

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

July 7, 2026

7:00 p.m. - 10:10 p.m.

July 7, 2026

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor
Awilda Baez, Trustee
Anthony Capicotti, Trustee
Steve Laker, Trustee
Robert Wheeler, Trustee

ALSO PRESENT:

Stephanie Porteus, Village Attorney
Cynthia Kempter, Village Clerk, Treasurer
Sharon Murphy, Deputy Clerk

ABSENT:

Marcus Serrano, Village Administrator

OTHERS:

Nick Zachary, 80 Tate Avenue
Jeff Faiella, 212 Craft Lane
Darlene Garrett, 159 First Street
Sal Tavano, III, 167 Lindsey Avenue
Eric Werner, 159 Seward Street
Lisa Mercora, 162 First Street
Tania Drezek, 222 Travis Avenue
John Cumming, 243 Westchester
Dave Altamura, 250 Bleakley Avenue
Jody Chiappalone, 1 Woods Court
James Ferguson, 170 First Street
Carl Locatelli, 186 Centre Street
Reed Outhouse, 241 Westchester Avenue
Lisa Wenz, 206 Tate Avenue
Robert Lupica, 169 Cortlandt Street
Mark Blanchard, The Blanchard Law Group, PLLC
Gregory Lebowitz, 235 Westchester Avenue
Aaron Warner, Zarin & Steinmetz
Chris Lynch, Landi Associates
Tom Cavaliere, 234 Gallagher Street

1 July 7, 2026

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

3 MS. THERESA KNICKERBOCKER: Thank you
4 and welcome to the July 7th, 2026 Village Board
5 meeting. In case of emergency, please use the
6 exit to my left, which would be your right. And
7 also there is a staircase behind the elevator. Do
8 not use the elevator in case of emergency. And
9 please join me in the pledge of allegiance.

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

15 MS. KNICKERBOCKER: All right. Thank
16 you. Okay, we have some minutes to approve, the
17 May 26th workshop meeting and the June 2nd board
18 meeting, any comments, questions on that?

19 MR. LAKER: No comments.

20 MS. KNICKERBOCKER: Okay. I'd like to
21 make a motion to approve those minutes. Can I
22 have a second?

23 MR. LAKER: Second.

24 MS. KNICKERBOCKER: All in favor?

1 July 7, 2026

2 MULTIPLE: Aye.

3 MS. KNICKERBOCKER: All right. Thank
4 you. Next is comments from the floor, agenda
5 items only. If you do comment on this part of it,
6 you'll be able to comment later on also. So,
7 these everyone has an agenda. No? Yes? So, then
8 you wouldn't know what the agenda items are.
9 Okay. Mr., Mr. Nick? Sure.

10 MR. NICK ZACHARY: Not a comment, but
11 could I ask for clarification?

12 MS. KNICKERBOCKER: Sure.

13 MR. ZACHARY: Nick Zachary, 80 Tate
14 Avenue. The new business A, resolution to intent
15 to act as lead agency, I just want to clarify
16 that is the parcel, the seven-acre parcel across
17 from Lents Cove that is being looked at for
18 possible development?

19 MS. KNICKERBOCKER: Yes.

20 MR. ZACHARY: Okay. On C, I'm just
21 trying to understand what parcel that is
22 referring to, because the GIS mapping site right
23 now online is not working. I tried to go online
24 but they've redirected the website and it

1 July 7, 2026

2 wouldn't operate. I guess they're transitioning
3 it or something. So in C, what parcel of land are
4 we talking about there?

5 MS. KNICKERBOCKER: That would be the
6 waterfront near Certainteed, that area.

7 MR. ZACHARY: Okay. Is that the area
8 between Broadway and the sheetrock plant?

9 MS. KNICKERBOCKER: It's on that side of
10 the road. It's on the westerly side.

11 MR. ZACHARY: Okay. Okay. So, it's, is
12 that would that would be the first parcel that is
13 possibly getting released and sold off?

