

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

June 2, 2026

7:00 - 9:11 p.m.

June 2, 2026

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee (via Zoom)

Anthony Capicotti, Trustee

Steve Laker, Trustee

Robert Wheeler, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

Cynthia Kempter, Village Clerk, Treasurer

OTHERS:

Lisa Mecora, 162 First Street

Darlene Garrett, 159 First Street

Aaron Warner, Zarin & Steinmetz

Mark Giordano, Giordano Builders

Chief Robert Outhouse, Buchanan Engine Company

Dan Stewart, 211 Tate Avenue

Diane Tangen, 240 Catherine Street

Tania Drezek, 222 Travis Avenue

Tina Zerello, 229 Westchester Avenue

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

3 MS. THERESA KNICKERBOCKER: Welcome to
4 the Village of Buchanan June 2, 2026 board
5 meeting. Please join me in the pledge of
6 allegiance.

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. And I'm
13 sorry I didn't make this announcement before, in
14 case of emergency there's an exit here. Also
15 never use an elevator during an emergency.
16 There's a staircase behind the elevator. Okay.
17 Thank you. Oh, thank you, Cindy. I was looking
18 for this. Okay, so we have minutes to approve,
19 April 28th workshop, May 5th board meeting, May
20 5th special meeting. Any questions or comments on
21 these minutes?

22 MR. STEVE LAKER: No.

23 MS. KNICKERBOCKER: Okay. Can I have a
24 motion? I have I'll make a motion to approve. Can

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2 I have a second?

3 MR. ROBERT WHEELER: Second.

4 MS. KNICKERBOCKER: All in favor?

5 MULTIPLE: Aye.

6 MS. KNICKERBOCKER: All right. Thank
7 you. Oh, and I meant to mention Awilda Baez is on
8 Zoom this evening. Comments from the floor,
9 agenda items only. Everyone has an agenda? Hey
10 there.

11 MS. LISA MECORA: Lisa Mecora, I live at
12 162 First. So, the reason I'm here is I saw on
13 the agenda that we have to vote or we have a
14 motion about the new IMA with Croton for dog
15 control. So, I just wanted to take this
16 opportunity to bring up the fact that, you know,
17 I did speak last year. It was a full year ago
18 about having the IMA and hopefully going with the
19 town of Cortlandt instead of Croton. And the
20 reason that I recommended that at the time is as
21 we grow, it's important that we consider having a
22 more experienced town of Cortlandt animal control
23 officer that handles the broad range of issues
24 that could come up with dogs and cats. Those are

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2 the domestic animals. They have an ACO that's
3 called the animal warden. He's very highly
4 regarded and he's doing a great job. And I just
5 recommend that we go with that established
6 organization instead of going to the town of
7 Croton which is trying something new. Last year
8 we went with them. They chose a shelter
9 organization to partner with that has since been
10 found to be having a lot of legal issues and is
11 under probation and is probably going to close.
12 So instead of doing that and being with them
13 again and having to deal with the unknowns,
14 because we don't know where they're going to
15 next, I would just say why don't we just go to
16 the town of Cortlandt?

17 So, I was hoping to just bring that to
18 your attention again and just we're growing as a
19 village and as we grow, we need to make sure we
20 have these issues under control. And nobody wants
21 to have stray animals or animal issues that
22 aren't addressed properly. And the way to address
23 them properly is to have an animal control
24 officer, which as I said in the town of Cortlandt

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2 is called an animal warden. So, I was hoping you
3 guys can consider that instead of just jumping
4 back into the IMA with Croton. And I also wanted
5 to know, were we able to find out for Croton,
6 what shelter are they partnering with?

7 MS. KNICKERBOCKER: Yeah. After 20 days,
8 I think they were looking for a shelter after?

9 MR. MARCUS SERRANO: Yes. The update
10 from the village manager is that's still work in
11 progress. They're still working those details out
12 and we should know pretty soon.

13 MS. MECORA: Okay. So when we signed up
14 with them the first time, they chose to go with
15 Northwind Kennels. And as I said, Northwind
16 Kennels had seven cases of animal cruelty against
17 them. They had documentation of very bad
18 conditions at their shelter, you know, flooding,
19 improper conditions of all type. They had a fire.
20 They have a pending fraud case against them. So
21 obviously that was not the best choice and this
22 SPCA is an established professional organization
23 that most of our communities that are our
24 neighbors are using them. So, there's really, I

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2 mean I gave you a list the last time I spoke. It
3 was like practically every community in
4 Westchester is using -- in northern Westchester
5 is using them.

6 So to go with an unknown again and then
7 a whole another year could go by and it's just
8 it's our opportunity to get a good contract, be
9 done with it, have it be professional, have it
10 address dogs and cats, be ready for any situation
11 that comes our way.

12 MR. SERRANO: I just want to add another
13 point. The SPCA is one of the organizations that
14 the village is talking to as well as an option.

15 MS. MECORA: Yeah.

16 MR. SERRANO: So they are talking to
17 them as well. So, but they haven't --

18 MS. MECORA: The Village of Croton is
19 talking to them?

20 MR. SERRANO: Yes, correct. So I haven't
21 made a final decision yet.

22 MS. MECORA: Yeah. So that would be
23 great. But the one problem is the Village of
24 Croton is one of the only communities in the

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surrounding area, actually, it's one of the only communities that just handles dogs. So as you grow, you need to address the fact that cats can be dumped or left out. And if you have a cat multiplying, that can be a much bigger problem. And if you nip it in the bud and have a really professional animal control situation and have that buttoned up, you're never going to face that problem down the road, like other communities are dealing with whatever, you know, communities down county especially.

So we want to avoid that because we're growing. We're going to have apartment buildings. There's a lot of movement in apartment buildings. People move in, people move out. Sometimes there are animals left behind. We do have situations that have come up with cats that needed to be rescued. And so far we've had this patchwork network of rescue groups that have been able to, you know, keep it under control. But it's most, most communities and municipalities have learned that just going with the town, having the official ACO, having that official presence kind

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2 of holds it together from a top level. So --

3 MR. ANTHONY CAPICOTTI: Marcus, can you
4 tell me why we haven't -- well, just enlighten me
5 because this was last year. Why are we not going
6 with the town of Cortlandt?

7 MR. SERRANO: I think the main reason
8 was cost.

9 MR. CAPICOTTI: The cost. So, what is
10 the cost difference?

11 MR. SERRANO: I do not recall, Theresa,
12 do you remember? Because I know they gave you --

13 MS. KNICKERBOCKER: There were two
14 different, there was a price for the town and
15 then there was a price for the SPCA. Off the top
16 of my head --

17 MR. LAKER: It was the additional cost.

18 MS. KNICKERBOCKER: Yeah.

19 MR. SERRANO: Additional cost. And the
20 town wanted to --

21 MS. KNICKERBOCKER: I want to say it was
22 about --

23 MR. SERRANO: -- split the entire cost
24 50/50 even though the town is ten times bigger

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2 than the village. So I think that was part of the
3 --

4 MS. KNICKERBOCKER: I want to say
5 \$10,000 \$11,000 if I remember right, properly.
6 Yeah, it was it was a different --

7 MR. CAPICOTTI: And the cost for Croton?

8 MR. SERRANO: \$1,200 a year and we've
9 maybe have one or two dogs a year. That's what
10 we're talking about. So I thought it was more --

11 MR. CAPICOTTI: Yeah.

12 MR. LAKER: And up until a couple years
13 ago, there really was kind of this lapse in
14 animal control in the village. So we proactively
15 went out and sought other alternatives and the
16 Village of Croton, because we don't have the
17 volume to have our own animal control officer.

18 MR. SERRANO: Correct.

19 MR. LAKER: So we have to piggyback off
20 of another municipality.

21 MS. STEPHANIE PORTEUS: Yeah.

22 MR. LAKER: And after doing our
23 diligence and I know Stephanie had a lot of
24 conversations with the town as well as Theresa,

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2 it was more beneficial to go with the village of
3 Croton.

4 MS. PORTEUS: Right.

5 MR. LAKER: And that that's where we
6 were.

7 MR. CAPICOTTI: So the Town of Croton is
8 looking to use the SPCA?

9 MR. SERRANO: Yeah, the Village of
10 Croton is talking to the SPCA and see if they get
11 a reasonable fee for the village and then also we
12 can piggyback on that agreement versus what the
13 negotiation was with the town of Cortlandt.

14 MR. CAPICOTTI: So, can we hold off on
15 this until we get that information or is --

16 MR. SERRANO: Then we have no animal
17 control.

18 MS. KNICKERBOCKER: And I think legally
19 we have to --

20 MR. SERRANO: Yeah, we have to have --

21 MS. KNICKERBOCKER: -- have for dogs.

22 MR. CAPICOTTI: So we are completely cut
23 off if we don't --

24 MR. SERRANO: Correct.

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2 MR. CAPICOTTI: Okay.

3 MR. WHEELER: So, the town is expecting
4 us to pay half their bill?

5 MR. SERRANO: Correct.

6 MS. KNICKERBOCKER: Yeah, they were.

7 MR. SERRANO: Yeah, they were. Right,
8 that's what I remember.

9 MS. KNICKERBOCKER: Oh, yeah. And then
10 it was a separate agreement when you got into --
11 so if Croton gets into an agreement with the
12 SPCA, or into the same agreement that we were
13 with the SPCA that they originally talked to us
14 about?

15 MR. SERRANO: Correct. The problem is
16 that that we were working through the town who
17 worked with the SPCA. Now we're working with the
18 village to be with SPCA and the village
19 understands what the cost was being provided to
20 us by the town. That's why the Village of Croton
21 went on their own and they think they can
22 hopefully negotiate a better deal than working
23 with the town. I hate to say that, but that's
24 what the negotiation is going through right now.

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2 MS. KNICKERBOCKER: Okay.

3 MR. LAKER: And there's also a
4 termination --

5 MS. KNICKERBOCKER: Yes.

6 MR. LAKER: -- clause in here. So if
7 there was ever an issue and I think this is what
8 we brought up last year, was if we did see that
9 there was an issue and a need to change we could
10 easily make that change.

11 MR. SERRANO: Correct.

12 MR. LAKER: But as of right now, it was
13 just more fiscal responsible to use the village
14 of Croton.

15 MS. KNICKERBOCKER: It's a 30-day for
16 both parties, that they could terminate.

17 MR. SERRANO: Correct.

18 MS. MECORA: It's just, it's interesting
19 to me that the Village of Croton is able to
20 negotiate such a, theoretically we're hoping they
21 will negotiate a better rate for us with the SPCA
22 than the town of Cortlandt going with them. That
23 it seems strange to me. It seems like there was
24 some kind of a disconnect and they might not have

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2 understood our population compared to the town of
3 Cortlandt's, because it doesn't make sense.
4 Nobody would say we would split it with the town
5 of Cortlandt. We're 2,000 people. The town of
6 Cortlandt is 40,000, minus Croton's 8,000. So,
7 you know, it's they're hugely different than us.
8 But --

9 MS. KNICKERBOCKER: Yeah, they did
10 understand our population and the difference.

11 MS. MECORA: They did? They still denied
12 it?

13 MS. KNICKERBOCKER: And I think because
14 they did a new facility and the money needed, I -
15 - they weren't too interested in negotiating even
16 though we might have one or two a year.

17 MS. MECORA: Yeah. Okay. So, just one
18 last thing, that is dog only?

19 MS. KNICKERBOCKER: Correct.

20 MS. MECORA: So, at some point, can we
21 think about joining with all the other
22 municipalities in our area that have dog and cat
23 coverage? And the reason that they have that is
24 for a very practical reason. It's because you

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don't want to have a problem down the line. You don't want to have a stray cat. Dogs, the problem dogs present when they're stray dogs, is they can run in traffic. They can bite someone. They can cause an accident. Stray cats, there's a different situation. They can multiply and they're, you know, that's the problem there. So, you want to really, if you have an animal control officer that's, you know, your -- there's a stray cat, there's a -- and the animal control officer like for the town of Cortlandt, you know, they will pick the cat up. They will bring it to the shelter organization. That's one of the services they order. They do. I found a dog running in the street. What do I do? Contact the animal warden, we work to locate the dog's owner. If we can't find their owner, we keep them safe until their owner can be located. We found a cat. What should we do? Cats that we believe may be owned will be held in attempt to find their home. If not, they will be adopted out. They brought to our partnered shelter. So, it's just instead of having the problem that just lingers because we

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2 don't have the right contact, it would be really
3 good if we had an animal control officer that did
4 both.

5 MR. LAKER: Yeah.

6 MS. MECORA: So, can we try to aim for
7 that in the future? Because in this last year,
8 since we spoke last time, there have been some
9 situations that have come up with stray cats near
10 the industrial area down somewhere on the other
11 side of Albany Post Road. They were luckily
12 handled by animal rescue people, but animal
13 rescue people can only jump in when they have the
14 capacity. And as a town, as a village that's
15 growing, and every other community does this, why
16 are we going to be the only ones with Croton that
17 don't do this?

18 MS. KNICKERBOCKER: I think going
19 forward too, I don't know if you have any data
20 Cindy or Marcus, if you have any data of in the
21 past year how many dogs were on the loose or how
22 many cat issues or --

23 MR. SERRANO: Speaking to the police
24 chief when we were sort of talking, he said maybe

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2 one or two a year and most of the time they found
3 the dog, they find the owner within a day or two.
4 So they normally find him pretty quickly, so
5 you're right it's one or two a year maybe we have
6 to bring the dog in. And they normally, the
7 owners normally come out sooner or later.

8 MS. MECORA: Right. And then the cat
9 situations aren't reported because we don't
10 handle it currently. But like I said there was
11 some, there was a few things that came up just in
12 this last year that could have been a mess if we
13 hadn't had some other people to like basically
14 hold the line. So anyway, that's my request.

15 MS. KNICKERBOCKER: All right. Thank
16 you, Lisa. You're very passionate about the
17 animals.

18 MS. MECORA: You know what? I'm trying
19 to protect our village. That's really my deal. I
20 don't want to see our village to end up having
21 like stray cats or stray dogs or feral anything.
22 I want it to be where we have a problem, we have
23 an animal control officer addresses the
24 situation, we move on. That's what I care about.

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2 So, and like I said, yeah, that's -- so, are we
3 waiting to hear if they're going to choose the
4 SPCA?

5 MS. KNICKERBOCKER: By law, we have to
6 have some type of animal control services for
7 dogs. So, I'm comfortable tonight moving forward
8 so that we're legally complying with the law. But
9 as Steve had said too, there's a 30, 30-day
10 disconnect with the agreement. So, you know, but
11 that's only me.

12 MS. MECORA: Yeah.

13 MS. KNICKERBOCKER: You know, I don't
14 know. I don't know how the rest of the board
15 feels, what their thoughts are.

16 MR. WHEELER: I agree with that. I mean,
17 we can always look at our -- we can always look
18 at our options in the future.

19 MS. PORTEUS: Yeah.

20 MR. WHEELER: I mean, right now, we're,
21 we need to move right along with this, I believe
22 myself. So, when something comes up better, we
23 know what that is, right?

24 MS. MECRA: Okay. Okay.

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2 MS. KNICKERBOCKER: And you know, Lisa,
3 keep your ears open, too, because I know there's
4 people in the community that aren't as active as
5 they used to be, but maybe there's new groups
6 coming forward that deal with cats, and maybe
7 there's, I don't know, some type of an agreement
8 we can come with, with the cats too, other than
9 Croton.

10 MS. MECORA: Yeah.

11 MS. KNICKERBOCKER: You know, so just,
12 you know, you're out there with the animals.
13 Maybe you'll hear of some organization.

14 MS. MECORA: Can I just ask like what is
15 -- it's purely money why we don't want to be like
16 have the dual services like every other
17 community? Because like I did read the list too.
18 It's like Pleasantville, Mount Kisco, North
19 Bedford, whatever. And we went on and on. I had
20 the list of all the other communities that do
21 this. Like is there, is it really it's just cost?
22 Or it's also a combination of because we're so
23 small and we just, we don't feel the need yet? Is
24 that kind of the combination?

