May 5, 2026

more than you know that it that it should stay.
that that would be, you know, something that it's
in our code. So, we'd have to obviously have
public hearings and you know, you put it on the
record as to, you know, you don't think it's
relevant. You know, you're not interested. You
only have one property you're ever probably going
to do this to. So, you're not going to have very
many other people coming in with cell towers.

MR. LAKER: And Stephanie, I do remember
discussing that, you know, because it said the
150 mph winds, 500 years --

MS. PORTEUS: Which one?

MR. LAKER: The very first paragraph and
I remember the conversation being, well, just
remove that specific language and just make it so
that it is industry standard. Yep, that one we
have. It's in red. So, I think we did do that
one.

MS. KNICKERBOCKER: Okay. All right. So,
what is the board's pleasure? Would we like to
discuss this further or --

MR. LAKER: I'd like to try to move this

1 May 5, 2026

2 forward. I think we could probably do this either
3 by email or some other way and just these few
4 changes. You know, the zone was not something
5 that I had on my radar.

6 MS. KNICKERBOCKER: Yeah. None of us did
7 really.

8 MR. LAKER: Yeah, so I think that has to
9 be worked out. But these other things I think we
10 just can work that out.

11 MS. PORTEUS: We can work that out. I
12 mean, you know. We could just do a local law and
13 we'll --

14 MR. LAKER: Okay.

15 MS. KNICKERBOCKER: Okay. So, but we can
16 hold the public hearing over until June 2.

17 MR. LAKER: Sure.

18 MR. SERRANO: Right.

19 MS. KNICKERBOCKER: But in the meantime,
20 we can, you know, have --

21 MR. LAKER: Work out the details.

22 MS. KNICKERBOCKER: Still continue like,
23 you know, bullet point what your thoughts are and
24 then when we come to the workshop meeting this

1 May 5, 2026

2 month, then we could just, you know, hammer it
3 out pretty quickly.

4 MR. LAKER: Yeah.

5 MR. SERRANO: Yeah, there --

6 MS. KNICKERBOCKER: The only problem is?

7 MR. SERRANO: The only problem is that
8 you need certain number of days to publicize it
9 for the next public hearing. So, if you wait to
10 the workshop, you won't --

11 MS. KNICKERBOCKER: Oh, we probably
12 wouldn't have the 10 days, right.

13 MR. SERRANO: Correct. Right. So if you
14 give Stephanie enough to make your changes --

15 MR. LAKER: Well, the public hearing is
16 open now, right?

17 MS. KNICKERBOCKER: It still continues,
18 yeah.

19 MR. SERRANO: right, but you've got make
20 changes, will it be possible to make --

21 MS. PORTEUS: Like this one says it's
22 only in the M1. We have to change that, there's
23 things that have to be changed.

24 MR. SERRANO: Yeah. So, for example, if

1 May 5, 2026

2 you want to add cell tower as a permitted use,
3 that is substantial, so, you have to have a new
4 public notice for the June meeting. So Stephanie
5 would need enough time to make the changes what
6 are substantial in order to notify the public in
7 enough time for them to comment at the public
8 hearing. Correct?

9 MS. PORTEUS: We could do a local law,
10 just adding that to the schedule of uses, right.
11 You can use it in that zone.

12 MR. LAKER: Is that the 26th? Do we have
13 enough time?

14 MS. KNICKERBOCKER: So, oh no, I'm
15 sorry, 26th. I'm in June. I'm in June. You're
16 right. It's a quick. It's too quick of a
17 turnaround. It's not, it's definitely not 10
18 days.

19 MR. SERRANO: Correct. So the idea would
20 be if the board can get back to Stephanie within
21 the next couple days, she can get the public
22 notice out in enough time for the public hearing
23 to continue in June.

24 MS. KNICKERBOCKER: And we'd still have

1 May 5, 2026

2 it open where, you know, whatever our thoughts
3 are, the public could still comment at the public
4 hearing in June.

5 MR. SERRANO: Mm-hmm. So the comments
6 from the board have to be to her by the end of
7 this week.

8 MS. KNICKERBOCKER: Okay.

9 MR. SERRANO: If you look at the
10 document and then she can, whatever substantial
11 changes, we can do a new public notice for the
12 June meeting.

13 MS. KNICKERBOCKER: Okay. That'll work.

14 MR. WHEELER: Yeah.

15 MS. KNICKERBOCKER: Is that good?

16 MR. LAKER: Yeah.

17 MS. KNICKERBOCKER: Okay.

18 MS. PORTEUS: And the planning board has
19 significant powers under this now. So you would
20 look at them as well, because it would change
21 what they do in their -- with respect to this.

22 MR. LAKER: I'd like them to continue to
23 have that oversight.

24 MS. PORTEUS: Yeah, me too. But I think

1 May 5, 2026

2 this is kind of saying no.

3 MS. KNICKERBOCKER: That was, it was
4 originally set up that the planning board would
5 address that.

6 MS. PORTEUS: And I think those were the
7 ones that he just, I think he just wanted like a
8 kind of a waiver on. I don't think he wanted out
9 of the code, but he wants a waiver.

10 MR. LAKER: Right.

11 MS. PORTEUS: Don't have them, you know.
12 So, it was it was kind of, as I went through
13 chapter by chapter by chapter, it was like, wait,
14 what? You're asking for that and then you're
15 affecting this. So, it's more complicated than it
16 looks on paper, I guess. But that's fine,
17 wherever you want to go.

18 MS. KNICKERBOCKER: All right. So, we
19 will we will give you our thoughts.

20 MR. LAKER: Yeah. And then you can
21 compile that and we can go from there. All right,
22 good. So I'm going to make a motion to to
23 continue this public hearing until June 2nd. Can
24 I have a second?