14 MS. KNICKERBOCKER: Not yet, at the
15 decommissioning oversight board meeting, they're
16 working on doing a site release, but there's a
17 lot more work. There was cesium found and they're
18 still doing a lot of study on that property.

19 MR. ZACHARY: Okay.

20 MS. KNICKERBOCKER: So, not quite yet,
21 but we do need to have a discussion on that so
22 when it is released, we know what we're doing.

23 MR. ZACHARY: I won't make any comments
24 now. I just wanted to get clarification. Thanks.

1 July 7, 2026

2 MS. KNICKERBOCKER: Okay, good. Thank
3 you.

4 MS. BAEZ: Theresa, can I say something,
5 please?

6 MS. KNICKERBOCKER: Yeah, sure.

7 MS. BAEZ: I just want to explain why
8 I'm wearing a mask. It's not that I'm sick, but I
9 had a dental procedure and my face is swollen, so
10 I just felt better with the mask on. Okay. Just
11 don't want anyone to think I'm here with COVID.

12 MS. KNICKERBOCKER: Oh, no. No.

13 MR. FAIELLA: Good evening, Jeff
14 Faiella, 212 Craft Lane. Madame Mayor, why would
15 you want to take lead agency over these zonings?

16 MS. KNICKERBOCKER: Jeff, I am in total
17 agreement. When we went with the AMS project, I
18 was against it. Sean Murray and I were against
19 lead agency. The developers have done extensive
20 research, did not realize that years ago, it was
21 put into the code that the board would be lead
22 agency on these big projects. I personally do not
23 think that's a good idea. I believe that should
24 be solely in the hands of the zoning -- on the

1 July 7, 2026

2 planning and zoning board, who are trained and
3 have experience. But on this, my hands are tied.
4 But I am in agreement with you. It should go to
5 the planning board.

6 MR. FAIELLA: Because the only time the
7 board should take lead agency if it has to do
8 with some safety concern. You didn't even take
9 lead agency for the new pad for the Holetec rods
10 being there, storage.

11 MR. LAKER: I'm not sure if you're
12 speaking directly to me, but --

13 MR. FAIELLA: I'm talking to everybody.

14 MS. KNICKERBOCKER: Everybody, the whole
15 board. Yes.

16 MR. LAKER: But in the village code, in
17 the C-1/C-2 district, it is --

18 MR. FAIELLA: But sir, but the mayor
19 already appointed a zoning and a planning board.
20 By you guys taking lead agency, you're cutting us
21 out. You're not saving any time for any of these
22 contractors coming in, sir.

23 MR. LAKER: It's in village code. That's
24 the requirement. We didn't change anything. We

July 7, 2026

didn't do anything different than what village code says.

MS. KNICKERBOCKER: We should have changed. Going back years ago, it was switched over to the village board. We should have, in the in the last couple of years changed it over before this process started because I will tell you this. Some of the, you know, the planning trainings that are, I do not have SEQOR basics training, I do not have planning or zoning land use, preparing update for growth, managing the unexpected boom. These are just some of the training courses, you know, Jeff, understanding and applying SEQOR, the what, why, how of site plan and common mistakes and mishaps in site plan reviews. So I don't have that extensive training that the planning and zoning board members would do, that should be taking four hours each year of some type of training.

MS. BAEZ: But that's if they take the training and we receive the data from the village clerk and it shows that some have not even taken the training. I take trainings online, so if you

1 July 7, 2026

2 speak about not having any experience then I
3 guess it's for you. But I do try to get, tap into
4 the zoning and the planning meetings and I also
5 take trainings online.

6 MS. KNICKERBOCKER: Okay. Very good,
7 Awilda.

8 MS. BAEZ: Thank you.

9 MS. KNICKERBOCKER: But I don't think
10 most of the board does.

11 MR. LAKER: I also have the required
12 hours for training and planning.

13 MR. FAIELLA: I understand you may have
14 the training, but there's already a zoning board
15 and a planning board in place.