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2 MS. KNICKERBOCKER: Anybody else want
3 to?

4 MR. CAPICOTTI: I think it's cost
5 completely. That's the answer. I mean, it's it
6 would be we, we studied, we had our we did our
7 homework, I guess you would say, on this. Marcus
8 looked into it. Theresa was really involved with
9 the town on this. And I feel that the numbers
10 worked going with Croton. Now, you did come last
11 year and you did, may bring up some valid points
12 about the shelter that they were going to. And I
13 thought that there was a resolution that the
14 shelter was closed down or and they weren't going
15 there anymore to that shelter.

16 MS. MECORA: They had to, they had to
17 discontinue going there because that shelter was
18 found to be they took a plea bargain against all
19 these charges and they're currently under
20 probation. They are operating only as a kennel.

21 MR. CAPICOTTI: So you're you want the
22 joint, like animal control with cats and dogs and
23 that's what Croton doesn't offer. So that's --

24 MS. MECORA: That's why I would prefer

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2 that we're with Town of Cortlandt, have the
3 professional staff that's already been doing this
4 for years, have dog and cat coverage so that
5 we're set for anything that comes our way and we
6 don't have the problem in the future. Once again,
7 dog problems typically taken care of within a
8 week or two days sometimes, you know, a day. But
9 cat problems not so much, and if you have an
10 expert in your corner, it's helpful. So, yes,
11 town of Cortlandt experience, been doing it for
12 years. They have the animal warden that services
13 both types of species. They're professional.

14 And Croton, we already did go with them.
15 We saw the choice they made. It wasn't, I mean,
16 in retrospect, it wasn't really a great choice.
17 It wasn't a smart choice. We knew all those
18 problems last year, that those things were
19 percolating, but they still chose to go with
20 them. We don't know who they're going to go with
21 this time.

22 MR. CAPICOTTI: Yeah. Listen, I, we have
23 an we have a responsibility to the taxpayer of
24 course and we have to do what's best for that.

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2 And I have a cat, so I am with you on this. I
3 don't want to see my cat, he's neutered though,
4 he's good to go. So, but I, if he ever got lost
5 or something I would hope that somebody would
6 pick him up and he would go to the right place to
7 be taken care of until they found the right
8 owner. But, we have a responsibility. And we have
9 to shop this and ultimately that's what it comes
10 down to. And if something changes in the future
11 where Croton does take on another policy with
12 having the two species, I mean, I think we would
13 definitely switch over to it and become part of
14 it. I don't know much about it. I'm just, I know
15 that we're doing this because of the economics of
16 it and our financial responsibility. So I mean in
17 the future, if things change then we'll go with
18 the flow in that direction. You know I hear you.
19 I'm good with it. But I just, you know, it's hard
20 to make a change when it's a big, it's a drastic,
21 drastic number with the amount of money.

22 MS. MECARO: 2,000 versus 10,000 in the
23 pot?

24 MR. CAPICOTTI: Yeah. I mean, it's a

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2 it's a, you know, if the town would work with us,
3 you know, and because of our population being so
4 much smaller than theirs and say, okay, here's
5 you would pay a percentage, because of our
6 population, you know, comparable, then I
7 absolutely go with the town. But then they want
8 us to take, split the whole thing down in the
9 middle when they have 40,000 and we have 2,000.
10 So, it doesn't really make much sense.

11 MS. MECORA: So, I don't I mean, last
12 time when we talked about this, that wasn't my
13 understanding. It was like their contract was
14 1,200 or I thought it was different numbers 1,200
15 and ours was 500 which is still too high and can
16 be negotiated further. But we have like Marcus is
17 an expert negotiator, can he revisit that with
18 the town of Cortlandt?

19 MR. SERRANO: That's the town supervisor
20 issue. That's above my pay grade. That's all I
21 can say.

22 MR. CAPICOTTI: If they would agree to
23 it, we would do it and that's all it comes down
24 to. We have to take this on tonight. Okay,

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2 because we have a responsibility to do it. We
3 need the protection and then we can look into it.
4 That's the best, that's the best I can say.

5 MS. MECORA: Okay. All right. Thank you
6 so much for even considering it and once again as
7 we grow, this can become more of an issue. So
8 hopefully we can maybe keep an eye on it
9 especially as we grow.

10 MR. CAPICOTTI: Thank you.

11 MS. MECORA: Thank you.

12 MS. KNICKERBOCKER: And I think going
13 forward is keep the data of when these animals
14 are found and the resolution of it also.

15 MS. MECORA: Yeah. It's not something
16 that's tracked really. It's kind of --

17 MS. KNICKERBOCKER: Yeah, I think maybe
18 with the police department, we need to ask them
19 to please keep track of that, of any animals that
20 they find and --

21 MS. MECORA: Things like that?

22 MS. KNICKERBOCKER: Yeah. Yeah.

23 MS. MECORA: Okay. Thank you.

24 MS. KNICKERBOCKER: Thanks, Lisa. Thank

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2 you.

3 MS. DARLENE GARRETT: Darlene Garrett,
4 159 First Street. Agenda point G, so the
5 amendments that the company who was doing the
6 cell tower during one of the last board meetings
7 I think like a month ago, one of them was about
8 you know they crossed out about their insolvency.
9 Insolvency, and I know Marcus you said that we
10 have contingencies if that happens, which I take
11 as using taxpayer money potentially, but --

12 MR. SERRANO: No.

13 MR. LAKER: They have escrow.

14 MR. SERRANO: No.

15 MR. CAPICOTTI: They have escrow.

16 MS. GARRETT: They have escrowed?

17 MR. CAPICOTTI: Yes.

18 MR. SERRANO: In the agreement, they'll
19 put money aside to remove the tower if anything
20 happens. So the money comes first before they
21 build.

22 MS. GARRETT: Oh, okay.

23 MR. SERRANO: Yeah.

24 MS. GARRETT: So, obviously I assume in

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2 the executive session, then the contract amended.
3 Because I know you, you had some, you know, major
4 concerns with a few points in the amendment. So
5 just want to make sure that that was all resolved
6 because you were quite, you know, concerned about
7 that. Then last point on H, point H, this
8 amending for cell towers on the 40 district, I
9 assume that's not where this current cell tower
10 is going. Where's the 40 district that
11 potentially would be amendable?

12 MS. KNICKERBOCKER: The R-40, it's not
13 allowed currently. This is what this public
14 hearing is about. So what we're doing is allowing
15 it to go into the R-40 district.

16 MS. GARRETT: Oh. Oh. So that really
17 hasn't even kind of --

18 MR. CAPICOTTI: It's where it was always
19 supposed to go. It's just it's not allowed to go.
20 We just amending it.

21 MS. GARRETT: Oh. Oh, okay. I felt like
22 --

23 MS. KNICKERBOCKER: But it wasn't zoned
24 for that.

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2 MS. GARRETT: -- it was in contract, but
3 we don't even really kind of have the amendment
4 done yet. Okay.

5 MS. KNICKERBOCKER: Nope.

6 MS. GARRETT: All right. It makes sense.
7 I just didn't know if we were putting up another
8 tower after this tower.

9 MR. LAKER: No.

10 MS. GARRETT: Okay.

11 MS. KNICKERBOCKER: I think one should
12 be good for the village. I think there should
13 probably only be one forever and ever, you know.
14 So.

15 MS. GARRETT: Thank you.

16 MS. KNICKERBOCKER: All right, Darlene.
17 Thank you. Okay. Al right. So, under new
18 business, so last week, I don't know if you would
19 like to speak and do a review of what was
20 discussed last week with Giordano Builders and
21 the vacant land the village property on Albany
22 Post Road 3222?

23 MR. AARON WARNER: Sure. My name is
24 Aaron Warner. I'm an attorney with the law firm

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2 Zarin and Steinmetz. We represent the applicant
3 Steve Giordano Builders. Like you said, last
4 Tuesday we were at your board's village workshop
5 meeting where your board gave us authorization to
6 pursue village approvals. The memorialization of
7 those authorizations is on the agenda for
8 consideration tonight.

9 Just briefly to re-review the proposal,
10 this proposal is to redevelop village property
11 located at 3222 Albany Post Road on the corner of
12 Albany Post Road and Bleakley Avenue. And the
13 proposal is to redevelop that property to an 11-
14 unit townhouse development. The property is
15 located within the villages C1-/C-2 overlay
16 district, which permits multifamily apartment
17 dwellings or townhouses by special permit from
18 your board.

19 The village currently owns the property
20 and as part of this proposal and what's before
21 your board tonight is that the applicant is
22 proposing to purchase the property from the
23 village for the purpose of creating the 11-unit
24 townhouse development. The draft commitment of

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2 sale, which is before you tonight, as well as the
3 authorizing resolutions would permit the project
4 to pursue village approvals, namely two
5 relatively minor front yard setback variances
6 from the zoning board and then a special use
7 permit from your board and then site plan and
8 subdivision approval from the planning board. I
9 think that's in a nutshell pretty much what we
10 discussed. I would just add for your board that
11 we anticipate making a special use permit
12 application to your board in the next few weeks
13 and we hope and think that your board is best
14 suited to act as lead agency for coordinated
15 review under SEQR. Is there anything else? I
16 think I covered --

17 MS. KNICKERBOCKER: Lead agency just for
18 coordinated review or lead agency in general so
19 that it eliminates the planning and zoning board?
20 I just want to clarify that.

21 MR. WARNER: Well, lead agency in
22 general, but yes.

23 MR. CAPICOTTI: You just said for plan
24 for site plan and approval with the planning

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2 board. So you -- is it for the SEQR process?

3 MR. WARNER: For the SEQR process, yeah.

4 MR. CAPICOTTI: Yeah. What did you want?

5 MR. SERRANO: Yeah. I think the question
6 is, are you still planning on going in front of
7 the planning board for site plan or you or you
8 want the village board to do the site plan
9 review?

10 MR. WARNER: No, we're still planning on
11 going before the planning board for site plan.

12 MS. KNICKERBOCKER: That was the
13 question.

14 MR. WARNER: I'm sorry. For site plan
15 and subdivision -- but we would like your board
16 to serve as lead agency for --

17 MR. SERRANO: For SEQR.

18 MR. WARNER: -- for SEQR.

19 MR. CAPICOTTI: SEQR, yeah.

20 MR. WARNER: Yes.

21 MS. PORTEUS: They had that recently.

22 MR. WARNER: Oh, really?

23 MS. PORTEUS: Yeah. And so that's why
24 they're questioning you on it.

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2 MR. WARNER: No, no, we're still
3 planning on going before the planning board and
4 the zoning board.

5 MS. PORTEUS: Okay.

6 MS. KNICKERBOCKER: Okay. All right. So
7 with the sale of the land, the seller agrees to
8 sell and convey to purchaser for the part, it's
9 400,000, the village property would be sold for
10 400,000. This agreement covers the sale of land
11 only, no improvement, structures or construction
12 work of any kind are included in the contemplated
13 agreement. So you would be going in front of the
14 planning and zoning board for site plan approval.
15 Okay, any questions or comments from the board?

16 MR. LAKER: Yeah, I just want to make
17 sure that it is clear to the public and those
18 here in attendance that this is not an approval
19 by this board for this development, this is
20 simply the village owns this property and in
21 order for this -- they're interested in
22 purchasing the property. This village board is
23 allowing them that opportunity, but they still
24 have to go before the planning and zoning board

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2 and meet all the requirements of those
3 consultants and get approval from both of them.
4 So this is in no way an approval by us at this
5 time.

6 MS. KNICKERBOCKER: Okay. All right. So
7 I have a resolution to read. This is a resolution
8 adopted by the village board of trustees of the
9 Village of Buchanan at its regular meeting held
10 on June 2, 2026 who resolve that the village
11 board of trustees authorizes the mayor to sign a
12 commitment of sale with Steve Giordano Builders,
13 Inc. regarding vacant land located at 3222 Albany
14 Post Road. And can I have a second?

15 MR. CAPICOTTI: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Thank you.

19 MR. WARNER: Thank you very much. All
20 right. The next is an authorization from the
21 village board. This is authorization from the
22 village board of trustees, Village of Buchanan to
23 Steve Giordano Builders. The buyer as contract
24 vendee is authorized to work with the Buchanan

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2 Village Board of Trustees to submit applications
3 to the Village of Buchanan Zoning Board of
4 Appeals, Village of Buchanan Planning Board, and
5 any of the village consultants. Going to, I
6 believe right now, the zoning your variances in
7 front of the zoning board are for two of the
8 units. There's 11 units altogether, for two of
9 those units for a variance, front yard variance,
10 I believe.

11 MS. PORTEUS: Yes.

12 MS. KNICKERBOCKER: Yeah, front yard
13 variance. Okay. Can I have a second?

14 MR. CAPICOTTI: Second.

15 MS. KNICKERBOCKER: All in favor?

16 MULTIPLE: Aye.

17 MS. KNICKERBOCKER: Okay.

18 MR. WARNER: Thank you very much.

19 MS. KNICKERBOCKER: Okay.

20 MR. STEVE GIORDANO: I want to thank the
21 board for considering this application, I really
22 appreciate it. Thank you.

23 MR. LAKER: Thank you. Good luck.

24 MS. KNICKERBOCKER: Okay. I'm going to

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2 make a motion to open the public hearing
3 regarding the extended public participation plan.
4 So, our engineer, George Pommer, is with us this
5 evening. And George, I know you've commented on
6 this a few times. If you could just give a review
7 for the public of what this is about.

8 MR. GEORGE POMMER: Sure. Good evening,
9 mayor, board of trustees. This is part of an NY2A
10 DEC permit application. It's a requirement by the
11 DEC. Uh we did this in July of last year. The DEC
12 came back. They wanted us to add a section to our
13 PPP, which is the existing burden report, which
14 we talked about at the workshop last month. And
15 Dave Smith, the planner worked on that section of
16 the report. It's Appendix E of the PPP. We did,
17 after the workshop meeting submit this to the
18 DEC. It requires their approval. Once it's
19 approved by them, we set this up to have two
20 public hearings. So you'll notice that there's
21 today and there's also July 7th was the other
22 date where this is available for the public
23 comment. So right now we're waiting to hear back
24 from the DEC to make sure everything that we need

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2 is in there.

3 And we gave Marcus a draft. He'll put it
4 on the website and that's it for now. We're going
5 to circulate it to all the people, as a draft, to
6 all the people listed in the document, which was
7 I guess on the last page of the document, which
8 is in there, a list right before -- Appendix A so
9 it's going to go to town of Cortlandt, Peekskill,
10 Croton, state assembly. Westchester County and
11 there's probably about 20 other entities so
12 Marcus and I talked today. We're going to add, I
13 think we added the clerks to make sure we're
14 following all the right procedures.

15 MR. SERRANO: Yes, exactly.

16 MR. POMMER: Because the town of
17 Cortlandt is very particular about --

18 MS. KNICKERBOCKER: Yes.

19 MR. POMMER: -- sending it to the clerk,
20 or sending --

21 MS. KNICKERBOCKER: Make sure proper
22 department.

23 MR. POMMER: -- entity, yeah,
24 department, so.

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2 MR. SERRANO: And just for point of
3 clarification, mayor and board, I know we brought
4 it up at the last meeting. This has to do with
5 increase the capacity from 500 to 750, in case,
6 for the general public information. So that way
7 they we know what you're talking about. There's
8 been an application to increase our capacity from
9 500 gallons per day, 500,000 gallons per day to
10 750,000 gallons per day. There's the process to
11 get that process approved and then after that
12 then George can finish the scope of work to
13 actually then move to the next step which is to
14 upgrade our sewer treatment plant. So this is
15 step one.

16 MR. POMMER: Correct. Well actually it's
17 the last step.

18 MR. SERRANO: Then the big work, then
19 real work starts.

20 MR. POMMER: Then the real work starts.
21 Yeah, correct.

22 MS. KNICKERBOCKER: Sorry, did I open
23 the public hearing properly?

24 MR. SERRANO: No.

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MS. KNICKERBOCKER: Okay.