1 May 5, 2026

2 MR. WHEELER: Second.

3 MS. KNICKERBOCKER: All in favor?

4 MULTIPLE: Aye.

5 MS. KNICKERBOCKER: All right. So we
6 have no resolution for that. So the next is G,
7 for the we're going to schedule a public hearing
8 for regarding the Knoxbox rapid key access
9 program and we have been discussing this for
10 several months. But what we've come up with and
11 I'm just going to do a very quick review on this
12 and then we're going to schedule it. So this will
13 be for any new commercial construction, any new
14 commercial mixed use buildings, any new
15 multifamily residential structures consisting of
16 three or more dwelling units that have restricted
17 access through locked doors. At the request of
18 the building department or fire chief based on a
19 particularized, nice word, need to access a
20 building for safety purposes, upon application
21 for a building permit to modify an application
22 for a change of use of an existing commercial
23 building where access to or within a particular
24 commercial building or structure or to a

1 May 5, 2026

2 particular area within a commercial building or
3 structure is restricted because of secured
4 openings. The purchase, the cost of purchasing
5 and installing along with any costs associated
6 with implementation of the program at a specific
7 property will be borne by the property owner.

8 So, we've discussed this before and
9 basically this is for that group to install a box
10 that's located on the outside of their building.
11 So, if there's an issue, the fire department can
12 get in, they will have a key. The keys to the
13 building will be inside that. It's secure and
14 that's what that discussion is going to be in
15 June. I just wanted to give a quick review on it.
16 So I'd like to make a motion to call for a public
17 hearing on June 2, 2026 regarding the Knoxbox
18 rapid key access program. Can I have a second?

19 MR. WHEELER: Second.

20 MS. KNICKERBOCKER: All in favor?

21 MULTIPLE: Aye.

22 MS. KNICKERBOCKER: So I, we're not
23 going to authorizing me to sign the amended cell
24 tower lease, that's too premature. The next is

May 5, 2026

the city of Peekskill. So, we have an IMA we have been doing for years with the city of Peekskill with our police department. It's a shared service agreement. And what it does, what they do is they, the city, the Peekskill City Police Department currently operates an emergency communication center, 911 answering point with a capability to communicate countywide with all police, fire, and EMS agencies 24 hours a day, seven days per week, as well as 14 closed caption TV monitored prison holding cells, a data master for testing and processing DWI suspects and computerized booking system capable of instantly transmitting all pertinent data to the New York State Division of Criminal Justice Services for individuals charged with fingerprintable offenses and employs New York State certified police instructors who provide monthly in-service training courses on a variety of topics, including those that are mandated by DCJS.

This is a five-year agreement that we are renewing. For each year it's \$10,300. Well, the year 2026 is 10,300; 2027 is 10,500; 2028 is

1 May 5, 2026

2 10,700. It's going up 200 each year, 10,900 for
3 the year '29 and for year '30 is 11,100. We are
4 we are fortunate to be able to work with the city
5 of Peekskill with our police department and also
6 if there's, since we have IMA agreements, we also
7 if the village of Buchanan needs, the police need
8 more police, a backup, I've seen several times
9 the city of Peekskill police car will come in,
10 you know, if we have an issue. So, for I mean,
11 they have been very good to work with. We are
12 fortunate to have them, like I said. So, this is
13 great to renew this agreement again. Anybody have
14 any comments on that?

15 MR. WHEELER: No.

16 MS. KNICKERBOCKER: No. All right. So,
17 I'd like to make a motion to extend the shared
18 service agreement with the city of Peekskill
19 regarding police services. Can I have a second?

20 MR. LAKER: Second.

21 MR. WHEELER: Second.

22 MS. KNICKERBOCKER: All in favor?

23 MULTIPLE: Aye.

24 MS. KNICKERBOCKER: Okay. The next is

1 May 5, 2026

2 the village of Buchanan has for our fire
3 departments a LOSAP, it's a retirement based on
4 certain criteria that the firefighters have to
5 follow. Tonight, we're going to approve those
6 that have met the required 50 points for the
7 program. And we have received we have received
8 the list of all those that have completed the
9 proper 50 points. So I'd like to make a motion to
10 approve the volunteer firefighters that have met
11 the required 50 points for the service award
12 program as provided by the village of Buchanan
13 fire department. So but before I do that on a
14 question, Bob, would you, do you have any
15 comments on that?

16 MR. WHEELER: No, not really. Just I'm
17 going to abstain from voting on this because I am
18 one of the recipients of this. Oh, okay. Thank
19 you. Awilda, are you still with us?

20 MR. SERRANO: She's still there. Awilda,
21 can you hear me, Awilda?

22 MR. WHEELER: Still there.

23 MSBZ Can you hear me?

24 MS. KNICKERBOCKER: Oh, she's there.

1 May 5, 2026

2 MR. SERRANO: Oh, yeah. You're here.

3 Thank you.

4 MS. BAEZ: Yeah. Sorry, I'm having
5 trouble with my audio tonight.

6 MS. KNICKERBOCKER: Okay, so we're going
7 to be voting on the LOSAP program and Bob has
8 abstained from voting.

9 MS. BAEZ: Yes, I'm in favor of it.

10 MS. KNICKERBOCKER: Okay, good. So, I
11 made the motion. Can I have a second?

12 MR. LAKER: Second.

13 MS. KNICKERBOCKER: All in favor?

14 MULTIPLE: Aye.

15 MS. KNICKERBOCKER: Okay, there you go.
16 Thank you. The next is a motion. We have surplus
17 equipment. So I'd like to make a motion to
18 designate as surplus, the 2011 Chevy 3500 HD dump
19 truck, the 2017 Ford Explorer, and the Fisher
20 Minute Mount Plow. Can I have a second?