16 MR. KESSLER: If you recall, as the
17 chairman of the planning board during the AMS
18 application, that project did go before your
19 board for four months and your board had provided
20 input and recommendations onto that project.

21 MR. FAIELLA: But you took lead.

22 MR. LAKER: Okay. But what does that
23 mean? You provided your input.

24 MR. FAIELLA: You took lead of a project

1 July 7, 2026

2 and then you had someone else come in as a
3 consultant to go over the project.

4 MR. LAKER: But that's what the planning
5 board does as well.

6 MR. FAIELLA: The planning board --

7 MR. LAKER: The same planner, David
8 Smith, who's not here now --

9 MR. FAIELLA: Had the village building
10 inspector do all the inspections that needed to
11 do. You just cut the whole procedure out and this
12 -- by taking lead, also you do stuff under
13 executive session.

14 MR. LAKER: Nothing was done in
15 executive session, number one. And what we did
16 was actually provide another layer of coverage
17 for the village. So those, that applicant had to
18 go before your board. It went before the zoning
19 board and went numerous times before this board.

20 MR. FAIELLA: But you, but you as the
21 board should be superseding everyone underneath
22 you. So in case something happened by you taking
23 lead, you're taking --

24 MR. LAKER: And any recommendations made

1 July 7, 2026

2 by the planning board was implemented by this
3 board. And I believe that there wasn't any.

4 MR. FAIELLA: I don't believe all of
5 that. I understand some of it.

6 MR. LAKER: There absolutely was,
7 absolutely was.

8 MS. BAEZ: And I think --

9 MR. FAIELLA: But in my, in my eyes as a
10 taxpayer and part of the board --

11 MR. LAKER: But it goes back to the way
12 --

13 MR. FAIELLA: -- by you taking the lead
14 is, is shouldn't be done.

15 MR. LAKER: But it but it goes back to
16 the way village code is written.

17 MR. FAIELLA: I don't care what it was
18 in the background.

19 MR. LAKER: But you may not care, but
20 that's the way the village code is. I can't go
21 against the way village code is written.

22 MR. FAIELLA: You can. You don't have to
23 take lead. You're --

24 MR. LAKER: I absolutely have to.

1 July 7, 2026

2 MR. FLEMING: -- have a planning and a
3 zoning board.

4 MR. LAKER: We could change the code. We
5 certainly could.

6 MS. KNICKERBOCKER: We should have
7 before this application came in, because I am in
8 total support of the planning board always taking
9 lead --

10 MR. FAIELLA: Okay.

11 MS. KNICKERBOCKER: -- because not only
12 the training, you have more experience with
13 different things that come in front of the board.

14 MR. LAKER: But as you pointed out, some
15 of the members don't have the training.

16 MS. KNICKERBOCKER: And some of the
17 members on this board don't have the training.

18 MS. BAEZ: And I was on the planning
19 board as well.

20 MS. KNICKERBOCKER: We're, you know --

21 MS. BAEZ: I don't, I don't understand.

22 MS. KNICKERBOCKER: I don't know. I just
23 --

24 MS. BAEZ: -- what [unintelligible]

July 7, 2026

[00:08:16].

MS. KNICKERBOCKER: -- I think it's, it's a disservice to our planning board --

MS. BAEZ: Oh my goodness.

MS. KNICKERBOCKER: -- honestly. So, but that's my opinion and but you know, definitely appreciate the planning board's efforts.

MR. FAIELLA: I'm just letting you know as a taxpayer, you shouldn't take any lead project unless it has to do with safety and you already showed that with the pad with the nuclear rods. You didn't even take lead on that. Thank you ma'am.

MR. CAPICOTTI: It wasn't in the overlay district.

MR. LAKER: It wasn't written in the code that way.

MS. KNICKERBOCKER: And then Jeff, not only that, with this last process on AMS, we were approving things that were already done, which should not have done and this time that's not going to happen.