MR. SERRANO: No.

MS. KNICKERBOCKER: Thank you, George,
for the review. I'd like to make a motion to open
the public hearing regarding the extended
participation plan. Can I have a second?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. So any
questions from the board, any comments? Okay. The
audience? George, you did a good review. Any
comments or questions from the audience? Okay.
It's pretty straightforward. Okay. I'd like to
make a motion to close the public.

MR. POMMER: No.

MR. SERRANO: No.

MR. POMMER: Continue it.

MS. KNICKERBOCKER: No, no, no. Yeah, I
see it. I'd like to make a motion to adjourn the
public hearing until July 7th.

MR. POMMER: Correct.

MS. KNICKERBOCKER: Okay.

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2 MR. LAKER: Second.

3 MS. KNICKERBOCKER: Thank you. All in
4 favor?

5 MULTIPLE: Aye.

6 MS. KNICKERBOCKER: Perfect. Okay,
7 George, we're not done with you yet. Discussion
8 on the, regarding update on the pavilion. So, as
9 mentioned in the workshop meeting, we were in the
10 last two workshop meetings, the last couple
11 meetings we've been talking about this a while.
12 We went through two engineers. The first engineer
13 reviewed it, second engineer did a per peer
14 review. We have a third engineer who's worked
15 extensively with these types of structures, we
16 reached out to a number of PhDs who are
17 qualified, they have credentials that show
18 they're qualified to analyze the structure. But
19 in our findings in talking to the most recent
20 engineer, they're out in Wisconsin. They've
21 worked for one of the largest pre-engineered
22 companies that make this structure. They want
23 travel expense. So, we gave them all -- step
24 back. We gave them all the information from the

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2 first two engineers, all the analysis, all the
3 calculations. Our hope was that they would take
4 this information, say, okay, I see what
5 everyone's done. Here's our solution. That was
6 the direction.

7 MR. SERRANO: The hope.

8 MR. POMMER: That was the hope. That was
9 the direction we want to go. But the engineers,
10 like the first one, like the second one, they
11 want to put eyes on the structure. They want to
12 look at it. They test it, they want to measure it
13 themselves. They want to do all this stuff. So,
14 they had they're out in Wisconsin. They wanted a
15 \$10,000 travel expense and then \$20,000 to do the
16 same thing that the first two did and then maybe
17 in the third bullet, the third phase would be to
18 maybe come up with a solution. So all that cost
19 and kind of the uncertainty at the end of this
20 wasn't very comforting.

21 So what we did was we went back to Chris
22 Shaver from C.T. Male, said Chris this is where
23 we're at. We've reached out to these people. What
24 can you do to put us one step closer to a

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2 solution? So, he said, well, I can analyze it on
3 the computer, tell you what -- what, he didn't
4 analyze the wind loads. He didn't analyze the
5 correct steel. So, he's going to want to look at
6 that more closely and see how we can, what size
7 beams we should need and how we can take a step
8 towards designing or reinforcing what we have.

9 And I actually spoke to another engineer
10 today, a fourth engineer who said, yeah, he's
11 done this before and he said it's just requires
12 reinforcing in certain locations and he's done
13 he's done it in the past. So if Chris comes to
14 some kind of conclusion, I have another person to
15 go to, to try to get to solutions. So we know
16 what the problem is. We need solutions, add steel
17 here, add something there, and make it code
18 compliant. So, that's where we're at. So, C.T.
19 Male gave us a proposal, \$2,500 to take this step
20 to see on the computer, on the desktop, what we
21 need --

22 MR. SERRANO: Yes.

23 MR. POMMER: -- to do to get this code
24 compliant.

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2 MR. CAPICOTTI: So, this guy Chris, was
3 this the guy that we talked to on the phone?

4 MR. POMMER: No.

5 MR. SERRANO: No.

6 MR. POMMER: No, that was that was --

7 MR. LAKER: That was the second.

8 MR. POMMER: -- that was the second,
9 that was the second guy.

10 MR. CAPICOTTI: Okay, good. Because he
11 was an idiot. Okay.

12 MR. POMMER: He --

13 MR. CAPICOTTI: And I'm going to tell
14 you straight up. I mean, you heard him talk on
15 the phone and he came here and came vocal in the
16 public meeting with stuff that should not have
17 been said. Okay, because it was just his opinion.

18 MR. POMMER: Yeah. He, he, yeah he gave
19 us the 20 mile an hour opinion.

20 MR. CAPICOTTI: Which was, it came from
21 no data.

22 MR. POMMER: It caused confusion.

23 MR. CAPICOTTI: No data to back it up.

24 MR. POMMER: Correct.

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2 MR. CAPICOTTI: It was just said out
3 loud and that's put us in this position. Okay.
4 Yes, we need to fix the pavilion, but we need an
5 engineer that has, that can fix to give us a
6 solution, not somebody who's just going to look
7 at a computer and say, Oh, I don't think you
8 should be under there with 20 mile an hour winds.
9 Well, give me the data that tells you that.

10 MR. POMMER: Yeah, he did, he put us in
11 a position where it created more explaining and
12 more issues, than solving.

13 MR. LAKER: And have we spoken to the
14 contractor that did previous steel work on the
15 pavilion just three, four years ago?

16 MR. POMMER: So the contractor that did
17 it, I mean, all his work, he's he doesn't have an
18 issue with and we've looked at it and none of the
19 structural engineers commented on any of the work
20 that was done. So, it's it was all fine. So.

21 MR. LAKER: But I would imagine he must
22 have an engineer on staff or --

23 MR. POMMER: The guy, the person who did
24 the repairs?

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2 MR. LAKER: Yeah.

3 MR. POMMER: No, those repairs were more

4 --

5 MS. KNICKERBOCKER: It was lower.

6 MR. POMMER: Yeah, it was lower. It was,
7 so these issues are up.

8 MR. LAKER: There was nothing up --

9 MR. POMMER: No, well there was purlins,
10 So we have the structural frame and we have the
11 purlins. The purlins are what the roof sits on.
12 So he replaced a couple of purlins, he tied a
13 couple purlins together, sistered a few of them.
14 But that's different from the steel structure
15 itself. That's the -- that's what --

16 MR. LAKER: So he didn't touch any of
17 the structure?

18 MR. POMMER: No, he didn't. Just at the
19 bottom, some rust he cleaned up and he --

20 MR. LAKER: Got it.

21 MR. CAPICOTTI: So none of these guys
22 have an actual design engineer, where they
23 actually design something -- because you know
24 Westchester County, you go down to George's

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2 Island, and they have the pavilions down there.

3 MR. POMMER: Yeah.

4 MR. CAPICOTTI: Right. And they're all
5 the same, same kind of steel structure. Do we
6 have any connections with anybody from the county
7 that is with engineering that would, you know,
8 it's more of like a spot repair like you're going
9 to fishbone or fish plate this, the webs in the
10 steel beam to give it support in different areas.
11 So you needed somebody with a design, an engineer
12 that can design this so we can get moving on a
13 solution, not give us all this bullshit -- excuse
14 me, all this data that makes no sense to us.

15 MR. POMMER: Yeah, that's the nature --
16 unfortunately, that's the nature of structural
17 engineering. They analyze, analyze, analyze.

18 MR. CAPICOTTI: But we've done that
19 already.

20 MR. POMMER: We've done, we've done
21 that. That's that was the whole point of, you
22 know this is the third time someone's going to
23 say analyze it and maybe I can do something for
24 you. So, I wasn't getting that comfortable

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2 feeling that we're coming to a solution.

3 MR. CAPICOTTI: Right.

4 MR. POMMER: So, that's why I went back
5 to Chris and said, I want to get to fixing the
6 problem instead of -- we analyzed it. We know
7 what the problem is.

8 MS. KNICKERBOCKER: And you did put that
9 in your memo. You were comfortable with
10 continuing to analyze, but you were you want to
11 move forward with the fix.

12 MR. LAKER: And that was the change
13 order we saw?

14 MR. POMMER: So, that's the \$2,500.

15 MS. AWILDA BAEZ: I have a question,
16 George. I read the memo and I'm listening to what
17 you're saying. Work with me a little bit and help
18 me out. I want to know what is Chris going to do
19 that is different than what's been done to help
20 us resolve this issue or at least get closer to
21 it?

22 MR. POMMER: So, he is going so right
23 now he determined -- well, first he was he had
24 the 36 ksi steel and he put the 50 ksi steel into

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2 his -- he had he didn't put that into his model
3 originally. So, he had the wrong steel to begin
4 with. He made an assumption. He made a very
5 conservative assumption. So now he's going to put
6 the right strength steel in there. He's going to
7 put the thickness that the beam needs to be. So
8 let's say it's a quarter inch beam. Let's say it
9 needs to be a half inch. So now if we know that
10 it's a half inch, then we know it's, a quarter,
11 you've got to add a half inch. So it makes it
12 very simple. So, then and where to add that half
13 inch of steel? You add it to either the top
14 flange or the bottom flange. So that's, that is
15 the direction Steve is going. Chris.

16 MS. BAEZ: But this is all going to be
17 computerized? It's okay. I know it's very
18 confusing. This is why I'm trying to straighten
19 it out in my head. So this is something Chris is
20 going to do digitally. He's going to do this on
21 the computer, correct?

22 MR. POMMER: Correct. And the computer
23 is, it looks at everything according to the
24 latest code. So, it'll look according to the

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2 latest building code. And it'll, he'll put the
3 correct roof load on there, which is the 45
4 pounds per square foot snow load. He'll put the
5 right wind load, which he didn't do the first
6 time. So, that's what he's doing different. He's
7 doing the wind load. He's doing the correct snow
8 load, and he's going to give us the correct size
9 beams, what they should be. And then we're going
10 to figure out how much steel we got to add to the
11 structure and where. That's the other key. So
12 when we figure out where it needs to be added,
13 that's what we need to do.

14 MS. BAEZ: All right. And this, in my
15 opinion, is going to take some time, correct.

16 MR. POMER: Yeah. I didn't, I don't see
17 on his the timing of this, but this is 2,500.
18 This is not going to take that long. I mean, this
19 should only take I would say a week or two. I
20 mean --

21 MS. BAEZ: For his analysis?

22 MR. POMMER: Yeah.

23 MS. BAEZ: And then whatever has to get
24 done.

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2 MR. LAKER: Right

3 MR. POMMER: That comes, that's the next
4 step.

5 MS. BAEZ: So that's after.

6 MR. POMMER: So at the next workshop
7 meeting, the goal is to have the work -- have him
8 do his analysis, at the next workshop meeting,
9 have him talk at the workshop and determine his
10 findings. I ran my analysis, I used the steel
11 that's actually out there this is what the size
12 that it needs to be, this is what you need to add
13 to it and here's where you need to add it.

14 MS. BAEZ: All right and you gave me the
15 timing, I wanted to know when we would know and
16 you just told me, at the next workshop.

17 MR. POMMER: Next workshop, yes.

18 MS. BAEZ: Okay, perfect. Thank you so
19 much.

20 MR. POMMER: You're welcome.

21 MS. KNICKERBOCKER: And the cost on that
22 is \$2,500?

23 MR. POMMER: Correct.

24 MS. KNICKERBOCKER: All right. So, I'm

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2 going to, I'm going to skip. There's a Q at the
3 end.

4 MR. SERRANO: Yes.

5 MS. KNICKERBOCKER: I'd like to so, I'd
6 like to make a motion authorizing the mayor to
7 sign the change order regarding the structural
8 evaluation of the pavilion for \$2,500. Can I have
9 a second?

10 MS. BAEZ: Second.

11 MS. KNICKERBOCKER: All in favor?

12 MULTIPLE: Aye.

13 MS. KNICKERBOCKER: Okay. Thank you. All
14 right, George, we're still not done with you. If
15 you could talk about, I know we've discussed this
16 before, but for the public, the bid for the
17 roadway improvement project for this year.

18 MR. POMMER: Sure. On May 22nd, we
19 received four bids from four contractors. The
20 lowest bid -- the work involved Fourth Street,
21 Westchester Avenue, Westchester Avenue between
22 First and Fourth Street and Fourth between
23 Westchester and Tate and some curbing throughout
24 the village. ELQ was the lowest responsive

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2 bidder, 358,946.25. We've worked with them in the
3 past. We have no issues with their bid as it was
4 submitted and we provided a recommendation to the
5 village.

6 MS. KNICKERBOCKER: Okay. And ELQ
7 Industries, the total bid was \$358,946, so you
8 could see the range. Pat Paving 404,375;
9 Intercounty Paving, 485,250 and Montesano
10 Brothers was 500,000. So the lowest bidder was
11 ELQ. So I'd like to make a motion to award the
12 bid for the roadway improvement project for 2026
13 to ELQ Industries with a bid of \$358,946.25, to
14 be exact. Can I have a second?

15 MR. CAPICOTTI: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Okay. Thank you.

19 MR. SERRANO: Theresa, if I may, before
20 the next one, since it was all about paving, I
21 was going to pass this along. There was an issue
22 at the last minute about Third and Tate Avenue by
23 Con Edison. That's been repaired today. So,
24 that's been --

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2 MS. KNICKERBOCKER: I thought I saw, I
3 thought I saw things down there today. Perfect.

4 MR. SERRANO: Yeah. So, after the
5 meeting, we got on the phone with Con Edison,
6 myself, George, and Randy, and they took care of
7 it. So, it's done now.

8 MS. KNICKERBOCKER: All right, good.

9 MR. SERRANO: I just wanted to let you
10 know. Thank you.

11 MS. KNICKERBOCKER: That's good news.
12 Great. Thank you. All right. And that's all that
13 needed to be done.

14 MR. SERRANO: Yep.

15 MS. KNICKERBOCKER: All right. George,
16 let's talk about sludge removal. It's an exciting
17 topic.

18 MR. POMMER: So back in 2024, the
19 village put out bid specifications for sludge
20 removal. They received a bid from Cook, Fred A.
21 Cook, Inc. and they submitted a bid of 119,000.
22 We extended that for a year because there was a
23 clause in the contract to extend it if mutually
24 agreed to by the village and the contractor. Last

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year we thought it was in the best interest of the village to do that since they were significantly lower than everyone else. And this year, that has expired. It expires in June. So, we're going to put out the work to bid the sludge removal. We do it every other year now.

MS. KNICKERBOCKER: Yeah. All right. Any questions? Anybody on the board? This is something we do every year, every couple of years. We have to get rid of the sludge.

MR. POMMER: Yep.

MS. KNICKERBOCKER: Okay. So, I'd like to make a motion authorizing the engineer to prepare specifications and to advertise for bids for sludge removal. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay.

MR. SERRANO: Theresa, if you don't mind?

MS. KNICKERBOCKER: Sure.

MR. SERRANO: I sent an email to the

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2 board. I know it was last minute. Since we're
3 talking authorized to going out to bid, the roof
4 at the sewer treatment plant, we were waiting for
5 the asbestos abatement report that came in and it
6 did come in, there's the asbestos. So, I would
7 like to move this process forward to avoid any
8 violation with the DEC. So I would like the board
9 to consider, you know, adding that to the agenda
10 and authorizing George to go out to bid for the
11 asbestos abatement and replacing the roof at the
12 wastewater treatment plant main building.

13 Correct, George?

14 MR. POMMER: Yeah, that's it. That's
15 exactly -- I don't have to --

16 MR. SERRANO: That roof has not been
17 touched in over 30 years, I think.

18 MR. POMMER: Easily.

19 MR. SERRANO: Or more, right.

20 MR. WHEELER: More than that.

21 MS. KNICKERBOCKER: And then I think it
22 was --

23 MR. CAPICOTTI: If there was asbestos in
24 it, longer than that.

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2 MR. POMMER: Yeah.