21 MR. WHEELER: Second.

22 MS. KNICKERBOCKER: All in favor?

23 MULTIPLE: Aye.

24 MS. KNICKERBOCKER: The next is, we do

1 May 5, 2026

2 this every year. These are unpaid water charges
3 and they will be levied to the tax bill and these
4 aren't the current, the current tax, current
5 unpaid water charges, these are from the previous
6 year. So this is something we do every year. I'd
7 like to make a motion to put the unpaid water
8 charges to be re-levied to the tax bill. Can I
9 have a second?

10 MR. LAKER: Second.

11 MS. KNICKERBOCKER: All in favor?

12 MULTIPLE: Aye.

13 MS. KNICKERBOCKER: And this is
14 something we do every time, this year, I'd like
15 to mo make a motion for the treasurer to make all
16 required budget transfers, capital project
17 transfers and amendments, interfund transfers,
18 adjustments, and amendments to close the 2026-
19 2027 fiscal year. Is that -- that's not correct.
20 Yeah, that's not correct. So, it's a 2025-2026.
21 I'm like, geez, did we go to 2027?

22 MR. SERRANO: She's trying to move ahead
23 too fast.

24 MS. KNICKERBOCKER: Yeah, you've done

1 May 5, 2026

2 that twice now, Cindy. That's okay. I just didn't
3 think it read right. To close the 2025-2026
4 fiscal year as required for the annual audit. Can
5 I have a second?

6 MR. LAKER: Second.

7 MR. WHEELER: Second.

8 MS. KNICKERBOCKER: All in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Okay, good. The next
11 is a motion authorizing our summer help,
12 authorizing the employment of John Gulio, Brian
13 Clark, Daniel Martinez, and Scott Jordano for
14 seasonal help from May 8th to September 4, 2026
15 at a rate of \$18 an hour. Can I have a second?

16 MR. LAKER: Second.

17 MS. KNICKERBOCKER: All in favor?

18 MULTIPLE: Aye.

19 MS. KNICKERBOCKER: All right. Thank
20 you. So that's our summer help. Okay. And now we
21 go to reports. And you know what? I do apologize,
22 with the lengthy meeting, I didn't ask in advance
23 comments from the floor before we started the
24 meeting. Justice courts reports February and

1 May 5, 2026

2 March I have. So, February was \$2,385. March was
3 \$2,565. Police report?

4 MR. LAKER: We have both the months of
5 February and March. Just the total calls, in
6 February, there was 150 calls and in March, 169.
7 A lot of these calls are calls for service and I
8 just want to thank our police department for
9 always helping the residents whenever they have a
10 need out there.

11 MS. KNICKERBOCKER: All right. Thank
12 you. Highway report.

13 MR. WHEELER: You want me to do it?

14 MS. KNICKERBOCKER: I think was it
15 Steve?

16 MR. WHEELER: Yeah. Okay. Go ahead.

17 MR. LAKER: Yeah. Two reports again,
18 February and March. A lot of work that the guys
19 are working on. I did meet with Randy last week,
20 as I mentioned, at the workshop. At the moment
21 right now, they're doing a lot of work over at
22 the pool house, getting things ready for the camp
23 and for the pool season. So, thank Randy for all
24 he's doing and his crew as well.

1 May 5, 2026

2 MS. KNICKERBOCKER: Okay. Thank you.

3 The next is wastewater plant for February was
4 treated water 7,373,000 gallons. There was a
5 Westchester County Department of Health
6 inspection, no violations. And then we have for
7 March 12,000 -- look at the big difference, seven
8 I mean I'm sorry, thousand -- 12 million and then
9 seven million. So with the rain, that increases
10 everything. Let's see, on the 28th, 236 Blakeley
11 Avenue sewer main force, main break and they, the
12 highway department repaired that. Oh yeah, you
13 can see the difference in participation --
14 precipitation. So one month was 2.36 inches and
15 the other was almost five inches, which affects
16 which affects the plant. Okay. Okay, Buchanan
17 Engine.

18 MR. WHEELER: You going to do the
19 building department?

20 MS. KNICKERBOCKER: Oh, I skipped over
21 building department. Okay. Oops. Sorry.

22 MR. WHEELER: That's all right. No
23 problem. I have two months here. I have February
24 and March. In February, there were 14 building

May 5, 2026

permits issued. There's 21 inspections on file for permits and compliance inspections. There were 13 C of Os that were completed, and there were three completion -- compliance inspections for reseller refinance and a report that AMS construction is moving along good. And in March, 12 permits were issued, 15 inspections were required are required for newly issue permits, 17 inspections on file for permits, two compliance inspections for resale and the same thing everything else is going smoothly as can be, I guess, we're busy.

MS. KNICKERBOCKER: Yeah. Buchanan Engine for February, structure fires one; automatic alarm, CO detectors two; mutual aid given five; total alarms are eight. For March, EMS lift assist, one; automatic alarm detectors, one; gas emergencies, one; mutual aid given, two, so, a total of five. And then also the engine company handed out 19 free CO smoke detectors and they participated in the St. St. Patrick's Day parade. The capital project 2025-'26 utility 12 update, the apparatus, apparatus body work will

1 May 5, 2026

2 be completed by April 10th. Was the body work
3 completed?

4 MR. WHEELER: They're working on it. I
5 think they're pretty much done. They have a few
6 other things to do before they're totally
7 finished with the refurb.

8 MS. KNICKERBOCKER: All right. Good.
9 Thank you. All right. That's great. That is
10 great. Good news. Okay. Prosecutor's report, we
11 have none. Attorney's report?

12 MS. PORTEUS: I don't have anything
13 else.

14 MS. KNICKERBOCKER: Okay. Thank you. I
15 have a few things. The sweep our street annual
16 street sweeping starts May 12th and 13th for the
17 lower village. We, Cindy, remind me to do the
18 code red to remind people. Please take your cars
19 off the road so that the street sweeper can get
20 into the nooks and crannies by the curbs. And
21 then Upper Village is May 14th and 15th. The
22 beautification flower sale will be this Saturday,
23 this Friday and Saturday at the Circle. It's from
24 10:00 to 4:00 or until sold out. Let's see.