MR. ROBERT WHEELER: Wouldn't that be

1 July 7, 2026

2 illegal if the village approved something that
3 was --

4 MR. CAPICOTTI: Why are you making --

5 MS. KNICKERBOCKER: I'm just responding
6 to Jeff.

7 MR. CAPICOTTI: You're making
8 accusations.

9 MS. KNICKERBOCKER: I'm not making
10 accusations.

11 MR. CAPICOTTI: He did not bring that
12 up. You brought that up.

13 MS. KNICKERBOCKER: I remember voting on
14 that.

15 MR. CAPICOTTI: Did he bring that up?

16 MS. KNICKERBOCKER: And I'm trying to
17 bolster what he's saying by having the planning
18 board take the lead. That's all I'm saying.

19 MR. CAPICOTTI: And this is why we can't
20 work together. Never.

21 MS. KNICKERBOCKER: Well, Anthony --

22 MR. CAPICOTTI: Never.

23 MS. KNICKERBOCKER: -- I'm sorry you
24 feel that way.

1 July 7, 2026

2 MR. CAPICOTTI: [unintelligible]

3 [00:09:24].

4 MS. KNICKERBOCKER: I have, I have put
5 the olive branch out many a time.

6 MR. LAKER: They can't work with
7 [unintelligible] [00:09:28] one, please.

8 MS. KNICKERBOCKER: Oh. I didn't realize
9 it was -- was that on the agenda again? To go
10 after the mayor?

11 MR. LAKER: It's always on the agenda.

12 MR. CAPICOTTI: It's always on the
13 agenda.

14 MS. KNICKERBOCKER: And you know what?
15 First of all, I have to apologize. I apologize to
16 everyone. This conversation is just going
17 downhill. You're not here for this. Yes, ma'am.
18 You were the next to speak.

19 MS. DARLENE GARRETT: Darlene Garrett,
20 First Street. So, Trustee Laker, you just
21 actually said something, I was, I wanted to say
22 is before you -- well, let me ask a different
23 question. I heard in this discussion though that
24 the application's already been submitted.

1 July 7, 2026

2 MR. LAKER: Which application are you
3 referring to?

4 MS. GARRETT: So I'm, not going to
5 remember the name --

6 MR. LAKER: The Broadway?

7 MS. GARRETT: -- but across from Lents
8 Cove.

9 MR. LAKER: Broadway, Broadway project.

10 MS. GARRETT: So that, so because the
11 workshop was whether you're going to accept the
12 application. So the application has been
13 submitted and accepted?

14 MR. LAKER: The application is before
15 us.

16 MS. KNICKERBOCKER: Go ahead.

17 MR. CAPICOTTI: I don't know what you're
18 talking about.

19 MS. GARRETT: No, I mean you just -- it
20 was just referred to before, because you said
21 before we should have changed the code, which is
22 what I was going to ask, you know, before the
23 application --

24 MR. LAKER: I was referring to the AMS

1 July 7, 2026

2 application, the AMS project.

3 MS. GARRETT: Oh.

4 MR. LAKER: Because I know that that's a
5 concern. It's still a concern today. The building
6 is complete, but it's still a concern that this
7 board was a lead agency in that project.

8 MS. GARRETT: Right. So we haven't
9 accepted the application, then for this other
10 development?

11 MR. LAKER: On the agenda tonight is to
12 --

13 MS. GARRETT: I can ask that on the
14 agenda.

15 MR. LAKER: -- the intent as lead
16 agency.

17 MS. GARRETT: Okay. So I can ask. So as
18 the, as the gentleman, I'm sorry I don't know all
19 the names, that spoke. So why don't we change the
20 code before we go any further with other
21 projects? Because I heard from some trustees
22 during election time after election time that,
23 you know, the AMS building wasn't maybe the -- it
24 wasn't as expected the build to be all the way.