3 MS. KNICKERBOCKER: And then, yeah. And
4 that's -- we've had a few leaks over there --

5 MR. SERRANO: Yes.

6 MS. KNICKERBOCKER: -- in the process.
7 So it it's something that has to be done.

8 MR. POMMER: The good thing is the roof
9 on -- the ceiling underneath is not, so it's just
10 the roof on top.

11 MS. KNICKERBOCKER: Okay. I thought it
12 was the roof too.

13 MR. POMMER: It's a flat roof, yeah.

14 MR. CAPICOTTI: It's just in non-fiber,
15 right?

16 MR. POMMER: Yes.

17 MS. KNICKERBOCKER: It's time. Okay. So
18 while George is still here, I' and I'd like to
19 make a motion authorizing the engineer to go out
20 to bid for asbestos abatement and replacement of
21 the roof at -- the main roof at the sewer
22 treatment plant. Can I have a second?

23 MR. WHEELER: Second.

24 MS. KNICKERBOCKER: All in favor?

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MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. Thank you.

MR. SERRANO: Thank you.

MS. KNICKERBOCKER: George, do you have anything else for us? It was a lot, but thank you. Yeah.

MR. POMMER: It was a lot. Yeah. No, I think the only thing that we've been working on is the two developments that are in town that the -- I know AMS, we did some work with them to close them out and close their issues out and we're working with Village Square to keep their project moving along. There's -- one's just starting and the other one's pretty close to ending.

MS. KNICKERBOCKER: where is the Village Square? They're doing their --

MR. POMMER: Carbone is --

MS. KNICKERBOCKER: The Carbone project, they're, they're --

MR. POMMER: They're doing their sewer lines now.

MS. KNICKERBOCKER: Oh, okay.

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2 MR. POMMER: So, they've ordered all
3 their structures. They're doing some site work.
4 They got their pond all set up, their storm water
5 set up and --

6 MS. KNICKERBOCKER: And they haven't
7 done any of their foundations yet. They're still
8 doing site work, just site work?

9 MR. POMMER: They're just site work.
10 Yeah, the foundations will be coming soon.

11 MS. KNICKERBOCKER: Okay. Yeah, because
12 people are asking, so, that's why, you know,
13 while you're here.

14 MR. POMMER: So, yeah, the
15 infrastructure will go in first and then the
16 buildings will go up similar to AMS. So, but
17 that's where we're at there.

18 MS. KNICKERBOCKER: Thanks for the
19 update.

20 MR. POMMER: You're welcome.

21 MS. KNICKERBOCKER: All right, George,
22 have a good night.

23 MR. POMMER: You, too. Thank you.

24 MS. KNICKERBOCKER: We'll see you

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2 tomorrow.

3 MR. POMMER: See you tomorrow. Tomorrow?

4 MS. KNICKERBOCKER: 10:00 a.m.

5 MR. POMMER: 10:00 a.m.

6 MS. KNICKERBOCKER: Be there or be
7 square. The next is there's an amended cell tower
8 lease. Does anybody have any questions on that?
9 Board members? Marcus, would you like to do a
10 review?

11 MR. SERRANO: Just to provide the public
12 and the board with the update. The lease has been
13 signed before for this tower. The amendment, it
14 has to do with a couple months ago, maybe two
15 months ago, or three months, in order to have
16 Verizon sign up, the developer agreed to reduce
17 the lease payments by \$400 for Verizon, but the
18 developer will make up the difference plus
19 interest on top of that, so to make the village
20 whole. So the amendment is just showing how much
21 Verizon is paying and what the developer is
22 paying to the village, so the village may be made
23 whole. So that's the amended lease we're talking
24 about, nothing else except for the numbers of the

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2 monthly payments that are coming in.

3 MS. KNICKERBOCKER: And do you have that
4 off the top of your head?

5 MR. SERRANO: The amounts?

6 MS. KNICKERBOCKER: Yes, please.

7 MR. SERRANO: Yes. So for example, the
8 original base rent for the first month, for the
9 first year is \$2,750. The amended it will be
10 2,350, so a discount of 400. But then the
11 developer would be paying us with interest
12 401.67, so we're actually going to get a \$167
13 more than the 400. And that'll be made, continue
14 on until they get another carrier. And then when
15 the other carrier comes on, it'll make up the
16 difference. And then that then the payments will
17 actually start coming up even higher and it'll be
18 made whole at that point. There'll be no discount
19 after that.

20 MS. PORTEUS: Okay. There you go.

21 MS. KNICKERBOCKER: Moving forward with
22 the cell tower. Okay. I'd like to make a motion
23 authorizing the mayor to sign the amended cell
24 tower lease. Can I have a second?

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2 MR. WHEELER: Second.

3 MS. KNICKERBOCKER: All in favor?

4 MULTIPLE: Aye.

5 MS. KNICKERBOCKER: Okay. The next is,
6 okay, it's going to be a resolution declaring
7 lead agency and to adjourn the public hearing
8 until July 7th on the proposed zoning text
9 amendments to repeal certain regulations from
10 article 13.

11 MS. PORTEUS: Mm-hmm.

12 MS. KNICKERBOCKER: It's Roman numerals,
13 it's been a few years. Okay. So this is also over
14 the cell tower. It will be continued July 7th.
15 There's some -- what we're doing is to allow
16 communication towers on village owned land in the
17 R-40 district. Where this is being placed is the
18 end of First Street, which is really a dirt road
19 behind the baseball field, very close to the Con
20 Edison property, behind the highway department.
21 That seemed to be the best place to put that and
22 that happens to be an R-40 district, so, we have
23 to change the zoning on that. So, okay, let me
24 read -- any comments or questions from the board?

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2 MR. LAKER: No.

3 MS. KNICKERBOCKER: Okay. So, let me
4 read the resolution.

5 MS. PORTEUS: Yes, that's what I was
6 going to ask you to do.

7 MS. KNICKERBOCKER: Thank you. Thank
8 you, ma'am. Section one, section 211.10 schedule
9 of use regulations, attachment one shall be
10 amended to read as follows. District R-40 column
11 two entitled uses permitted by right shall be
12 amended to add letter D to read as follows.
13 Cellular towers on land owned by the Village of
14 Buchanan. Section two -- so that that means it's
15 only people -- only the village property that
16 this can go on and as we said before there's not
17 going to be any need for any other cell towers in
18 the village. Section two, this local law shall
19 take effect immediately upon filing with the
20 Secretary of State of the State of New York.
21 Section three, this local law shall take effect
22 immediately upon filing with the Secretary of
23 State of New York, so for both section and --
24 section two and three.

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2 MS. PORTEUS: And so the public hearing
3 will be scheduled for July 7th.

4 MS. KNICKERBOCKER: Right.

5 MS. PORTEUS: Thank you.

6 MS. KNICKERBOCKER: We're going to keep
7 that, keep that going for July 7th. Yes, ma'am.

8 MS. PORTEUS: Thank you.

9 MS. KNICKERBOCKER: All right. Thank
10 you. The next is we've been discussing this for a
11 while. This is the Knoxbox rapid key access
12 program. This evening we have the Buchanan engine
13 chief here. Is there anything Bob, that you would
14 like to say about the Knoxbox program? Okay.
15 Okay. Any questions from the board on this?

16 MR. CAPICOTTI: Not much about it,
17 right?

18 MR. LAKER: Yeah, we discussed this
19 discussed this a few times.

20 MS. KNICKERBOCKER: Yes. We discussed
21 this a few times, yes. Okay. So, I'm going to
22 make a motion to open the public hearing
23 regarding the Knoxbox Rapid Key Access Program.
24 Can I have a second?

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2 MS. BAEZ: Second.

3 MS. KNICKERBOCKER: All in favor?

4 MULTIPLE: Aye.

5 MS. KNICKERBOCKER: Okay. So, so this is
6 and like I said, we've discussed it, but for
7 people who haven't been, I'll get you up to
8 speed. This is for the following buildings
9 located within the service boundaries of the
10 Buchanan Engine Company. So what it's, what it's
11 to do is it's a box that would go on commercial
12 buildings. The keys would be very specifically
13 labeled. So, if there's a fire, the fire
14 department can get to that box, get into the
15 building, get into an apartment, get into
16 something, an access area of the building,
17 without breaking down doors and breaking windows
18 and, you know. So this would be for any new
19 commercial construction, any new uh, commercial
20 mixed-use buildings. This will not be for family
21 residences. Any new multifamily residential
22 structures consisting of three or more dwelling
23 units that have restrict access through locked
24 doors, at the request of the building department

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2 or fire chief based on a particularized need to
3 access a building for safety purposes.

4 Upon application for a building permit
5 to modify or an application for a change of use
6 to an existing commercial building greater than
7 three stories, the AHJ may require a Knoxbox.
8 When access to or within a particular commercial
9 building or structure or to a particular area
10 within a commercial building or structure is
11 restricted because of secured openings or where
12 immediate access is deemed necessary by the
13 village building inspector or fire chief for
14 life-saving or firefighting purposes, the village
15 building inspector and/or fire chief is
16 authorized to require a Knoxbox to be installed
17 on such premises at a location approved by the
18 fire chief. The cost of purchasing and
19 installing, along with any other costs associated
20 with implementation will be borne by the property
21 owner.

22 Once again label keys to locked access
23 points of ingress and egress. So it's, you know
24 the board has talked about this. We also spoke to

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2 Kieran Outhouse, who suggested doing this. And I
3 have a building that doesn't fit this
4 requirement, but I think it's a good thing, so, I
5 am going to spend the money to do this, but I
6 think it's well worth it. And anyone else can
7 always contact the Buchanan Engine with any
8 questions they might have.

9 MR. LAKER: Yeah, it does it although it
10 doesn't state with the single family homes, it
11 does allow the residents if they are interested
12 in participating, they can and it could be
13 beneficial for those, especially the elderly that
14 live alone, their family may feel comfortable
15 with having the box on the building so they fire
16 department does not have to break in to get in.

17 MS. KNICKERBOCKER: Or snowbirds. For
18 people who, you know, go to Florida or wherever,
19 Arizona for several months. This way the fire
20 department would have access to be able to get in
21 quickly. You don't want them taking down your
22 doors. That could be -- or windows -- that could
23 be quite expensive. So, but they're going to get
24 in one way or the other. So we might as well make

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2 it easy for them to get in there. Any questions
3 or comments from the board or anyone in the
4 audience?

5 MR. WHEELER: Well, I don't have any
6 questions, but maybe I'd ask the chief to come up
7 and just explain how it works from the firehouses
8 end as far as security for homes and how they
9 agency protects that also.

10 MR. ROBERT OUTHOUSE: Sure, Bob
11 Outhouse, Buchanan Engine Company fire chief. In
12 speaking on the program, it's something that's
13 been out there for the last 45 years. We looked
14 at this program back in the '90s. It was very,
15 very expensive to the commercial owners and there
16 wasn't that many people interested. The program
17 has proved itself time and time again. The cost
18 is well worth the benefit. We've had over the
19 past few years commercial property owners come to
20 the firehouse and say, hey, do you have Knox? We
21 don't. With the AMS building coming in, Silvan
22 Woods, they are the first ones to get it. They're
23 putting it in.

24 So, for everyone that doesn't know how

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2 it works, it's pretty sophisticated. There are
3 two lock boxes that will be on each fire truck
4 with a master key. There'll be a keypad on there.
5 Each active firefighter will have its own PIN
6 code. If we need to get in, that pin code is
7 relayed to us. We punch in our personal code. We
8 open the box, we get the master key out. We open
9 up the box and get your keys out. Then we go in.
10 When that truck returns, it automatically sends
11 the download of what person opened that box at
12 what time at that address. So, it's really fail
13 safe. We are, you know, currently working on all
14 that sophisticated digital work to get that done.
15 I do think it's time. Again, village residents, I
16 see it all the time on dispatches outside of the
17 village. A Knoxbox code come in, that's just
18 residents to get into houses whether it's a
19 welfare check, or it's, you know, they're not
20 home. So again, we've all in favor of it.

21 Kieran, being my assistant chief, did a
22 great job after I detailed him to take care of
23 that and I think it's a great thing. So again, if
24 there's any questions about it, again, it's a

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2 solid system. It's been in place for 40 years. A
3 lot of places use it and all the school district
4 buildings are getting it. Now we'll have
5 Buchanan, BV on as well.

6 MS. KNICKERBOCKER: Good. Good program.
7 Thank you.

8 MR. LAKER: Thanks, Chief.

9 MR. outhouse: You're welcome.

10 MS. KNICKERBOCKER: Thank you so much.
11 Any comments or questions from the floor? Okay.
12 So, I'd like to make a motion to close the public
13 hearing regarding Knoxbox Rapid Key Access
14 Program. Can I have a second?

15 MR. LAKER: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Okay, I'm going to
19 read a resolution. Whereas a resolution was duly
20 adopted by the board of trustees of the village
21 of Buchanan for a public hearing to be held by
22 the village board at the municipal building 236
23 Tate Avenue Buchanan to hear all interested
24 parties on a proposed local law amending chapter

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67 entitled, Building Construction to the Code of the Village of Buchanan, whereas notice of said public hearing was duly advertised in the official local newspaper and where a such public hearing was duly held at a regularly scheduled meeting of the village board on June 2, 2022 (SIC) 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. And 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 Village of Buchanan hereby adopts said local law number 3-2026 amending chapter 67, article two of the code of the Village of Buchanan, a copy of which is attached here to and made part of this resolution. And be further resolved that the village clerk be and hereby is directed to enter said local law in the minutes of this meeting and the local law book of

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2 the Village of Buchanan and to give due notice of
3 the adoption of said local law to the Secretary
4 of the State of New York. Can I have a second?

5 MR. LAKER: Second.

6 MS. KNICKERBOCKER: All in favor?

7 MULTIPLE: Aye.

8 MS. KNICKERBOCKER: Okay. Thank you. So
9 the next is we're going to have a discussion
10 regarding lowering the speed limit on Westchester
11 Avenue between First and Fourth Street during
12 camp hours. I know Bob, you had mentioned this.
13 It came up there was a discussion and the police
14 chief was involved, gave his comments and Bob if
15 you want to --

16 MR. WHEELER: Yeah. I didn't really
17 bring this up to make it a big issue. I just
18 brought up, I heard from a few people that they
19 were concerned about that seeing that where the
20 15 mile and hour speed limit is at the -- for the
21 school, it's only another couple hundred feet
22 right in front of the camp, where the campers do
23 use the waterslides and stuff like that. So, I
24 just brought up as a discussion for the board to

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2 maybe consider maybe doing something that they
3 felt that it was necessary to do.

4 I did speak with the chief myself and I
5 told him, as I told everyone else here, it has
6 nothing to do with speed. It just has to do with
7 the potential of a kid running out in front of a
8 car. That's all it really is. So, if it became a
9 big speed issue, I didn't really mean it to be
10 that. I just thought that maybe it was something
11 to discuss, whether we can do something
12 temporarily. I don't really know. That's the only
13 reason I really brought it up. So, if the board
14 wants to continue talking about it, that's fine.
15 And if not, I understand that. So that's the only
16 reason it was really brought up.

17 MS. KNICKERBOCKER: Yeah. And I think
18 unfortunately we couldn't -- the chief had said
19 something that we -- in a school zone you can go
20 down 15 mile miles per hour, but within the
21 playground area there, we couldn't do it, but
22 perhaps we could do you know some signage or
23 something.

24 MR. WHEELER: When they do it in front

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2 of the schools, you can only go so many feet from
3 school.

4 MS. PORTEUS: That's right. That's under
5 the law.

6 MS. KNICKERBOCKER: Yeah.

7 MR. WHEELER: So I understand all that.
8 But you know, like I said, it wasn't meant to be
9 a big issue. It was just meant to have a
10 conversation, see if people thought maybe it
11 would be a good idea to do or not.

12 MS. PORTEUS: Right. Right. I mean,
13 could you put up slow children playing signs that
14 are not mandated by the state?

15 MR. CAPICOTTI: Well can we put our
16 flashing speed signs up there for the summer?

17 MS. PORTEUS: Mm-hmm.

18 MR. CAPICOTTI: The flashing speed sign
19 that's been in front of the Lakers' house for six
20 months, we can put that over there. Is it still
21 there?