1 May 5, 2026

2 Steve, I know you asked about Buchanan Day. I
3 spoke to the chief at the firehouse and we are
4 limited. It's they're not really available on
5 September 19th.

6 MR. LAKER: Okay. The 23rd, October 3rd
7 and October 10th is the Columbus Day weekend in
8 which they usually have the clam bake. So, it
9 kind of narrows it down to September 12th. It's a
10 day, yeah, it's Saturday, it's the day after the
11 911. So it kind of yeah, kind of limits that
12 there's not too much choice. And we definitely
13 want to have the fire department and the police
14 department involved because they're a big part of
15 our community.

16 MR. LAKER: Yeah.

17 MS. KNICKERBOCKER: And then also going
18 forward for our Centennial, it's probably you
19 know, something to talk about but that year it
20 might be best like June 24th, which is very close
21 in 2028, very close to the actual day instead of
22 waiting until September or October, just food for
23 thought.

24 MR. LAKER: Mm-hmm.

1 May 5, 2026

2 MS. KNICKERBOCKER: September, May 9th,
3 Fill a bus is at the high school in front of the
4 high school and that's from 10:00 to 12:00. It's
5 a food drive and that supports local pantries.
6 And I think maybe what we should do quarterly is
7 talk about the Centennial and just have a
8 meeting, you know, at 6:00 o'clock.

9 MR. LAKER: Sure.

10 MS. KNICKERBOCKER: We'll do that
11 quarterly. Let's see what else. Oh, there's still
12 a zoning board position available. Anyone
13 interested, please contact village hall. And
14 also anyone interested in joining the recreation
15 committee, please either contact village hall or
16 send an email to the board. And I went on
17 Thursday evening at BV to the emergency
18 preparedness course. And it, I'm sorry I have the
19 go bag in the car, but it was an hour and a half
20 presentation, very interesting and something I
21 think everyone should be aware of. As you see,
22 the weather is more and more severe. We have
23 hurricanes and just a lot of different weather
24 changes. So, you did get a to go bag and in there

1 May 5, 2026

2 was all kinds of things, a flashlight, a mylar
3 blanket, duct tape, which is great for
4 everything. There were many other, oh, it was a
5 radio. It was like a transistor radio. So, it was
6 it was a really nicely put together bag. So, I
7 think what I'd like to see is that the village
8 does that also. I'm not sure if, you know, we
9 have the fire department lead that. We can have
10 it here on the second floor, possibly at the fire
11 department, but I think that would be a really
12 good thing for the residents to do that. I know
13 the seniors, they came in and did the
14 presentation for the seniors, but they did not
15 get a go bag. So, that was yeah, they did the
16 hour and a half presentation there. But, you
17 know, let's set up, let's set that up because I
18 think that's important for people to be prepared
19 in case of emergency.

20 And the last thing I have is the Tri
21 Village Memorial Day parade is not. They're not
22 having a parade this year. So Verplanck is the
23 host this year. So each year a different
24 department Montrose did last year. This year is

1 May 5, 2026

2 Verplanck and then next year will be us. And they
3 are having a ceremony and Sharon, I don't have
4 that time. Okay. Yeah. So we'll get -- oh, okay.
5 Bob, would you happen to know?

6 MR. WHEELER: I don't.

7 MS. KNICKERBOCKER: Okay. So, it'll be
8 on Memorial Day. It will be at the Verplanck Fire
9 Department.

10 MR. LAKER: The riverfront is what I
11 heard.

12 MS. KNICKERBOCKER: Oh, there. Oh. Oh,
13 that's nice. Good. Good. So, I'm sorry. I
14 apologize. We will get you that information,
15 because I know a lot of the residents like to go
16 to that ceremony and then also the town of
17 Cortlandt will have a ceremony for Memorial Day.
18 And that's all I have today. Bob, what do you
19 have this night tonight?

20 MR. WHEELER: Not too much.

21 MS. KNICKERBOCKER: Okay.

22 MR. WHEELER: The one thing I'd like to
23 bring up is through all the chatter that was on
24 Facebook, there was a good thing that was brought

1 May 5, 2026

2 up that I kind of thought was a good idea. I
3 don't know if we can do like a temporary speed
4 zone in front of camp. And the individual brought
5 up the point, a good point out we have a 15 mile
6 speed limit between the pool parking lot and just
7 past the pool, excuse me, the school's entrance
8 going towards Verplanck but there's nothing in
9 front of the camp.

10 MR. LAKER: Right.

11 MR. WHEELER: From First Street on so,
12 you know, it was a good, I thought it was a good
13 point that they brought up. So I don't know if we
14 can do anything temporarily without changing a
15 big code.

16 MS. KNICKERBOCKER: I guess maybe put,
17 yeah, we'll have to ask the chief, you know, or -
18 -

19 MR. SERRANO: I'll talk to the chief and
20 talk to his --

21 MR. WHEELER: I know we put temporary
22 parking signs.

23 MR. LAKER: Is there a temporary speed
24 bump that we could just remove during the --

1 May 5, 2026

2 MS. PORTEUS: Now that's a, that's a
3 opening, you know.

4 MS. KNICKERBOCKER: Yeah, that's a good
5 idea.

6 MR. LAKER: -- opening and closing? You
7 know, don't leave it there for the whole length
8 of the camp, but just --

9 MR. WHEELER: Well the individual had a
10 good point saying that if it's that way all day
11 long during school and the kids aren't even near
12 the school, near the road here. They're out there
13 on the slides, the water slides right there, 40
14 50 feet from the road. That was that was the
15 point I think the individual was making. So, I
16 think it's a good idea to do something, you know.