1 July 7, 2026

2 So all I'm saying is that maybe there isn't the
3 education needed fully and it's great if you can
4 educate yourselves. But maybe the code should be
5 changed first before we go, you know --

6 MR. LAKER: But let me just ask you a
7 question.

8 MS. GARRETT: Sure.

9 MR. LAKER: What would that change?
10 Because it goes before the planning board anyway,
11 so it only provides another layer. It delays
12 actually the applicant because they have to come
13 before this board. Then they go to the planning
14 board, and in some cases the zoning board. And
15 then they come back here.

16 MS. GARRETT: Yeah. So I guess I would
17 echo --

18 MS. KNICKERBOCKER: That's the point.

19 MS. GARRETT: -- whoever's going okay,
20 you know to answer, Trustee Laker --

21 MS. KNICKERBOCKER: The planning, it's
22 sent to the planning board only for
23 recommendations, their recommendations.

24 MR. LAKER: And if this board didn't

July 7, 2026

implement those recommendations, then you certainly would have a concern. But during the AMS project, anything that was recommended by the planning board was implemented. So I just don't know what the concern is.

MS. GARRETT: Well, I guess I would ask why do we have a planning and zoning board then?

MR. LAKER: Well, a planning in most municipalities and our attorney can explain it, is recommend. It's not mandatory. A zoning board is.

MS. GARRETT: So maybe I'm hearing that we don't need those boards because --

MR. LAKER: A zoning board you do, a planning board you do not.

MS. KNICKERBOCKER: A zoning board is a quasi legal, we have to have a zoning board.

MS. GARRETT: Okay. Thank you.

MS. KNICKERBOCKER: Okay. Thank you, Darlene. Yes, sir? Yes, sir? Normally, see, tonight there's a lot of people with a lot of questions and a lot of residents have questions and normally it's a three minute, but please come

1 July 7, 2026

2 up and let us know what your thoughts are.

3 MS. BAEZ: Well, I haven't timed it
4 because I'm sorry, Sal, give me a minute, please.
5 I haven't timed it because we've been asking the
6 speakers questions. But if we don't interrupt,
7 it'll be three minutes.

8 MS. KNICKERBOCKER: And I am the chair
9 of this meeting, and I want to hear what the
10 residents have to say.

11 MS. BAEZ: I understand, but you're the
12 one that implemented --

13 MS. KNICKERBOCKER: Thank you, Sal,
14 please.

15 MS. BAEZ: I'm still speaking. You were
16 the one who implemented the rule.

17 MS. KNICKERBOCKER: I did because that's
18 the rule --

19 MS. BAEZ: So now you're changing the
20 rule?

21 MS. KNICKERBOCKER: For this evening to
22 hear --

23 MS. BAEZ: [unintelligible] [00:13:19]
24 the benefit.

July 7, 2026

MS. KNICKERBOCKER: -- what the public has -- it's not a benefit to me.

MS. BAEZ: There you go, no. Never mind.

MS. KNICKERBOCKER: These people, all those --

MS. BAEZ: Never mind.

MS. KNICKERBOCKER: -- people out there --

MS. BAEZ: Never mind.

MS. KNICKERBOCKER: -- are residents of the village of Buchanan.

MS. BAEZ: So are we.

MS. KNICKERBOCKER: We work for each and every one of them.

MS. BAEZ: And for ourselves.

MS. KNICKERBOCKER: And to be disrespectful to anyone, to stop them from speaking, absolutely not.

MS. BAEZ: Sal, I'm sorry if I --

MS. KNICKERBOCKER: These are our residents.

MS. BAEZ: -- disrespected you. I was in the process of speaking when you came up. I'm a

1 July 7, 2026

2 little slow today with my words because of my
3 procedure. So, I apologize to you and I'll
4 apologize to the audience, if you feel
5 disrespected. I'm not trying to disrespect
6 anyone, but I will also not be disrespected.