22 MR. LAKER: No.

23 MR. WHEELER: I think they just put it
24 up by the pavilion now.

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2 MR. CAPICOTTI: Yeah, that's good.

3 MR. WHEELER: To record what was going
4 on there, because speed's never been an -- you
5 know, it seems like it's a problem in that road.
6 But many years ago, they put it right on Tate
7 Avenue, excuse me, Westchester Avenue to record
8 for months and they get, they're taken in all
9 this data to see how fast the cars are going and
10 it was a very small amount of cars that were
11 going over 35 miles an hour.

12 MS. PORTEUS: Yeah.

13 MR. WHEELER: So that's what those signs
14 do also. They give you good data on that.

15 MS. KNICKERBOCKER: You know, I think we
16 --

17 MR. WHEELER: It maybe just something to
18 put some, Anthony, I agree with you. Maybe just
19 having to put something in front of you and say,
20 hey, you know.

21 MR. CAPICOTTI: Yeah. I mean, just set,
22 just so it's just a warning. Slow down.

23 MS. KNICKERBOCKER: There's temporary
24 signs that we put up there. Maybe something camp,

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2 I don't know, some type of a sign letting people
3 know that there's children in the area playing.

4 MR. WHEELER: Well I think something can
5 be done with that sign. When people see those
6 signs, they do --

7 MS. KNICKERBOCKER: Slow down.

8 MR. WHEELER: -- pay attention what's
9 going on around them, too.

10 MR. LAKER: They take notice.

11 MR. WHEELER: They're looking for police
12 first.

13 MS. KNICKERBOCKER: And Marcus, how many
14 of those, I know we had gotten them from Entergy.
15 How many of those speed detection signs do we
16 have? I know one got ripped off a pole.

17 MR. LAKER: Two?

18 MR. outhouse: There's two.

19 MS. KNICKERBOCKER: Two now. Okay. Yeah.
20 One got ripped off a pole. Could we, you know,
21 we'll have a discussion on it, but could we look
22 into possibly getting some more, a couple more of
23 those? Because somebody had told me on Lindsay
24 Avenue, they I guess a truck came by one day and

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2 just ripped it right off the pole and there it
3 was on the ground all over the place.

4 MR. SERRANO: Sure.

5 MS. KNICKERBOCKER: So let's see what
6 they you know let's see what they cost and, you
7 know.

8 MS. KNICKERBOCKER: But to have one or
9 two, like just one on Westchester, when you know
10 people are -- and then it collects the data, so
11 if we have to, you know, talk about something
12 else with the speeding and it lets police know.

13 MR. WHEELER: And it works really well
14 for what they're needing.

15 MS. KNICKERBOCKER: Yeah.

16 MR. WHEELER: They really do give a lot
17 of information.

18 MR. SERRANO: Yep. No problem.

19 MS. KNICKERBOCKER: Okay, that'll be
20 great. Good. Perfect. Okay. So we had quite a
21 lengthy discussion about dog control, thank you,
22 Lisa. And this is an intermunicipal agreement
23 with the Village of Croton. Okay. So just a
24 little review, As necessary, the Village of

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Croton hereby agrees to provide dog control. Such services shall include being on call for stray dogs in the Village of Buchanan and transporting any stray dogs to the Village's animal shelter, the Croton's animal shelter. Requests for such services during normal business hours, 7:00 to 3:30, you'd have to contact the village itself. And after that there's a special phone number department of public works that people could call outside regular business hours shall be made by contacting the Village of Croton and Hudson Police Department.

The Village of Buchanan shall pay to the Village of Croton an annual contract fee of 1,200 for these services. Payment is due within 30 days the date of this agreement. The Village of Buchanan shall pay to the village of Croton on Hudson a onetime fee of \$100 towards the construction of a dog holding cage to be located in the department of public works garage. The village of Croton shall bill the village of Buchanan for any veterinary services and shelter charges incurred related to dogs collected in the

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2 Village of Buchanan. The Village of Croton shall
3 further bill the Village of Buchanan for any
4 overtime incurred by the dog control officer
5 related to the services. So if he gets called out
6 on Christmas day, we expect to pay overtime on
7 that. The term of the agreement shall be for a
8 period of three years. The village shall begin
9 discussing the renewal of this agreement 90 days
10 before. Then it gets into indemnification. It
11 gets into the insurance that's required by the
12 Village of Croton and, you know, the commercial
13 liability and all the other coverage that's
14 needed. So, any questions or comments from the
15 board on this? No?

16 MR. LAKER: No.

17 MS. KNICKERBOCKER: Any comments from
18 the public? No? All right. So I make a motion
19 authorizing the mayor to sign the IMA,
20 intermunicipal agreement, with the Village of
21 Croton regarding a dog control officer. Can I
22 have a second?

23 MR. LAKER: Second.

24 MS. KNICKERBOCKER: All in favor?

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MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. The next is we have three items that is, we have considered as surplus. So, I'd like to mot make a motion to accept the following bids for the sale of surplus materials from Auctions International. A 2011 Chevy 3500 HD dump for 31 -- I wish it was 31,000 -- 3,100. A 2017 Ford Explorer for 1,100 and a Fisher minute mount plow for \$290. Can I have a second?

MR. WHEELER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. The next is authorizing employment of recreational personnel for the camp. So I'd like to make a motion, the director \$5,250 per season; assistant director \$4,800 per season; nurse \$27 an hour; nurse substitute \$25 an hour; laborer \$18 an hour; art specialist \$16.80 an hour; Sports specialist \$16.50 an hour; senior counselors 15 to 15.75 an hour; junior counselors 10 to 13.25 an hour; junior CIT, counselor in training \$4.50 an hour.

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2 Can I have a second?

3 MR. LAKER: Second.

4 MS. KNICKERBOCKER: All in favor?

5 MULTIPLE: Aye.

6 MS. KNICKERBOCKER: Thank you. The next
7 is employment of recreational personnel for the
8 pool. So I'd like to make a motion authorizing
9 employment of the director at \$25 an hour; WSI
10 water safety instructor, we got some more
11 lifeguard, vary with experience, so anywhere from
12 15 to 17.50 an hour. The head guard would be
13 making a dollar more per hour when working as
14 head guard. So, can I have a second?

15 MR. WHEELER: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Okay. The next is
19 the board has decided to look to go after a grant
20 for the playground behind the highway department.
21 This is called the New York State Plays Grant and
22 we'll be making an application for this. So yeah,
23 it the playground, what did you say has -- it
24 does have a few more years, but it's showing its

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2 age and some wear and tear. So, the board has
3 decided to look into purchasing a new one. And I
4 know there's been a resident who I think we have
5 to keep in mind has mentioned about the direct
6 sunlight there. So I know some of the
7 playgrounds, if we get this grant do have like
8 these little umbrellas that you can put on top or
9 you know or planting of a tree or something to
10 help with that.

11 MR. SERRANO: and that's a good point.
12 What I'm going to do is probably at the next
13 workshop, we're looking at companies with -- just
14 the same thing with the pool. You can pick and
15 choose what you want, so I can provide the board
16 with some brochures. Pick and decide what you
17 want to do and then we can incorporate that into
18 the grants.

19 MS. KNICKERBOCKER: Okay. Because I
20 think when I looked it's about 100,000 just, just
21 for the playground equipment, something similar
22 to what we already have. But then that was like
23 over a year ago. So I'm sure that price is --

24 MR. SERRANO: We're looking at close to

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2 \$300,000.

3 MS. KNICKERBOCKER: Oh.

4 MR. SERRANO: Yes.

5 MS. KNICKERBOCKER: Okay. So hopefully
6 we get this grant.

7 MR. SERRANO: Yes. And I'll give you the
8 -- Randy picked and choose some steps to get an
9 idea and I'll get you that information. It
10 includes the shade that you put over some of the
11 playground equipment and also some possibility
12 some adult exercise equipment so they can, when
13 they watch the kids you can do elliptical or
14 bicycle as you're watching your kids at the same
15 time.

16 MS. KNICKERBOCKER: That would be great.
17 All right. Well, let's see. Let's see where we go
18 with this. But you don't know unless you try.
19 Whereas the New York Plans, New York Plays for
20 learning, activity, and youth socialization grant
21 program overseen by the New York State Office of
22 Parks, Recreation, and Historic Preservation,
23 Preservation, sorry, and jointly administered by
24 the Dormitory Authority of the State of New York,

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which provides funding assistance for the design, construction, and renovation of public playgrounds across New York State. And whereas the Village of Buchanan seeks to apply for New York Plays funding to support the installation of a new playground within the village park on Westchester Avenue. Whereas the New York Plays Grant Program requires a local match equal to 20 percent of the total eligible project, so on 300,000 that would be 20 40 60,000 for us.

Whereas the village board recognizes the benefit of the New York Plays state initiative and the importance for safe, accessible and modern recreational facilities for residents is dedicated to supporting this project. Whereas the Village of Buchanan commits to fund a minimum the required 20 percent local match portion of the project from its general fund reserves, subject to applicable budgetary and financial management requirements. Now therefore be it resolved that the village board of trustees, the Village of Buchanan hereby authorizes and directs the submission of New York Plays Grant application

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for the development of a new playground in the village park. And be it further resolved that the Village of Buchanan hereby commits to providing the required local match an amount equal to or greater than 20 percent of the total project cost if awarded grant funding. And be it further resolved that such local match shall be funded through the village's general fund reserves, subject to appropriation in accordance with applicable laws and financial policies. And be it further resolve that the mayor as a village official and/or village administrator are authorized to execute all necessary documents and to take all actions next necessary to carry out the intent of this resolution and to administer the grant if awarded. Can I have a second?

MR. WHEELER: Second.

MS. KNICKERBOCKER: On a question?

MR. LAKER: No, I just want to make sure everybody's aware that we are applying for this grant. We have not been awarded this grant. This is only part of the process. If we are awarded the grant, we will match the 20 percent that is

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2 required. So that's all.

3 MS. KNICKERBOCKER: Thank you. All in
4 favor?

5 MULTIPLE: Aye.

6 MS. KNICKERBOCKER: Thank you.

7 MR. PORTEUS: Theresa?

8 MS. KNICKERBOCKER: Yes, ma'am?

9 MS. PORTEUS: If you go back to H, you
10 know, you read it, but you didn't you didn't take
11 a vote from your board.

12 MS. KNICKERBOCKER: Oh, I'm sorry.

13 MS. PORTEUS: You can do an all in
14 favor, that's all. So, we just need everybody to
15 know.

16 MS. KNICKERBOCKER: Thank you for --

17 MR. LAKER: To adjourn?

18 MR. SERRANO: To adjourn the public
19 hearing.

20 MS. PORTEUS: Right. That's exactly it.

21 MS. KNICKERBOCKER: What did I do with
22 it? Early Christmas.

23 MS. PORTEUS: You read it. You just need
24 it on --

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MS. KNICKERBOCKER: Okay. So, you just want me to --

MS. PORTEUS: A motion --

MS. KNICKERBOCKER: -- a motion to accept? Okay. A second and then all in favor?

MS. PORTEUS: Yeah.

MS. KNICKERBOCKER: Okay. Can I have a second?

MR. CAPICOTTI: Second.

MS. KNICKERBOCKER: On H. There we go.

MS. PORTEUS: There you go.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: I just, I didn't finish. I didn't wrap it up.

MS. PORTEUS: Right. But now you did. Thank you.

MS. KNICKERBOCKER: Now it's all wrapped up in a neat little bow.

MR. CAPICOTTI: We didn't do that?

MS. PORTEUS: Good. Perfect.

MR. CAPICOTTI: I thought we did it.

MS. PORTEUS: No.

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2 MS. KNICKERBOCKER: Okay. So.

3 MR. CAPICOTTI: All right.

4 MS. KNICKERBOCKER: We already did
5 Question, we took care of that. So, next
6 information from officers and departments justice
7 reports for March 2026. Let's see. Okay. I have
8 for March 2026, \$3,743. April 2026, I have 3,028.
9 These are the fees that are collected from the
10 court. Police report?

11 MR. LAKER: Yep. For the month of April
12 there were 172 total calls, 23 of those were
13 calls for service and 27 of those were property
14 checks.

15 MS. KNICKERBOCKER: And highway report.

16 MR. LAKER: Highway report.

17 MR. CAPICOTTI: You want to do it? Go
18 ahead.

19 MR. LAKER: You got it.

20 MR. CAPICOTTI: I mean, it's just
21 garbage. You can talk about it. Total sanitation
22 collector was 135 tons. I did speak to Tony and
23 Randy and they really did a wonderful job at the
24 pool house.

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2 MR. SERRANO: You've got to see it.

3 MR. CAPICOTTI: Yeah.

4 MR. SERRANO: It's amazing.

5 MR. CAPICOTTI: They, our guys are
6 really good. The guys we have now working are
7 doing a great job and they're taking on every
8 project and it's really, it's going really well.
9 So, I would like to thank them personally. Keep
10 up the good work.

11 MS. KNICKERBOCKER: Yeah, and they've
12 been out doing flushing the hydrants, I've seen
13 the last couple of days. Okay, wastewater
14 treatment plant, treated wastewater 12,784,000
15 gallons, sludge removal 9,106,000. We did have a
16 April 20th, all pump stations clean. We did have
17 an inspection and it was satisfactory. Building
18 department?

19 MR. WHEELER: They had 16 building
20 permits that have been issued and reviewed. They
21 had 23 inspections that were required for newly
22 issued permits. And he's issued 10 certificates,
23 certificate of occupancies. And the AMS project
24 is going along as scheduled.

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2 MS. KNICKERBOCKER: All right. Buchanan
3 Engine for April 2026, there was one automatic
4 alarm detector, two mutual aid, one brush open
5 burn, and there was one motor vehicle accident,
6 total of five alarms. The engine company handed
7 out 15 CO/smoke detectors to village residents.
8 And, you know, chief I am going to ask you to
9 come up to talk about the utility 12 update.

10 MR. OUTHOUSE: Sure.

11 MS. KNICKERBOCKER: Please.

12 MR. OUTHOUSE: We are in our final stage
13 of utility 12. It's back home. It's in service
14 right now. The final thing has to be done is the
15 lettering. I was hoping to be done by June 1st,
16 but to schedule it with the gentleman in
17 Peekskill that's doing it, we're now at probably
18 the mid-mark of June. There's just some small
19 tidying up to do and the truck will be
20 refurbished, all lights been replaced,
21 compressors replaced and I'm waiting on a bid on
22 the old compressor. So hopefully we'll regain
23 some money back on a resell of that. And yeah,
24 we're good to go there.

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2 MR. WHEELER: Great.

3 MS. KNICKERBOCKER: That's good news.

4 MR. OUTHUSE: I will have, I should
5 have a final figure and you can probably look at
6 it as well, but I will give the figure to the
7 board on what was spent, total as that project
8 went through three phases.

9 MR. LAKER: Great.

10 MR. OUTHUSE: Are there any other
11 questions about it?

12 MR. LAKER: No.

13 MS. KNICKERBOCKER: I'm glad we were
14 able to do that.

15 MR. OUTHUSE: Yeah. Thank you.

16 MS. KNICKERBOCKER: All right. Thanks,
17 Bob.

18 MR. WHEELER: Thank you, Chief.

19 MS. KNICKERBOCKER: Okay. So,
20 prosecutor's report? Any? Nothing. Okay. Attorney
21 report?

22 MS. PORTEUS: We're busy.

23 MS. KNICKERBOCKER: Yeah, you're
24 hopping.

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2 MS. PORTEUS: You're up to date on all
3 the public hearings that are being scheduled, the
4 changes to our text amendments, the wireless
5 facility, the commitment to sell vacant land. So,
6 I think that's all that I have at the moment.
7 Okay. Well, I'll have a matter for executive
8 session. Thank you.