17 MR. LAKER: Okay.

18 MR. WHEELER: Now that it has been
19 brought to our attention, we probably should
20 react, in my opinion.

21 MR. LAKER: Mm-hmm.

22 MS. KNICKERBOCKER: And then, you know,
23 I meant to ask --

24 MR. SERRANO: Near the garage, we do

1 May 5, 2026

2 them right beside the garage, yeah.

3 MS. KNICKERBOCKER: We could even do two
4 really slow them down, right, Steve?

5 MR. LAKER: Yeah. Just you have the bus
6 going through there. So, you don't want to do it
7 all day long, but maybe drop off and pick up at
8 least to slow them down.

9 MR. WHEELER: Either or during camp
10 hours.

11 MR. SERRANO: During camp hours.

12 MR. LAKER: Or during camp hours.

13 MR. SERRANO: Yeah. That's from 9:00 to
14 6:00 p.m. Yeah.

15 MR. WHEELER: Yeah. That's right. They
16 have the after school and after camp. That's
17 right.

18 MS. KNICKERBOCKER: And I think one of
19 the biggest offenders speeding there is the
20 Westchester County bus. Wow. I happened to be on
21 Westchester at the Avenue the other day and I
22 guess, you know, if Shane could call down there
23 and tell them they've got to slow it down.

24 MR. WHEELER: I just wanted to bring

1 May 5, 2026

2 that because maybe we can do something about
3 that. I just have a question on the zoning board
4 appointment. Is that a mayoral appointment or is
5 that a board? I don't know how that works. I'm
6 just curious.

7 MS. KNICKERBOCKER: I'm trying to think
8 this. This is because Ed Mevec.

9 MR. WHEELER: Is that open, okay.

10 MS. PORTEUS: Don't you always appoint?

11 MS. KNICKERBOCKER: I do, but I think
12 that one's with board approval. But this is --

13 MR. SERRANO: Yeah, Cindy knows.

14 MS. KNICKERBOCKER: I'm sorry, Cindy.

15 MS. CYNTHIA KEMPTER: Board approval.

16 MS. KNICKERBOCKER: Yeah.

17 MR. WHEELER: Okay. Just curious about
18 that. And the last thing I have is just happy
19 Mother's Day. Sunday is Mother's Day, so, happy
20 Mother's Day to everybody, all the moms out
21 there, Happy Mother's Day. And that's all I have.

22 MS. KNICKERBOCKER: All right. Thanks,
23 Bob.

24 MS. PORTEUS: We really need a zoning

1 May 5, 2026

2 person.

3 MS. KNICKERBOCKER: What do we have,
4 Steve?

5 MR. LAKER: All right, I better say
6 happy Mother's Day before I forget.

7 MS. KNICKERBOCKER: You'd be in trouble,
8 right?

9 MR. LAKER: Yes. But yeah, I attended
10 the remembrance ceremony for Cortlandt Engine
11 Company this past Sunday. It's a great event that
12 they hold every year. They remember their past
13 members and we're always invited and just good to
14 get out with the community and see what they're
15 doing over there. Just in regards to going back
16 to the situation with the pavilion, you know,
17 after our workshop last week, we did hear some,
18 as Bob had mentioned on social media, some
19 concerns. And I just want to make sure that, you
20 know, for the record, no one ever wants to put
21 any children or any resident in harm's way. And
22 so once we, you know, were notified that there
23 was a an issue with the pavilion, now we're
24 taking the necessary steps to ensure that the

1 May 5, 2026

2 children do have a great event, you know, camp
3 this season and we continue that camp going
4 forward. So and then the only other thing I had
5 was we had mentioned last, I think at the
6 workshop, about meeting with Holtec, maybe if we
7 can get a meeting together where the whole board
8 can meet with them and see what the plans were.

9 MS. KNICKERBOCKER: I know the statement
10 still stood that they would be interested, when
11 they develop that property to meeting with us to
12 have a community benefit. Because remember I
13 mentioned that before.

14 MR. LAKER: Mm-hmm.

15 MS. KNICKERBOCKER: I had gone to them
16 and they came back and they said, you know, they
17 would be interested as whether they do the data
18 center or how they develop that property, they'd
19 be interested in speaking to the village about a
20 community benefit.

21 MR. LAKER: Can we have them come in and
22 meet with us as a board?

23 MS. KNICKERBOCKER: I could ask, yeah,
24 I could ask.

1 May 5, 2026

2 MR. LAKER: Like at an executive session
3 just to find out a couple things, one being the
4 community benefit, the release of land, any other
5 ideas that they may have on that. Just to have
6 kind of a meeting of the minds.

7 MS. KNICKERBOCKER: I think the
8 community benefit, because it could potentially
9 be a negotiation, we could do an executive
10 session.

11 MR. LAKER: Okay.

12 MS. KNICKERBOCKER: But then, we if
13 they're willing to come, if they have time to
14 come, then they could go into giving everyone an
15 update of what's going on with the property,
16 where that is.

17 MR. LAKER: Yeah.

18 MS. KNICKERBOCKER: Also on June 18th,
19 we are having the decommissioning oversight board
20 meeting here. I have talked to the assistant
21 chairperson. Last time we had it here, they had
22 touched some of our equipment. I told them they
23 would not be able to do that. They do hire an
24 outside company. But I'm trying to see if they

1 May 5, 2026

2 would be willing to hire the person that we have
3 here that uses our equipment. So, I will get back
4 to everybody and they'll pay, they pay for that.
5 So, it's no expense to the village, but that
6 might be when there'll be some updates there and,
7 you know, any residents, it's important to hear
8 what's going on over there. Okay, that's all I
9 have.