7 MS. KNICKERBOCKER: Me too.

8 MS. BAEZ: And that, and that's the
9 bottom line. Go ahead, Sal. I'm sorry.

10 MS. KNICKERBOCKER: I agree. Sal, please
11 go ahead.

12 MR. SAL TAVANO: Now, I have one minute
13 left.

14 MS. KNICKERBOCKER: Oh, jeez. I know,
15 right. Sorry, Sal. I have five pages of notes
16 here.

17 MS. BAEZ: Oh, poor Sal.

18 MS. KNICKERBOCKER: You're going to have
19 to speak fast.

20 MR. TAVANO: Pardon me. I'm Salvatore
21 Tavano III, residing at 167 Lindsay Avenue. I
22 want to say that I'm in agreement with having the
23 planning board as the lead and I think it's a
24 disservice to the village to have, in so many

July 7, 2026

cases, to have the board of trustees as the lead. I think good governance would dictate more of a division of, and a broadening of the responsibilities and that would be beneficial to the residents. And I would hope that whatever is necessary to change, whatever rules you were mentioning which, you know, you might comment on what the village code says you can do, but it doesn't have to be done that way and I believe it shouldn't be. And I would anticipate changes as soon as possible. Thank you.

MS. KNICKERBOCKER: All right, thank you Sal for your comments. Yes sir.

MR. ERIC WERNER: Eric Werner, 159 Sword Street. So I got a question. So Brian and then Bernie Calabro did Gallon Measure. Why did you guys not take lead agency on that particular project? Was there a reason?

MR. CAPICOTTI: They submit an application for, they just submitted for the building permit.

MR. LAKER: Right. They're in the C-1/C-2, but they're, they did not require --

1 July 7, 2026

2 MR. WERNER: But they had to go through,
3 they had to go through zoning.

4 MR. LAKER: They did not require a zone
5 tax amendment.

6 MR. CAPICOTTI: They had to amend
7 because of the -- was the --

8 MS. KNICKERBOCKER: Their site plan,
9 they had to go to planning. They had to rezone
10 for their site plan, the new site plan.

11 MR. WERNER: Okay. So, but you could
12 have still took lead agency over them. Could
13 could you or could you not?

14 MR. LAKER: No, the same with the
15 Carbone project. We were not lead agency.

16 MR. WERNER: Okay. And why is it so
17 imperative to this board to be lead agency when
18 you could technically turn it over?

19 MR. LAKER: It, I will say, it is
20 written in the code. We went by the by the
21 recommendation of our attorney, of our planner
22 that stated this is the way it's written in the
23 code. These are the procedures. And with these
24 larger projects, such as that, it's more

July 7, 2026

important and beneficial that there's more eyes on everything. So everybody can take a look at it.

MR. WERNER: Well, I don't disagree with that, but you already have two layers below you. You're the top layer. Why not give them more of a say than just a recommendation?

MR. CAPICOTTI: We never eliminated any of their say. They had as much as they always had.

MR. LAKER: Instead of two layers, now they're three layers. I mean, wouldn't, wouldn't the public want more?

MR. WERNER: But can you or can you not let them be lead agency is the question, bottom line?

MR. LAKER: The code would have to be changed there. Any code could be changed. It would have to be changed. We're going by the letter of the law, the way the code is written, that's all. Carbone --

MS. KNICKERBOCKER: We've done a lot of code changing over the years.

1 July 7, 2026

2 MR. WERNER: Yes, I've seen that. Thank
3 you.

4 MR. LAKER: Yeah, it could be changed,
5 but like I said, the Carbone project never went
6 before this board, ever, never once. Same with
7 Gallon Measure.