9 MS. KNICKERBOCKER: Oh, you do? Okay.
10 Okay, because I was going to ask there's any
11 executive session discussions, okay. All right.
12 Now, give me a second here. Okay. Let's see. So,
13 I just I just want to get clarification from the
14 board. We discussed the beautification committee
15 planting by the police department. Is that a go
16 for them or has the board decided differently?
17 There will be no plaque or anything put there. We
18 did have --

19 MR. CAPICOTTI: Did we have expense or -

20 -

21 MS. KNICKERBOCKER: Oh, they pay for it
22 themselves.

23 MR. CAPICOTTI: They pay for it?

24 MS. KNICKERBOCKER: Yeah, they pay for

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2 it themselves.

3 MR. CAPICOTTI: Even if we had to pay
4 for it, I think it's a good idea.

5 MR. WHEELER: Yeah.

6 MS. KNICKERBOCKER: It's just, you know,
7 what happened, all the planting died there and it
8 just it looks terrible. They might be interested,
9 but, you know, I'll either have them come or I'll
10 come back to the board. They might be interested
11 in putting a little bench there, too. But it's
12 all, that's why they do these fundraisers, so
13 that they can do these things.

14 MR. CAPICOTTI: It sounds good to me.

15 MS. KNICKERBOCKER: Okay. Memorial Day,
16 I was at the town of Cortlandt ceremony on
17 Friday. It was a very nice ceremony. The speaker
18 was a local resident, Joe Cerreto. It was a good,
19 good speech he gave. And then also on Memorial
20 Day in Verplanck in the morning, well, Verplanck
21 is, it's a tri-village Memorial Day ceremony and
22 Verplanck was the host this year. So I was at
23 that and also Judge Dan O'Neill was there. That
24 reminds me. And I missed the Montrose Bazaar.

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2 It's the first time in the parade. I went to the,
3 I got to the bazaar, but it's the first time in
4 20 years I've missed the parade, unfortunately.

5 And as a reminder again, June 18th here
6 at 6:00 p.m., the decommissioning oversight board
7 meeting, we are hosting it on June 18th. And
8 understanding one of the conversations that is
9 going to be bought up is about data centers,
10 because there's been talk about a company looking
11 into putting a data center where the training
12 building was in unit 3.

13 So I just, before we have that
14 conversation or that conversation comes up, I'd
15 like to know what the board board's thoughts are
16 about data centers. There's been a lot of
17 information coming out about it. I know the state
18 is trying to do a moratorium, not a three-year
19 moratorium, but a one-year moratorium on data
20 centers. So, I'm not sure what -- I have my own
21 opinions, but I, you know, I want to --

22 MR. SERRANO: I want to say if the board
23 wants to consider that's the thought, what other
24 communities are doing, nearby communities, if you

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2 consider that as part of the rezoning besides a
3 pilot arrangement, also they have to provide
4 their own electricity.

5 MS. KNICKERBOCKER: Yeah.

6 MR. SERRANO: So locally you can make a
7 pilot arrangement and also have them, you know,
8 generate their own electricity whatever way that
9 is, if the board wants to consider it. But again
10 the board doesn't have to allow it at all. That's
11 not the zoning.

12 MS. KNICKERBOCKER: That's not zoned for
13 that --

14 MR. SERRANO: Yeah.

15 MS. KNICKERBOCKER: -- now anyhow.

16 MR. SERRANO: Us managers, we get
17 together and talk about it and a lot of them have
18 said that were actually mandating they produce
19 their, they create, somehow create their own
20 electricity in order to provide and also how it's
21 going to affect the water supply, because they
22 take a lot of water out of the system as well. So
23 those are the two issues, electricity and water.

24 MS. KNICKERBOCKER: And what I'm

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2 understanding is they approached NYISO, New York
3 State Independent Operators --

4 MR. SERRANO: Yes.

5 MS. KNICKERBOCKER: -- looking to see if
6 there is enough electricity within the grid and -
7 -

8 MR. SERRANO: And that was two years
9 ago, we're still waiting

10 MS. KNICKERBOCKER: That was two years
11 ago and I find it hard to believe that there's
12 going to be enough electricity to be able to do
13 that. So, I just, you know, as that conversation
14 comes up, I'm, so the board knows, I'm just going
15 to say it's not zoned for that now. The board
16 will look into it and have further discussions,
17 if that's okay. I'm just going to, you know, I'm
18 not going to get into the weeds on that, because
19 it sounds like it's going to be pretty weedy.

20 On Saturday, this past Saturday, May 30,
21 I attended the Hen Hud 100th Anniversary. It was
22 at Windrose in Ossining. It was a beautiful
23 event. We had some of our seniors there. Bob
24 Stein was there, George Boyle, Diane Tangen who's

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2 in the audience. And we had a wonderful time. It
3 was a very beautiful event honoring the high
4 school and also Anthony Capacotti was there and
5 came up when we did the proclamation to give to
6 the high school. So, it was a very nice event.

7 Another question I want to ask the
8 board, there's been a lot of conversation and
9 questions and concern about solar panels going in
10 Peekskill over the reservoir. We do get water
11 from the reservoir. What are your thoughts about
12 possibly writing a letter to the city of
13 Peekskill with our concerns? I've read, I read up
14 on it. They're saying it doesn't necessarily
15 leech. It's wrapped, encapsulated, blah, blah,
16 blah, but if it breaks, it can leech in. And
17 that's a water source that we use between the
18 town of Cortlandt and the city of Peekskill. So,
19 would the board like to send a letter, you know,
20 with our concerns of potentially not putting it
21 there?

22 MR. SERRANO: Theresa, they did reach
23 out to me on that.

24 MS. KNICKERBOCKER: Oh, good.

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2 MR. SERRANO: Remember, I did reach out
3 to the city manager. I reached out to the head of
4 the water department, the head of DPW and no one
5 returned my phone calls asking for more detail
6 and information. So, a letter from the board, I
7 think --

8 MS. KNICKERBOCKER: Yeah, let's send it
9 directly to the --

10 MR. SERRANO: To the mayor.

11 MS. KNICKERBOCKER: -- to the Peekskill,
12 to the mayor and I did talk to her at the last
13 WMOA meeting and I think she's been inundated
14 with comments on that. But I know it passed in
15 the Senate I think yesterday. Pete Harckham and
16 Dana Levenberg had moved that forward. So, I
17 don't know if it's a good thing. You know.

18 MR. WHEELER: I'm only concerned that
19 they never reached out to us. No, that means you
20 can take pretty good bit of water from them.

21 MS. KNICKERBOCKER: Yeah.

22 MR. LAKER: I mean we should be --

23 MR. CAPICOTTI: There's got to be some
24 kind of containment unit though underneath them.

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2 I mean, there has to be. It's got to be
3 engineered with a containment unit.

4 MS. KNICKERBOCKER: Yeah. They're saying
5 within the panels itself, it's like it's the
6 cadium and everything else is like --

7 MR. CAPICOTTI: Yeah, yeah, yeah.

8 MS. KNICKERBOCKER: -- quote unquote
9 encapsulated, quote unquote, but --

10 MR. CAPICOTTI: Underneath the whole
11 system itself?

12 MS. KNICKERBOCKER: I'm not sure.

13 MR. CAPICOTTI: Some kind of a
14 containment?

15 MR. SERRANO: We got information, I'll
16 try to get that.

17 MR. CAPICOTTI: I mean you got -- we
18 just need to find out about that. I mean --

19 MR. LAKER: Well we should --

20 MR. CAPICOTTI: -- I don't think it's a
21 good idea anyway, but.

22 MR. LAKER: We should have been an
23 interested party. I mean it's, it is our drinking
24 source, so, but.

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2 MS. BAEZ: I agree. So why can't we just
3 ask them the questions we have and have them
4 respond?

5 MS. KNICKERBOCKER: Mm-hmm.

6 MR. LAKER: Yeah.

7 MS. KNICKERBOCKER: Yeah. We'll ask that
8 question and then we can send the letter based on
9 that, so.

10 MR. LAKER: Yeah, and luckily we do have
11 another source. So if it is a concern, we could
12 easily switch over.

13 MS. KNICKERBOCKER: Either that or we'll
14 have to put wells back. No, George will flip.

15 MS. BAEZ: No, no, wells.

16 MS. KNICKERBOCKER: No well. I know. We
17 had that conversation last month. Yeah. No,
18 that's not going to work for us. On July 4th, the
19 250th birthday, I have asked, Judge Dan O'Neill,
20 he used to do this when he was mayor. I will,
21 we'll put that out on Facebook and let everyone
22 know. But on July 4th, I've asked him if he would
23 do once again the reading of the Declaration of
24 Independence on the front lawn here at Village

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2 Hall. So, it'll be sometime in the morning. He
3 used to do that every year. So, I think that
4 would be something nice. Okay. Awilda, since
5 you're on Zoom and so I don't forget you, do you
6 have anything for us this evening?

7 MS. BAEZ: Yes, I actually joined
8 Senator Harckham on Saturday. He had a food drive
9 at Peekskill High School. And they were
10 collecting all sorts of items for the homeless
11 and the hungry. If anyone is interested in making
12 any donation, they can contact CHHP. They're
13 located at 200 North Water Street. I also want to
14 mention that as a senior member, we, I contribute
15 at times and so does every senior member. We
16 bring items in to our meetings, so that we can
17 donate them to the Let It Shine pantry that's
18 located on Seventh Street in Verplanck. So anyone
19 who wants to make a donation can go to Verplanck
20 as well. They also feed the hungry, the veterans,
21 etc.

22 MS. KNICKERBOCKER: And for years before
23 you got on the board and I think it was before
24 COVID, we used to have a basket in the,

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2 downstairs in the lobby and the seniors would
3 donate. People would come in and donate and we
4 used to take it down to the VA, their food
5 pantry. But I don't know, there was a situation
6 there and their food pantry has changed up. It's
7 very -- it's not so easy to get in there like it
8 used to be before. But definitely the one in
9 Verplanck, the veterans use that one and
10 everyone, you know, a lot of people use that. So
11 that's good. Thank you. You know, there's people
12 that are in need. So, you know if we can help.

13 MS. BAEZ: Well, if anyone wants to know
14 what the times are where they can deliver food to
15 the pantry in Verplanck or even in Peekskill,
16 they can email me and I'll send them the
17 information.

18 MS. KNICKERBOCKER: Okay. Good. Thank
19 you. Anthony, what do you have for us this
20 evening?

21 MR. CAPICOTTI: Awilda, you're done?

22 MS. BAEZ: Yes, sir.

23 MR. CAPICOTTI: Okay. How you feeling,
24 all right?

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2 MS. BAEZ: I feel better. Thank
3 goodness. I can't see well, but hopefully by next
4 week I will.

5 MR. CAPICOTTI: Well, I hope you feel
6 better.

7 MS. BAEZ: Thank you.

8 MR. CAPICOTTI: I don't have much. Just
9 the developers that that came in, I'm looking
10 forward to doing research on it, not to approving
11 it or anything. Like Steve said, this is not an
12 approval. We are just allowing them to come in
13 and, you know, like anybody else would be allowed
14 to come in and apply for building in our village.
15 So, I'm interested to see where that goes and see
16 what they have to offer.

17 And it's something that, you know, when
18 I went to this school function with Theresa the
19 other night, I noticed that, you know, it was a
20 little political. There was a lot of, you know,
21 legislator you know Dana Levenberg was there and
22 it was more, it was more political than I think
23 it was, than I liked, to be honest with you. And
24 there's a reason for that, is because our school

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2 district is hurting and I get why it was
3 political, you know.

4 And as much as we don't want to develop
5 and bring this into our community, we need help.
6 And maybe it's not developed in Buchanan, maybe
7 it's in the town of Cortlandt, you know. Maybe
8 the town of Cortlandt needs to pick up the pace a
9 little bit to help the situation with the school
10 district, because the school district needs help
11 and it will help all of us if this helps.

12 So developing in Buchanan may not be the
13 right way to go, but it needs to happen somewhere
14 and, you know, maybe go to your town board
15 meetings and push them a little bit and make them
16 because they're just, you know, they need to pick
17 up the pace. They need to help this area. You
18 know, when the plant closed, they were aware of
19 what was happening, too. And they didn't have a
20 plan either. So, it needs to be, we need to do
21 something. And it, it's critical for us, our
22 fixed income, our blue collar retirees. I know
23 I'll be there one day and I want to be able to
24 stay in my home with my children. I'm sure they

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want to leave me, but I'd like to stay here as well as long as I possibly can as a retiree. And at the pace that it's going now, it's not going to, I'm not going to be able to do it.

So, we need to figure this out. And we are not here to sell the village. We are here to help the village. And that's why I do this job. And unfortunately, the motto going around the village is that we built, the village for sale. Unfortunately, that's the farthest thing from the truth. We're only here to help. We do our best. You as the public can come in and give us your interpretation of what you think and that would help a lot. I don't have anything else really to say about the development. I just feel like that's our position. That's our role. We have to do our responsibilities to make sure that we do the best and we have families too. And I have children in the school district and I want -- I don't want to pay more taxes. I want to make this work for this village. I grew up in this area. I did not, I was not born and raised in Buchanan, but I've been in the tri-village my whole life

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2 and this whole area is very important to me. And
3 I just want I just want to be able to finish out
4 my career here and just like everybody else does.
5 All right, enough of me blattering on.

6 But, you know, it's summertime. Enjoy
7 the good weather. Get out there, take a walk
8 around the lake. You'll enjoy the village. You
9 know, get your kids ready for camp. Be careful
10 around graduations coming up and God bless the
11 USA in 250th coming up. I won't be able to see
12 your independence, your declaration of
13 independence speech. I will probably be --

14 MS. KNICKERBOCKER: It won't be me.

15 MR. CAPICOTTI: -- doing something with
16 explosives, but that's all I have to say.

17 MS. KNICKERBOCKER: All right. And I
18 know two developers came in just to continue with
19 that, Anthony. So, there's another developer with
20 225 units over by Lents Cove. So, I think it's
21 important for people to come out, be heard. We'd
22 like to hear your opinion of, you know, the
23 direction of the village and we'll put it out on
24 Facebook or any other way to let people know. And

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2 you know, I gave my opinions last month. But I
3 know Anthony you made a good point with the town
4 and with the Montrose transit oriented district.
5 We, they are allowed to have 100,000 gallons from
6 our sewer treatment plant. And Marcus if you have
7 any updates on that transit oriented district
8 which is down by the train station?

9 MR. SERRANO: No, they were going to
10 rezone that property. Supposed to do it this
11 spring this summer, that's the last time I heard
12 from the planner. As soon as that rezoning takes
13 place, I understand they got developers waiting
14 in the in the wings to start developing that
15 property and it's a substantial piece of
16 property. I don't know how they're going to make
17 100,000 gallons work, but that's what their game
18 plan is at this point.

19 MS. KNICKERBOCKER: Yeah, I don't know
20 because they have big plans. We'll see. Bob, what
21 do you have for us?

22 MR. WHEELER: I don't have too much, but
23 I'd like to just follow up with what you guys
24 were saying about, you know, seeing people here

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2 in the audience. It's nice to see some faces that
3 are here. This is what I've been saying when I
4 was on the board last time that there's a lot of
5 things going on in the village, potential
6 conversation about a lot of different things. You
7 know, it's easier to see people here. I like to
8 see people here speaking about it than hearing
9 people tell me I talked to 20 people and no one's
10 here talking about it. That's just my opinion. I
11 can say 20 people also, but it doesn't mean I
12 talked to them. I'm not saying anyone's a liar,
13 but it's easy to say that. So I, like I said, the
14 more faces the better. That way, we get a better
15 feel what the community's got to feel about
16 things and what they have to say about things.
17 And I think this whole board's here to respect
18 their opinions. I am for sure.

19 MS. KNICKERBOCKER: Yep.

20 MR. WHEELER: So and the only other
21 thing I do really have is that I just realized
22 that we need to have to talk with Buchanan Engine
23 Company about their contract.

24 MS. KNICKERBOCKER: Oh, okay.

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2 MR. WHEELER: It's that time already,
3 so.