10 MS. KNICKERBOCKER: All right. Thank
11 you.

12 MR. WHEELER: Mayor, I just have a quick
13 question. Are we scheduled to go to executive
14 session tonight? If not, I'd like to go to
15 executive session briefly to have a conversation
16 about something.

17 MS. KNICKERBOCKER: Is it, is it --

18 MR. WHEELER: It's personal, personnel.

19 MS. KNICKERBOCKER: Oh, personnel. Okay,
20 perfect. Yes. Yeah, you have to you have to pick
21 out one of three or four things to do that. And
22 thank you, Steve, for representing the village
23 at the Montrose, not Montrose, I keep saying
24 Montrose. Oh my god, Cortlandt Engine's Memorial

May 5, 2026

ceremony. Awilda, are you still with us? Yeah. She said she's having problems with audio tonight. Okay. All right. Any comments from -- I got I got a couple things. Oh, I'm sorry. Oh my, I didn't have it in front of me, so I it slipped my mind.

MR. SERRANO: Okay, a couple --

MS. KNICKERBOCKER: And Bob threw me off with the exec session. Sorry about that.

MR. SERRANO: Two quick things. I just want to give the board and the public an update. The wading pool, our consultant, I spoke to him today. He's meeting with the Department of Health tomorrow to get an update and as soon as I find out, I'll let the board know. A more important aspect is we went back and forth on email regarding the grant for the playground. If you want to move forward with the playground, I did get a proposal from the grant writer. His overall statement is we could apply for two separate grants. One for if the village wants to do with the DPW playground and one at a new playground at Lents Cove. His concern is that the grant is

1 May 5, 2026

2 leaning towards a new playground, not
3 rehabilitating an old playground.

4 MS. KNICKERBOCKER: Okay.

5 MR. SERRANO: So he doesn't want to
6 compete, so he doesn't want to do one grant,
7 combining both together. So he said he could do
8 one grant for \$4,000, a grant or we could do
9 both, two totally separate grants that way, if
10 they deny one we might get the other. That's
11 about \$7,000. So, but he says that the
12 possibility of doing the rehab is much lower
13 possibility than getting a new playground. So the
14 question is does the village board want to spend
15 time and money on a playground in Lents Cove or
16 do you want to focus on the one at DPW or do you
17 still want to do both? so I can get back to him
18 today because, with that way he can start working
19 on the grant.

20 MS. KNICKERBOCKER: You know after I
21 responded, I thought about that because if they
22 see too much then you get nothing, so it might
23 compete with one another.

24 MR. SERRANO: Exactly. That's what he

1 May 5, 2026

2 said too, yes. So --

3 MR. LAKER: My only thoughts with Lents
4 Cove, it kind of goes back to with the kayak
5 dock, until we really know what we're going to
6 do there, I almost feel like we're kind of
7 wasting funds. Replacing, you know, I would love
8 to see the one behind the highway garage
9 replaced, maybe even positioned, you know, in a
10 different location, maybe behind the building a
11 little bit more and open up the field some more.

12 MS. KNICKERBOCKER: Yeah, I'd like to
13 see that too because I was concerned with the
14 baseball field and the playground so close there.
15 At one time we talked about netting, putting
16 netting up by the fence, but that, you know, if
17 we get the money to do that, we can reconfigure
18 that.

19 MR. LAKER: Yeah.

20 MS. KNICKERBOCKER: Figure out you know
21 how to work it with the highway and separate them
22 and you know all that.

23 MR. WHEELER: Yeah, I agree with Steve.
24 I mean I think Lents Cove is a different

1 May 5, 2026

2 discussion. I think that's one of the discussions
3 we should probably have with Holtec when we meet
4 with them. You know I have my ideas. I know Mrs.
5 Tangent, before I was on the board, brought up a
6 very good idea of trying to find something that
7 might want to use both sides of the street, the
8 Griffin property and Lents Cove and try to
9 formulate some kind of a plan of some kind of a
10 little development of some sort down there with
11 commercial, here and there, just to throw
12 something outside the box out there. Just
13 something different down there, why waste money
14 for a playground where we're going to not be able
15 to get tax dollars if we put the playground in
16 the middle of the field.

17 MS. KNICKERBOCKER: Oh yeah. I wouldn't
18 put it in the middle --

19 MR. WHEELER: Or anywhere you put it
20 down there.

21 MS. KNICKERBOCKER: Yeah.

22 MR. WHEELER: You're just taking away
23 from yourself. It's nice, but, you know, working
24 for the village for 25 years, I see who use Lents

1 May 5, 2026

2 Cove.

3 MR. LAKER: Yeah.

4 MR. WALSH: There's nothing wrong with
5 the people that are there, but not many of them
6 are village residents.

7 MR. SERRANO: So, what we So, we could
8 do if you want to go with one DPW, like I said,
9 we can get some, same thing we did with the pool,
10 you can pick what features you want in there. I
11 would love to get poured-in-place versus the wood
12 chips. That's, by itself is \$100,000 by itself
13 anyway, depending on --

14 MS. KNICKERBOCKER: Oh, just that alone?

15 MR. SERRANO: Yes.

16 MS. KNICKERBOCKER: Wow.

17 MR. SERRANO: The grant is, it's a
18 minimum 100,000 up to two million. So I can work
19 with Randy, get some specifications together as
20 the grant writer is working on the grant
21 specifications, and we get some numbers together
22 and then put that as part of the proposal for the
23 grant and then I can give you some samples. You
24 know, you want swings, you want slides, you want

1 May 5, 2026

2 climbing walls, it's up to you how big you want
3 to make it.