8 MR. WERNER: Well, that project probably
9 should have.

10 MR. LAKER: Well -- well, there you go.
11 You can't have it both ways.

12 MR. CAPICOTTI: There you go. So, what
13 is it? Do it or don't do it?

14 MR. WERNER: Okay, well then this
15 project should go back to planning and zoning.
16 So, now you should change the code --

17 MR. LAKER: But any project that goes
18 before us as lead agency does go to planning and
19 zoning.

20 MR. WERNER: Then change the code before
21 you go through to this next level.

22 MR. LAKER: Well why?

23 MR. CAPICOTTI: But why would we go
24 against Mr. Carbone's project?

1 July 7, 2026

2 MS. BAEZ: Mm-hmm.

3 MR. WERNER: Wetlands, bunch of stuff
4 over there, people looked it up. So there's
5 plenty of things over there awry, But that's
6 done. We can't talk about what's done. What's
7 done is done over there. What's done is done.

8 MR. CAPICOTTI: It's not even close to
9 being done yet.

10 MR. WERNER: No. As far as it's already
11 under development, it's in the mix.

12 MR. CAPICOTTI: But what --

13 MR. WERNER: Just like the MSA building.
14 It's done. Can't go back and fix anything. It's
15 wrong. It's done.

16 MR. LAKER: But I'm just trying to
17 understand your point. Are you looking for us to
18 take, for three layers of approval or for review
19 with the Carbone project?

20 MR. WERNER: Well --

21 MR. LAKER: But not on the Broadway
22 project? I just want to understand what the --

23 MR. WERNER: I think you should change
24 the code, so it goes through with the bottom

July 7, 2026

layers first and then the top layer. Because the top layer has proven they push certain things through. It's been seen already. Putting that building in the position you put in up there and you know my position on this, if you're on the back of that building or in the throat of that building and there are other firemen in this room that can vouch for this, somebody's going to have a hard time getting to them. Fireproofed or not, fires don't kill people, smoke kills people. Eighteen people died in the Bronx. There's one guy back here behind me that's a New York City fireman that was at that fire and will attest to that. So, this is why when you make decisions like that, multiple eyes are on it. But how much did you ignore somebody on these boards? And I know it was brought up numerous times.

MR. LAKER: Right. And those discussions were also had at the planning board. And that input was provided by the planning board, as well as the fire chief. So, there was a lot of changes that were made from what they first proposed to what's there now. And that was all in agreement

1 July 7, 2026

2 with the planning board and the fire chief.

3 MR. WERNER: Well, from what I
4 understand from the fire department itself, they
5 were not happy with it getting it pushed back
6 that far where nobody can get around the back of
7 the building and get to somebody on the top
8 floors.

9 MS. KNICKERBOCKER: I think we have to
10 be much more clear and ask more questions. We
11 should have learned from the AMS project going
12 forward.

13 MR. WERNER: Right. I concur.

14 MS. KNICKERBOCKER: Okay. Thank you. Mr.
15 Zachary. Yes. Go ahead. Too bad.

16 MR. ZACHARY: Okay. As planning board
17 chairman, I don't want to get into the
18 discussion. I think I think you guys probably
19 know how I feel about who should be doing the
20 review, but that's not what I'm -- I want to
21 point out there's a bigger issue. Not who is
22 doing it, but what they do. Okay. When I was on
23 the village board, we hashed out the overlay
24 zone. It got approved at three stories with a

July 7, 2026

maximum of, with a special permit, a maximum of 12 units per 40,000 square feet, which is roughly an acre, a little less than an acre.

And then when you, when this board took lead agency and also amended the code, and by the way everybody should know that only the village board can amend the code, the planning board and zoning board cannot do that. They can interpret the code or use the code in their site plan review process. But when you guys took that on, you changed the zoning to allow people to go from 12 and three stories to 28 units per acre and five stories.

What a lot of people are expressing now is that that might be a bit much. And, you know, at the last workshop several people made the point that we haven't gotten the full impact yet. So I think we just need to go cautiously, that we need to let those current developments get occupied, see what the traffic does, assess it before we move on. I might have been like a -- I was I was the person that brought, that proposed the overlay zone. But as it stands now, I think

July 7, 2026

it's excessive. And I would say that the board, you know, when you when you when you spot zone, you gave a special zoning to one parcel, that weakens your zoning code when you spot zone because then somebody else is going to want it, you know. And if you just give things away every time a developer pops up, that weakens your zoning code. You lose control of your village.