4 MS. KNICKERBOCKER: Okay. Wow, that went
5 fast.

6 MR. WHEELER: That's all I really have.

7 MS. KNICKERBOCKER: Okay. All right.
8 Thank you. Steve, I'm sorry.

9 MR. LAKER: Yeah, just, you know, to
10 echo what the other board members have said, just
11 to make sure that the public is aware, you know,
12 I think from the workshop until today I continue
13 to hear different things from community members
14 and understand that, you know, I've heard about
15 traffic studies, I've heard about, you know,
16 coordinating with EMS and the fire department.
17 And all those are, that's as of law. Every
18 developer has to do that and there'll be
19 extensive studies. They're going to be before the
20 planning board, the zoning board. Nothing's been
21 approved yet. They're all just concepts and we'll
22 see where things go.

23 MS. KNICKERBOCKER: And that reminds me,
24 we had received today a letter with suggestions

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2 from the Verplanck Residents Association. I think
3 everyone got that also.

4 MR. LAKER: Yeah and that that was one
5 of the points I made. One of the comments that
6 they had presented was studying the traffic, and
7 I just want the public to be aware, this
8 Verplanck Residents Association, to be aware that
9 is a requirement of every developer to provide a
10 study on traffic analysis. So that will be done
11 with anybody who wants to do anything within the
12 village. So that's really all I have.

13 MS. KNICKERBOCKER: All right. Thank you
14 Marcus, what do you have for us this evening?

15 MR. SERRANO: Just to follow up on a
16 development, now that the Bleakley Avenue
17 property developers came in and you guys approved
18 to go to the next step, just to put it on the
19 record, both developments, so far any
20 presentation we received, are on the website
21 under development, so the public can take a look
22 and see how the developments progress.

23 But on June 10th for the zoning board
24 meeting, this developer you met with today will

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2 be going to that meeting, so anybody interested
3 in how that process goes, they'll be going to the
4 zoning board meeting on June 10th to start the
5 process with the zoning board. Whatever
6 discussion happens, they have to call for a
7 public hearing, they have to notify everybody
8 within a certain number distance from their
9 property. So that process will be going through.
10 They're also planning to go to the planning board
11 meeting in June. So that's a preliminary meeting
12 with the planning board as well. The planning
13 board cannot approve site plan until the zoning
14 board agrees to the variances. So I just wanted
15 to make the public understand what the processes
16 they will have to go through. But if any are
17 interested, please follow up on the planning
18 board meetings and zoning board meetings, and of
19 course welcome anybody to come in and raise any
20 comments they want. So that way both, not only
21 the village board but the planning board and
22 zoning board can hear from the public as well.

23 MS. KNICKERBOCKER: So what is the
24 distance that they send out to notify the

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2 residents if it goes to a public hearing?

3 MS. PORTEUS: Five hundred feet.

4 MS. KNICKERBOCKER: Okay. I didn't
5 remember.

6 MR. LAKER: And all those meetings will
7 be advertised and also recorded.

8 MR. SERRANO: Correct.

9 MR. LAKER: And available for viewing.

10 MR. SERRANO: Correct. And it'll be on
11 our website on YouTube.

12 MS. KNICKERBOCKER: Okay. What else do
13 you have for us, Marcus?

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

15 MS. KNICKERBOCKER: Any comments from
16 the audience, from the public? Thank you all for
17 coming out. Okay. Dan.

18 MR. DAN STEWAT: Dan Stewart, 211 Tate
19 Avenue. To go back in relation to the pavilion, I
20 would like the board to consider approaching
21 Holtec in regards to the pool of monies that they
22 had on a project that they wanted to move forward
23 on, to go towards the upgrade and whatever kind
24 of engineering fees may be applicable with the

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2 pavilion. So I just think the board should
3 consider that and approach Holtec.

4 MS. KNICKERBOCKER: Holtec will be here
5 to speak to the board in the fall and they're
6 aware of what the conversation's going to be.
7 Yeah. So, they'll be --

8 MR. STEWART: Well, why wait till the
9 fall?

10 MS. KNICKERBOCKER: That's when they're
11 available.

12 MR. STEWART: I still think we should be
13 proactive.

14 MS. KNICKERBOCKER: Well, yeah.

15 MR. STEWART: Somebody should reach out
16 to them.

17 MS. KNICKERBOCKER: I did.

18 MR. STEWART: The invitation was there.
19 It was on the table. So, I mean --

20 MS. KNICKERBOCKER: And that was the
21 comment that I got back that they would actually
22 be here in the fall.

23 MR. STEWARD: The squeaky wheel always
24 gets the oil.

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2 MS. KNICKERBOCKER: Yeah, it sure does.

3 MR. LAKER: Will they be here in the
4 June 18th?

5 MS. KNICKERBOCKER: Pat won't be. Pat
6 won't be. The new site manager will be here.

7 MS. GARRETT: I'm back. Darlene Garrett,
8 First Street. I promise I'll be quick. So I'm not
9 on social media, as I told you guys a million
10 times and comments about, you know, it went
11 around quite quickly in the village about the
12 developers that showed up for the workshop. I
13 think a concern too is and I don't know -- I
14 don't, this other big developer over here not
15 Giordano's townhouses but -- I don't know what
16 survey they sent out where people wanted the
17 waterfront to look better, which is a nice thing.
18 But however many hundreds or thousands, hundreds
19 of people this is going to add to the village we
20 talk about wastewater, sludge, our
21 infrastructures, fine, they'll do a traffic
22 study. That's all good. EMS, fine. But are we
23 really thinking, and Theresa, you said it, I
24 think during the workshop, is that -- this isn't

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2 just one project. It's Carbones project. It's the
3 AMS. It's this, it's that. I am sorry, but this
4 is going to strain our infrastructure.

5 MR. CAPICOTTI: It's also going to
6 increase taxes.

7 MS. GARRETT: And then the taxpayers are
8 going to be asked to add another policeman a year
9 from now or to make other infrastructure
10 expenditures that would be necessary, trust me,
11 with that many more people in our village. And I
12 just want to say that I don't know how any of
13 this works, but that's what we should be asking
14 these developers to contribute to what that
15 future infrastructure is going to cost the
16 taxpayers. You know, Mr. Anthony, as you said,
17 you know, we all want to try to live here. You
18 know, that's part of the thing like being on the
19 board. You, everybody lives in the community
20 also. This isn't just the people that are sitting
21 here and we're all concerned for our tax and this
22 it can't be an easy thing on what to develop or
23 how. But I'm a little tired of developers coming
24 in here and I'm sure there's a lot of meetings

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2 before they come here, but to ex- -- I'm not
3 saying the waterfront wasn't a good thing but I
4 really think that you're not doing the taxpayers
5 justice as a board if you are not requiring
6 monies for infrastructure, that you know is going
7 to come if these developments go up as a whole.

8 Question, EcoShield, they are a pest
9 control company that are pests coming around to
10 your house. Were they granted a permit? Because I
11 know I asked --

12 MR. LAKER: They were not.

13 MS. KNICKERBOCKER: No.

14 MS. GARRETT: Well, so when they came to
15 our house, I happened to be walking around the
16 corner. My husband was talking to them and I
17 said, were you given a permit? Because I remember
18 the last meeting we were told, oh, the other
19 company wasn't. So, we have companies and I mean
20 they have been aggressive. I've had an elderly
21 person say to me that they wanted to go into
22 their backyard walking to the back of their home.
23 So, I don't know if the police can be, you know,
24 notified.

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2 MR. SERRANO: Yeah, They should call the
3 police, absolutely.

4 MS. GARRETT: You know, because it's
5 especially for our elderly.

6 MS. KNICKERBOCKER: I know, because you
7 hear so many things too with these people
8 soliciting at doors and they're not really
9 soliciting and yeah. So, no, that's why we
10 approve solicitors here in the building.

11 MS. GARRETT: Do they carry a permit if
12 they are given one?

13 MR. LAKER: Yes.

14 MS. GARRETT: Because he told me he had
15 one, but I didn't think to ask him for it because
16 --

17 MR. WHEELER: They're supposed to carry
18 it.

19 MR. LAKER: They're supposed to have
20 identification.

21 MR. CAPICOTTI: He should have
22 identification around his neck too.

23 MS. GARRETT: Okay. Well, the name of
24 them is EcoShield. They gave somebody a card that

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2 they sent to me, but. So the paving, Marcus, you
3 mentioned there was something going on that with
4 Con Ed. So because Anthony mentioned in one of
5 the meetings, somebody before me spend all this
6 money, we have determined that there's no utility
7 work that's going to be done.

8 MR. SERRANO: Correct.

9 MS. GARRETT: Correct. Okay. I just hate
10 to make assumptions. I assume.

11 MR. SERRANO: Now to piggyback on that,
12 that's what Con Edison and utilities say now. But
13 there could always be an emergency. There could
14 always be a gas leak or something that
15 undetermined and then they dig up the street. But
16 before we touch any street, we check with all
17 utilities to make sure there's no planned work.

18 MS. GARRETT: Right. Right. Okay. I
19 think that was it. I think that's it. There was
20 one other thing, but now I took really bad notes,
21 which is not like me, so I'm sorry. Oh, the
22 pavilion. Agree 100 percent with what Anthony
23 said earlier on this. I know it's only \$2,500,
24 but I'm a little concerned that we're paying

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2 somebody \$2,500 more who didn't have the right,
3 you didn't use the right wind load, didn't use
4 the right steel amount. Why are we paying this
5 person to do the job correctly this time?

6 MS. KNICKERBOCKER: Yeah, this was --

7 MR. CAPICOTTI: They didn't do their job
8 right the first time.

9 MS. GARRETT: But that's my point. So
10 2,500 --

11 MR. CAPICOTTI: That was the point that
12 I was trying make, but --

13 MS. GARRETT: Yes, I don't think we
14 should be paying him anything more. Do your job
15 right. I mean what I heard was nope. He had the
16 wrong steel whatever you call it.

17 MR. SERRANO: Correct. What happened, he
18 took a guess of what the steel was on that steel
19 load. That's why even Anthony recommended to do a
20 test, so they actually took a piece of the steel
21 out. Then they took it to a lab, tested the steel
22 and were able to determine what the strength of
23 the steel was. Unless you take a sample you don't
24 know. He wasn't tasked with that. We had to hire

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2 a special company to remove the steel, test it.
3 And that's why that's why George is saying now
4 that we determined that the steel is stronger
5 than what he assumed could have been he can
6 update his computer model to figure out what the
7 load is right now. And what he did was determine
8 that it didn't take the snow load according to
9 the code. That's how all this started. So, I want
10 to make sure that he had took an assumption
11 because he wasn't tasked to remove the piece of
12 steel. That's why Anthony recommended, that's how
13 we did that.

14 MS. GARRETT: Oh, I mean I think like
15 the recommendation was 100 percent right. I just
16 feel like we're spending quite a bit of money.
17 You know, I know it was out on social media. I
18 heard what people are going, oh, the board just
19 wants to hear what they want to hear. I don't
20 think that's true at all.

21 MR. CAPICOTTI: No.

22 MS. GARRETT: Okay. But what I think is
23 true is maybe we haven't hired the right people
24 to begin with and now we're spending money trying

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2 to find the right person because what I heard
3 during I think it was the last meeting or the
4 meeting before is this is a very specialized
5 pavilion actually, the structure is very
6 specialized. And that's why these PhDs were
7 looked at. So, but now we're going back to the
8 first person that are they really qualified to do
9 this very specialized pavilion analysis still?

10 MR. LAKER: I don't think Marcus, and
11 correct me if I'm wrong, that that engineer was
12 hired to do that study the first time. Is that
13 correct?

14 MR. SERRANO: Correct.

15 MR. CAPICOTTI: He didn't take it to
16 that level.

17 MR. SERRANO: Correct.

18 MR. LAKER: Correct.

19 MR. CAPICOTTI: And I don't think we
20 gave him the direction to. We directed him to to
21 to check the strength of the steel, to do the
22 testing. I think he could have done a little
23 better job though. I think the second engineer is
24 what's in question. The second engineer that we

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2 brought in, that's where we went wrong. That guy
3 gave us, you know, we didn't ask him to give us
4 anything on wind load.

5 MR. SERRANO: Or an opinion on the load.

6 MR. LAKER: An opinion.

7 MR. CAPICOTTI: Yeah. It was nothing on
8 an opinion on wind load. We, you know, the code
9 is based on snow load, you know, and that's what
10 we asked for and we got something else. And when
11 I questioned him on the phone, he was very
12 arrogant with me and it went in a direction that
13 I don't ever want to talk to him again. So I
14 don't think we he's good for the village. I don't
15 think he should have ever been brought in.

16 MS. GARRETT: I think that's really I'm
17 sorry. My point is that whether it's 1,000,
18 5,000, 2,000, are we are we putting our money
19 where you guys need to put it in order to get the
20 --

21 MR. LAKER: The first engineer --

22 MS. GARRETT: -- answer that you need?

23 MR. LAKER: -- was tasked with only
24 looking at the roof and he initially discovered

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2 it does not meet the snow load. So that was it.
3 End of story. He didn't do anything further. It
4 was the second engineer that went and provided
5 his opinion. So then we had to go back again to
6 the original engineer. So I mean you could do
7 some research on C.T. Male. I mean they're a
8 reputable firm.

9 MR. SERRANO: Correct. And just to
10 clarify that too, when the first engineer said it
11 didn't meet the snow load, the board said let's
12 get a second opinion to make sure that what his
13 determination is correct, knowing what the steel
14 load is after we did the testing. That's when we
15 found the second engineer. The second engineer
16 agreed with the first engineer but then he
17 started adding his own opinion on it. And that's
18 when we had a little hostile discussion, but the
19 first engineer was now tasked to go to the level
20 that we're talking about doing now. So I want to
21 make sure that you understand is like he didn't
22 do anything that's would be incompetent. He just
23 said I did my task. I told you it doesn't meet
24 the snow load and then we stopped and it went to

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2 a second engineer. So I just want to clarify.

3 MS. GARRETT: Yeah. Yeah. And I think
4 like we're somewhere in the middle of it, you
5 know, and what I'm saying too is that do we know
6 what we're -- I'm not trying to insult anybody.
7 Do we know what we're asking for so that the
8 people we're hiring and spending taxpayer money
9 on gives us what we need to, you know, to give.
10 And again, I'll go on record saying I don't think
11 the board is looking for an answer that you want
12 to have, you know, that you're looking for. You
13 just need to know and let's face it, this is all
14 about liability, right. So getting somebody to,
15 yeah, and I don't mean for I just mean for the
16 engineers, you know, themselves also.

17 MR. SERRANO: Yep.

18 MS. GARRETT: So, okay. Thank you.

19 MS. KNICKERBOCKER: Thank you, Darlene.
20 You brought up a few good points with the local
21 waterfront revitalization survey. A lot of that,
22 we didn't have very many Buchanan residents that
23 responded to that. So there's responses from --

24 MS. GARRETT: I didn't get one. How was

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2 --

3 MR. LAKER: This was what, at least 10
4 years ago?

5 MR. CAPICOTTI: This was a long time
6 ago.

7 MS. GARRETT: We got like, if what
8 service could go away or something?

9 MR. CAPICOTTI: This is a long time ago.

10 MR. SERRANO: Twenty Years ago.

11 MR. CAPICOTTI: Yeah.

12 MR. SERRANO: I looked up --

13 MS. KNICKERBOCKER: But the LWRP --

14 MR. LAKER: Four years ago.

15 MS. KNICKERBOCKER: A lot of those
16 people the opinions are from Cortlandt. So, I
17 think it would behoove the village to re-
18 circulate like a questionnaire or survey of what
19 solely the village residents want to see in the
20 LWRP, because we didn't have many -- Nick
21 Zachary's not here, he could tell us. We didn't
22 have many Buchanan residents that responded. So,
23 that's something to consider. And then also you
24 were talking about the shared mitigation that

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2 Eric Werner had brought up. I do and I apologize.
3 I forgot to do it. I'll send it to the board if
4 you'd like a copy, but it's a municipality here
5 in Westchester County that does have a share of
6 mitigation plan for when developers come in, so,
7 just some food for thought for the board.