4 MS. KNICKERBOCKER: They usually have
5 brochures --

6 MR. SERRANO: Yeah.

7 MS. KNICKERBOCKER: -- that you can look
8 and you could ask them where else they've done
9 that you can actually --

10 MR. SERRANO: Take a look at it.

11 MS. KNICKERBOCKER: -- see it. But I did
12 speak to somebody last year or two years ago,
13 just to get an idea and I said, you know, in my
14 thought process, the playground is old --

15 MR. SERRANO: Right.

16 MS. KNICKERBOCKER: But it's still, some
17 parts of it are still usable. So in my mind, I
18 said, well, maybe we could use pieces of it and
19 maybe put it at Lents Cove or somewhere else. But
20 the guy said, yeah, no. Don't even -- it's very
21 expensive to do that. Don't even bother.

22 MR. SERRANO: And --

23 MS. KNICKERBOCKER: So, but yeah, if we
24 can get a couple companies with some ideas.

1 May 5, 2026

2 MR. WHEELER: Yeah, there could be a lot
3 of options there because I think our playground,
4 I don't know the exact age that it was built for
5 but that would be a discussion too --

6 MR. SERRANO: The age range.

7 MR. WHEELER: -- older or whatever. And
8 actually years ago, when my kids were very young,
9 that's just a few short years ago.

10 MS. KNICKERBOCKER: Of course.

11 MR. WHEELER: When they put a new gym up
12 at BV school, they actually got the parents
13 involved in installing it. They had a
14 representative come.

15 MS. KNICKERBOCKER: Oh, I remember that,
16 yeah.

17 MR. WHEELER: They saved them a lot of
18 money by having it done that way. It was
19 interesting.

20 MR. SERRANO: Yep and just to be
21 transparent it's a 20 percent match, for whatever
22 the grant is so everybody knows what it is and
23 that'll be our match. So I'll start working on
24 that together with the grant writer and with

1 May 5, 2026

2 Randy and get you some brochures, pick what you
3 want, you can have actually have a design, well
4 you have to apply, but that as part of the
5 application. So we can work on that.

6 MS. KNICKERBOCKER: Okay.

7 MR. SERRANO: And the deadline is end of
8 July.

9 MS. KNICKERBOCKER: I'm seeing here in
10 the village too, a lot of new young families,
11 young, young children coming. So that would be
12 also something to look at.

13 MR. SERRANO: Okay. Perfect. Thank you
14 so much. Thanks for your time.

15 MS. KNICKERBOCKER: Thank you. Are you
16 done?

17 MR. SERRANO: Yes, thank you.

18 MS. KNICKERBOCKER: Okay. Comments from
19 the audience. Anyone? No? Okay.

20 MS. DARLENE GARRETT: Darlene Garrett,
21 First Street. So, just question is something that
22 was on my thing. But, the playground one, instead
23 of refurbishing it, couldn't you just go for a
24 new grant for a new playground there?

1 May 5, 2026

2 MS. KNICKERBOCKER: Take it down and say
3 that it's not existing?

4 MR. SERRANO: That's what he was talking
5 about.

6 MR. LAKER: Yeah.

7 MR. SERRANO: But, but the grant is you
8 already have a playground there. So they feel
9 that that's a replacement. They want to find a
10 new location. That's where they're leaning to.

11 MS. GARRETT: Oh, okay.

12 MR. SERRANO: Yes.

13 MS. GARRETT: So you couldn't kind of
14 say, oh well, we're just going to take that down.

15 MR. SERRANO: No.

16 MS. KNICKERBOCKER: But what if we did
17 shift it and it would be in a new location? We
18 just moved. Yeah.

19 MR. WHEELER: Yeah.

20 MS. GARRETT: How far do you have to
21 move it?

22 MS. KNICKERBOCKER: Yeah. Right.

23 MR. SERRANO: We can find, we can ask.
24 Yeah.

1 May 5, 2026

2 MS. KNICKERBOCKER: So good thought.

3 MS. GARRETT: So 20 percent you said we
4 would be liable for that?

5 MR. SERRANO: Right.

6 MS. GARRETT: Because I did notice in
7 the budget, unless I read something wrong, it the
8 request for was \$12,000 for playgrounds this
9 year, playground or special events, there's
10 \$12,000 in the budget?

11 MR. SERRANO: Yes. That's to make any
12 repairs on any major or any kind of improvements
13 to that area. Correct. So we can use that money
14 for that as well, correct.

15 MS. GARRETT: Okay. So there wouldn't be
16 -- all right.

17 MR. SERRANO: Yes.

18 MS. GARRETT: Just an observation and
19 just an observation in all the meetings that I've
20 come to there's been a lot of good things you
21 know coming out of the meetings, a lot of
22 actions. I just feel, and I haven't been keeping
23 a running list, but I feel like there's some, I
24 don't know who takes notes in the in the meetings

1 May 5, 2026

2 to say, okay we need to kind of revisit this and,
3 you know, a Knockbox has been on there and that's
4 been, you know, completed tonight and so on.

5 But just kind of like a review of action
6 items you know. It was discussed and please
7 nobody take this the wrong way, but one of the
8 things that was discussed is capital improvement,
9 or shall I say improvement approvals before
10 they're done. You know, and I had FOILED the
11 kitchen renovations. That was a big thing, you
12 know, about a month and a half ago. Whatever the
13 amount is my point is that, you know, somebody
14 brought up should there be approvals. And during
15 the audit that we heard last week, when the
16 auditor came in the checks and balances, you
17 know, should be there. No matter, it shouldn't be
18 one person for anything, I don't care who the
19 person is. But I never saw that come back around
20 by the board. Are you, you know, Marcus asked
21 what do you want that that to be? Now maybe
22 that's been done in executive session, great.

23 MR. SERRANO: No, no. My understanding
24 anything out of the ordinary, my understanding if

1 May 5, 2026

2 it's not a repair, the board, I would notify the
3 board by email if they want to move forward on
4 it. So there is checks and balances. The
5 treasurer does the books/ I approve whatever they
6 need to get done. If it's something, if it's a
7 capital project like one of the issues we talked
8 about putting a fence around village hall. It's
9 not a necessity, it's a nice thing. I will email
10 the board and the board can decide if they want
11 to do it. So my direction from the board is to
12 notify the board before any kind of non-necessary
13 capital expenditure.

14 MS. GARRETT: Okay. And then this whole
15 thing with the cell tower, I don't know the ins
16 and outs of it, but obviously we, you know,
17 whether we requested it to be here or not,
18 certainly whoever is doing this should be solvent
19 because we don't want a half a cell tower in, you
20 know, in the end. So, all right, that's my two
21 cents for tonight. Thank you.

22 MS. KNICKERBOCKER: Thank you.

23 MR. SERRANO: And just to let you know
24 about that too, in the agreement, there's money

1 May 5, 2026

2 set aside from the cell tower before anything
3 gets approved. They put money aside to remove the
4 cell tower in case anything does happen. So
5 that's in the agreement as well.

6 MR. LAKER: Right, That's held, yeah.

7 MS. KNICKERBOCKER: It's about 75,000.

8 MR. SERRANO: Yeah. So they, so wherever
9 it is, they have --

10 MS. PORTEUS: [unintelligible]
11 [01:47:26].

12 MR. SERRANO: Yeah. So they have to put
13 money aside. So like you're right, I don't care
14 when they build how long it's been around. If
15 they ever go away, we have money set aside to
16 remove it if we have to.

17 MS. GARRETT: Oh, great.

18 MR. SERRANO: Okay.

19 MS. GARRETT: Great. And you know, I'm
20 sorry, Lori. Just one other quick question, did
21 we, I thought I heard at a meeting the approval
22 was given for, you know, how these solicitors go
23 around to your door.

24 MR. SERRANO: Mm-hmm.

1 May 5, 2026

2 MS. GARRETT: Was that for solar panels?
3 Because somebody came to my door the other day
4 for pest control.

5 MS. KNICKERBOCKER: Oh, yeah. No, we
6 didn't give any permission.

7 MR. LAKER: No.

8 MS. GARRETT: Okay. So --

9 MR. SERRANO: Call the police.

10 MS. GARRETT: And I wish I would have,
11 really the young kid was very nice, but I don't
12 know where he was from, but if he comes back
13 around, I'll let you know.

14 MR. LAKER: Yeah, it was I know the
15 solar, I believe, he had like something --

16 MR. WHEELER: A badge.

17 MR. LAKER: Yeah, not only a badge, but
18 some whatever we give him.

19 MR. WHEELER: Yeah.

20 MR. LAKER: Paperwork with him. Yeah.

21 MS. GARRETT: Oh.

22 MR. SERRANO: They should have a permit
23 from the from the village clerk's office.

24 MS. GARRETT: Yeah. No, the, it was, it

1 May 5, 2026

2 was pest control of some sort. I didn't listen.
3 Okay. Thank you.

4 MS. KNICKERBOCKER: And then at the
5 workshop, we're going to discuss Buchanan Day,
6 you know, what needs to be done and the different
7 roles and then the capital, we talked about the
8 capital expense too.

9 MS. LORI PYRCH: Hello. Hi everybody.
10 Lori Pyrch, Donahue Court. I think it's great
11 that you're looking into redoing or creating a
12 new area for a playground. Theresa said she sees
13 a lot of young families coming in. It's
14 wonderful. I'm all for that. Just a thought, I
15 know that you said that we have a lot of seniors
16 who are attending the meetings and with this 55
17 and over facility coming in, we could tend to
18 have more seniors come in. My sister had visited
19 a place in Maryland and they had just erected a a
20 playground for adults.

21 MS. KNICKERBOCKER: I love it.

22 MS. PYRCH: And it was all about lifting
23 and being fit, but not necessarily your athletic
24 person. So, it could serve varied ages from

1 May 5, 2026

2 youngsters to any age. It worked on balance, it
3 worked on pull-ups, it worked on push-ups, it
4 worked on and you can change your weights just
5 with a dial, you don't have to lift anything. I'd
6 love to share just the site, the website through
7 email with all the board members, just so you
8 could get a look at it. I've even picked out a
9 place where it could go. Right next to your
10 building on Tate Avenue, where there's the bench
11 and the green area right outside of village hall.

12 MS. KNICKERBOCKER: Oh, on the village -
13 -

14 MS. PYRCH: It's just a green field.
15 There used to be a rock there.

16 MS. KNICKERBOCKER: Oh, yeah, yeah.
17 Yeah.

18 MS. PYRCH: They got rid of the rock.
19 Now it's a nice area.

20 MS. KNICKERBOCKER: Yeah.

21 MS. PYRCH: Just a thought, you know,
22 for future use of all ages.

23 MS. KNICKERBOCKER: Yeah.

24 MS. PYRCH: So, I just wanted to bring

1 May 5, 2026

2 it up.

3 MS. KNICKERBOCKER: Because we're all
4 going to age, aren't we?

5 MS. PYRCH: It's inevitable. But I can
6 share that through email so you can get another
7 look at what it is and what they did.

8 MS. KNICKERBOCKER: All right. Thank
9 you.

10 MS. PYRCH: Okay. Thank you.

11 MS. KNICKERBOCKER: Great. Good. Some
12 new ideas, I love it. Okay. Awilda, are you with
13 us now or no? Yeah. Now she's, yeah, she's been
14 saying she's having problem with audio. So, okay,
15 I'd like to make a motion to go into executive
16 session to discuss personnel. Thank you everyone
17 for coming and your comments. Can I have a
18 second?

19 MR. LAKER: Second.

20 MS. KNICKERBOCKER: All in favor?

21 MULTIPLE: Aye.

22 MS. KNICKERBOCKER: Okay, great. Have a
23 great Buchanan Day.

24 (The public board meeting concluded at 8:50 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on May 5, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: May 19, 2026

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