8 MR. CAPICOTTI: But they also have low-
9 income housing.

10 MS. KNICKERBOCKER: No, not this one.
11 Yeah, not this one.

12 MR. CAPICOTTI: Are you sure?

13 MS. KNICKERBOCKER: Positive, yeah,
14 because I asked. I specifically asked that.

15 MR. CAPICOTTI: Because that would give
16 them the ability to do that.

17 MS. GARRETT: Yeah, I'm just, listen I
18 don't know this stuff or else I would have ran
19 for the board. But it's just, you know, common
20 sense to me that if we're going to add this many
21 more people, you know, which we need something
22 for our taxes, okay, it's going to have some kind
23 of, you know, infrastructure.

24 MR. LAKER: But in particular with the

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2 infrastructure, I mean, that is an analysis that
3 every developer has to do. So when I mentioned
4 traffic and I mentioned, you know, the AMS
5 coordination, infrastructure is something as
6 well. So if you go back, I mean the meeting
7 minutes are available on the AMS project. That
8 had to be studied in great detail and approved by
9 our own staff on what those calculations were and
10 what the impact would be. So I understand and
11 they're all valid points. I'm not saying that,
12 but these are all processes that take place and
13 they're set up for a reason and everybody has to
14 go through that that process.

15 MS. GARRETT: Who's picking those
16 companies that do the surveys?

17 MR. LAKER: Do the different analysis?

18 MS. GARRETT: Yeah.

19 MR. LAKER: Those two. So the developer
20 themselves --

21 MR. SERRANO: The survey or you talking
22 about --

23 MR. LAKER: You mean a different --

24 MS. GARRETT: The analysis of the

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2 infrastructures.

3 MR. LAKER: So the developer hires their
4 own and then we as a village hire our own, which
5 they pay for in escrow, and then they compare
6 notes. And so on the traffic analysis for both
7 the Carbone project and AMS, that was done at
8 great length. We had our own traffic engineer
9 that provided his recommendations and his
10 feedback.

11 MS. GARRETT: Yeah, because I remember
12 asking that and you guys said it was an outside
13 company that the village hired.

14 MR. LAKER: Yes.

15 MS. GARRETT: So when you said before
16 about it being the developer hired, so there
17 should be two traffic studies that I could FOIL
18 then?

19 MR. SERRANO: No, no, no.

20 MR. LAKER: No. They have their own that
21 they hire. That's their material. It's their
22 study. They own it. And then we hire ours. And
23 then --

24 MR. SERRANO: And ours reviews the

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2 traffic counts and any comments and then they
3 work it out and if they can't agree to anything
4 they report to the board goes by the opinion of
5 our study.

6 MR. LAKER: The developer will come to
7 the municipality of us or whomever and say we
8 believe the impact is going to be 20 additional
9 cars. We don't just take their word for it. We
10 have our own traffic analysis do a study and say
11 you know what, it's not 20, it's 25 or you know
12 or it is 20, so that all of that is done through
13 the process.

14 MR. SERRANO: And then on top of that if
15 there are any impacts, they have to relieve those
16 impacts by adding another lane, a turning lane, a
17 traffic light, or whatever has to happen with
18 traffic. Same thing with water, same thing with
19 sewer, all the impacts are studied and then also
20 the impacts, any negative impacts, they have to
21 be mitigated as part of the process in order to
22 get move forward to the process.

23 MS. GARRETT: Thank you.

24 MS. KNICKERBOCKER: Thanks, Darlene. The

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2 only other thing I want to mention, at the next
3 workshop, I don't know if we want to do this at
4 6:00 o'clock and I'm glad Dan's here tonight. I
5 think going forward maybe a quarterly centennial
6 discussion with the team. So Dan, the next at the
7 workshop I don't know if you're available at 6:00
8 o'clock. Or what does the board think? Or do you
9 want to do it at 7:00 as the meeting starts at
10 the workshop?

11 MR. LAKER: Why don't we just do it as
12 the meeting starts?

13 MS. KNICKERBOCKER: So 7:00 o'clock, any
14 of the members and Cindy you can contact anyone
15 that was interested and then you know the board
16 and Dan can, you know, do it every quarter just
17 to keep that moving along.

18 MS. DIANE TANGEN: Mine's easy. Diane
19 Tangen, 240 Katherine Street. Since I've stayed
20 up this late to be here I might as well say what
21 I came to say. First of all, the village looks
22 beautiful. I just got home from Florida and the
23 flags were flying. I, at first, I thought my
24 neighbors put flags up and then I realized that

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2 the village did it. It looks beautiful at the
3 Village Hall. The flags and the banners really
4 are nice. And the other thing is it looks like,
5 as I said that the AMS project that Sylvan Woods
6 is almost ready to move in and we were maybe
7 going to have an open house for the people of
8 Buchanan to --

9 MR. LAKER: Yeah. So I have spoken with
10 Ryan at AMS. He's targeting a date in July.

11 MS. TANGEN: Oh.

12 MR. LAKER: He just wants to make sure
13 that everything is ready and prepared for the
14 public. And I think they had some vacations
15 scheduled as well in their staff. So, he was
16 targeting something in July, but I should know
17 something shortly.

18 MS. TANGEN: Sure. Oh, because I do have
19 a friend who's going to move in and he's one of
20 the top floors and he said they're the last to
21 move in and it wouldn't be until July. So, are
22 they starting to move in soon?

23 MR. LAKER: Yeah, they are.

24 MS. TANGEN: June?

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2 MR. LAKER: Yeah.

3 MS. TANGEN: Yeah. Oh, okay.

4 MR. LAKER: Yep.

5 MS. TANGEN: All right. Okay. Thank you.

6 I do have some, I'm still giving a lot of thought
7 to the project, the people who came. I did watch
8 the meeting. I didn't listen to social media. I
9 saw that there was going to be something. So I
10 did watch the worktop meeting shop meeting and I
11 saw all about it and I'm thinking a lot about it.
12 Okay.

13 MR. CAPICOTTI: Thanks, Diane.

14 MS. KNICKERBOCKER: Thank you. Executive
15 session is -- is there anyone else? I'm sorry. I
16 don't want to cut anyone off. Yeah.

17 MR. LAKER: Sure.

18 MS. KNICKERBOCKER: What's it for,
19 personnel?

20 MR. SERRANO: Litigation.

21 MS. PORTEUS: No, just an update on
22 litigation, yes.

23 MS. KNICKERBOCKER: Thank you. All
24 right. And Lisa.

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2 MS. MECORA: Hi there. It's Lisa again.
3 So one thing that has been floating around that I
4 at one point made a statement about how much AMS
5 would or would not help our village taxpayers.
6 And I just want to talk about that just really
7 quick. So, I did meet with Marcus and the AMS
8 project in the budget that was presented for '26-
9 '27 saved the average taxpayer about \$114 per
10 year. And that represents AMS being not fully
11 assessed, but however much it will be assessed by
12 the '26 budget. So, I just want to bring that up
13 because once it's fully assessed, it could be as
14 high as 160 to 180 depending on what the full
15 assessment is. So, you know, 160 to 180 per year,
16 because once again, it did come up where people
17 were asking me because I made that statement. And
18 that's just if all of the revenue goes to the
19 bottom line. Which we know based on all these
20 discussions that there probably will be wear and
21 tear on infrastructure. There probably will be
22 other incremental costs that we are not factoring
23 in or that are not represented in the top line.

24 So, I just want to bring that up because

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2 I did watch the meeting from last week and the
3 people that think that development is going to
4 just be so big to the average taxpayer, they just
5 need to understand when you really look at it to
6 the average taxpayer, it's not a lot of money. So
7 these projects that are going to bring us \$100 of
8 relief, \$200 of relief, \$250, 300, they're not
9 going to help your tax bill, you know, in such
10 great, great numbers. And also, once again, those
11 are just the top line numbers. As we factor in
12 expenses like on AMS, yeah, they're bringing us
13 possibly \$300 of tax revenue to the village. But
14 if you do layer in any incremental expenses that
15 come our way, that could end up being a lot
16 lower. So, you know, that's like a dinner or two
17 out, it could end up being. It's not really huge
18 trying to make back our tax losses from Indian
19 Point by development projects is going to be
20 clawing back very, you know, these small amounts.

21 They're not they're not big, but yeah,
22 it's one way of doing it because it's getting 200
23 here, 100 there, or 100 there, but it's not
24 humongous dollars. And as we get to the bigger

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2 numbers of residents and the bigger effect on our
3 infrastructure and more demand for police and
4 fire and all of that, those numbers are going to
5 go way lower. So, just something to keep in mind.

6 MS. KNICKERBOCKER: All right, thank
7 you.

8 MS. MECORA: And I did meet with, right,
9 we discussed those numbers. So, like \$1,000 of
10 tax revenue really only results in about 60 cents
11 to an average taxpayer, so like the thing I was
12 talking about before \$10,000 on that versus two
13 or 3,000 to Croton by the time you pay the
14 overtime or whatever we just talked about that
15 came up. You know \$7,000 times .60 cents, that's
16 \$4.20 20 cents per year for the average taxpayer
17 by this calculation that I reviewed with Marcus.
18 So I just, I love our quality of life the way it
19 is. I moved here because it's quiet and because
20 it's different. If I wanted Tarrytown, I would
21 have moved to Tarrytown. I came here because it
22 was special and quiet and yet I could drive to
23 these areas that have some of the other things
24 that we're talking about. I didn't necessarily

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2 want it in my backyard, but that's just me.

3 But this study that was done that I also
4 talked to Marcus about, you know, I still don't
5 know exactly when it was done. Was it five years?
6 Was it six, seven?

7 MR. SERRANO: I looked it up, four years
8 ago.

9 MS. MECORA: Four years ago. I mean, if
10 it didn't target the right people, if it didn't
11 target Buchanan residents and get our opinion, I
12 don't know if it's really the information you're
13 looking for.

14 MS. KNICKERBOCKER: Maybe we need to re-
15 survey the residents. You know, we'll talk about
16 the questions that need to be asked and, you
17 know, how to get that out.

18 MS. MECORA: The builders that are
19 coming here, I just let's keep hearing about
20 this. What is it called? Share mitigation, so
21 that is having the builder or developer have a
22 share in the incremental cost, right. That's
23 basically what that is. So, I mean, I hope we can
24 really pursue that because, we're not, we

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2 shouldn't be like giving up what we have if
3 that's what many of the villagers like, the quiet
4 of quality of life. We shouldn't be giving that
5 up just to have a developer come in and make
6 their money till the end of time if it's not what
7 our villagers want.

8 So, and there was also one comment. I
9 mean, the man that spoke last time with all the
10 development ideas at the workshop at the end, he
11 spoke for a long time about we should develop
12 this, we should develop that, we should develop
13 this. He had a lot of ideas or he was mentioning
14 a lot. And once again, I just, if you look at the
15 numbers and AMS is our first example, \$300,000
16 tax revenue top line. It's going to bring an
17 average taxpayer \$150 to \$180 if every cent of
18 that goes to the bottom line, which is
19 impossible. So all these development ideas, a lot
20 of them are not going to be that positive. And we
21 can preserve the quality of life or just maybe
22 some incremental, maybe foregoing some of this
23 development because it's worth our quality of
24 life for those of us that like it that way. So, I

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2 think a good, a new survey would be really good
3 because that one is old and it wasn't targeted to
4 the right people. That's my opinion. Thank you.

5 MS. KNICKERBOCKER: Thank you, Lisa.
6 Thanks for your comments. Anyone else? Yes? No?
7 Yes? Yes.

8 MS. TANIA DREZEK: Tania Dreszek, Travis
9 Avenue. Last week when the large project that was
10 presented here, it sounds great like, you know,
11 they want to do the river they want to do this.
12 But giving the property next to the treatment
13 plant doesn't make any sense for the village. I
14 think that we need it for future development
15 which I know that I think the engineer even said
16 that. So I don't see how even thinking to give
17 them that property would make any sense for
18 anybody in this village because it only hurts in
19 the future. So that's all I wanted to say.

20 MS. KNICKERBOCKER: So tomorrow, it's
21 been arranged that the board is able to go over
22 there with the engineer to get a visual on what
23 the developer is looking to do with, you know,
24 three acres from the village.

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2 MS. DREZEK: Okay. Thank you.

3 MS. KNICKERBOCKER: All right. Thank you
4 Tanya.

5 MS. TINA ZERELLO: Tina Zerello,
6 Westchester Avenue. Is that tour that you're
7 going to take open to the public?

8 MR. KESSLER: No.

9 MS. ZERELLO: Are we able to go and look
10 at what this project is that they present to all
11 of you?

12 MS. KNICKERBOCKER: I think what we're
13 going to do is so the board can get an idea of
14 how close it is to the sewer treatment plant and
15 if it's doable, if it affects the expansion of
16 the plant eventually. I think what we can do
17 eventually is get maybe a drone shot of it and
18 map it out so that everyone has a visual of it.
19 And I do have to say to the board members if
20 there are more than three that are going
21 tomorrow, we cannot discuss. We can go and see
22 but we cannot have a discussion about that
23 because there's a quorum. So I just wanted to put
24 that out there right out front.

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2 MS. ZERELLO: So, have we looked at the
3 prospect of even leaving green space for the
4 village? I think what you have is the waterfront
5 that's over there and you have the baseball
6 field. Where, where else is there any green
7 space? We're a small village. Am I correct?

8 MS. KNICKERBOCKER: Mm-hmm.

9 MS. ZERELLO: I think it's 1.4 --

10 MS. KNICKERBOCKER: 1.3, yeah --

11 MS. ZERELLO: -- square miles.

12 MS. KNICKERBOCKER: -- square miles and
13 248 on the river.

14 MS. ZERELLO: So, we want to overdevelop
15 it for the benefit of tax dollars? And so, have
16 we looked at a master plan, a big plan to decide
17 how we should develop our property? Because we're
18 the taxpayers. We're the ones who are going to
19 carry the backpack, not the developer. Once they
20 develop, they go on about their merry way and
21 they find another parcel of property where they
22 can make profit. I don't think they should profit
23 on the backs of the American people in the
24 Village of Buchanan. The reason we're here is

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2 because it's quaint. It's small. It's
3 comfortable. I don't feel comfortable when I
4 think about strangers developing big buildings,
5 255 apartments, and telling me that it's not
6 going to affect my lifestyle. I don't see that.
7 And I want everybody on this board, planning,
8 zoning, everyone to think about what you're doing
9 when you're developing these properties because
10 it doesn't just belong to you. It belongs to the
11 village residents and we have a right and the
12 ability to get people out and get them to vote on
13 it.

14 So yes, I think that a survey should go
15 out so that it gives us a second opinion, not
16 just your opinion. And not that I don't respect
17 you, it's just that you have more power than we
18 do. But in numbers, we have more power. So, if it
19 takes getting people out to knock on doors, I
20 think that that's the next step that we're going
21 to have to do to get a survey on what we do with
22 this property in the village of Buchanan. My
23 husband was born here. The reason I'm here is
24 because it's comfortable and I'm safe. I went to

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2 Tarrytown the other day. I got lost. I used to be
3 able to go to Tarrytown all the time. You go to
4 the village in into Tarrytown, it's like a mini
5 town inside a town. They've overdeveloped every
6 area they could possibly develop there. That's
7 not what we want here. I want the comfort knowing
8 that there's open space and if we develop it all,
9 it's not there anymore. So, thank you.

10 MS. KNICKERBOCKER: All right. Thank
11 you, Tina. Anyone else? I'd like to make -- thank
12 you everyone for coming out also. I'd like to
13 make a motion to go into executive session to
14 discuss litigation. Can I have a second?

15 MR. LAKER: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Thanks and have a
19 great Buchanan day.

20 (The public board meeting concluded at
21 9:11 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on June 2, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: June 15, 2026

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