So I think we just really need to walk forward cautiously, assess what we've got, maybe even put a time period moratorium based on those buildings getting occupied before we start letting other developments, large scale developments take place. That's about 220 units total between the Carbone development, AMS and the 12, rather 11 town houses that are in the works on Bleakley and Route 9A. So it's just a word of caution and let's focus on what we do rather than which board does it. Whoever does it has to get it right.

MS. LISA MERCORA: Hi, Lisa Mercora, 162 First. So, I just wanted to say to the board, as far as this resolution declaring notice of intent

July 7, 2026

to act as lead agency I would say don't make that, don't make that resolution today. Slow down. Take a breath. I'm from a corporate background. After a strategy change, you do a debrief, you look at, and you look back and you do an analysis. Time was not right for them and they went away for a year. Well, maybe right now the time is not right for us. It's nothing personal against the developer, but we need to look back. We just did 148 units, we have 51 in construction, 11 more coming. They're in various stages of development. What is good about them? What is bad? What did we miss? Did we miss shared mitigation? Did we miss impact fees? Did we leave some things out that we could have done? Do we need to change the code so SEQR doesn't automatically make the trustees lead on the entire project?

And the big question, the feedback from the residents, do we want more of these developments if the tax relief is so minimal? AMS, we never saw a fiscal impact statement. I referred to it when the last time I spoke, that I

July 7, 2026

had asked Mark Weingarten, I got the name wrong, to tell me what he was referring to when he stacked the expenses against the tax revenue. And he said that he had done something to that effect. He said he had a specific number that represented the bottom line, the net surplus. I asked him what that was. He looked for it and couldn't find it. I asked for it multiple times over the course of the next months. I met with Marcus before he left on vacation and I asked him about this again. He looked for it. He does not know what Mr. Weingarten was referring to. He reached back out to that company, to Mr. Weingarten. They said they only have what's in the EAF and the negative declaration. Neither of those did what I'm looking for.

So basically I think our process has a big miss where we are not looking at the financial impact. Yes, they can talk about these little effects, big effects. They can give verbiage but somebody needs to do a financial impact statement and we should be doing this on every project. If we are promoting these projects

July 7, 2026

as ways to bring tax relief to our village residents then we should know what that is really doing. AMS brought \$300,000 of revenue is the latest update. You know what? We have \$1.7 million budgeted for public safety, which is police, fire, and building.

We have to admit that there is going to be some type of expense related to that. The wastewater treatment plant, it's in our budget for 630,000. We found out last meeting or two meetings ago that they're going to be pumping 23,000 gallons a day. Well, then they should be attributed to eight percent of that total for 630,000, so, that's part of their expense base.

Also on our, what makes up our village budget is 5.5 million of other expenses that keep our village going. Basically, our infrastructure, general government support, other home and community, employees, employee benefits, culture and recreation. There's a bunch of other things. Some part of that 5.5 million is going to be affected, increased, or used by this new development. You can't introduce 318 people, 148

July 7, 2026

units, increase our population by 13 percent and not do this.

You know, the police 1,700 calls a year. With this level of population, there could be another 200 calls. Yes, it's maybe when we looked at it line by line by line, small impact, small impact, small impact, but they all add up. And we're only bringing in 300,000 on the taxes that they're giving us. So when you take all these small effects, I mean, I'm just doing a stab at it because nobody else did and I couldn't see this document that Mr. Weingarten referred to.

So, what is the true impact to the average taxpayer of this \$90 a year? That's when I look at it and I did some calculations, I tried my best. Of the 300,000, if you only really deliver 150,000, it's \$90 of relief to the taxpayer. So the people that say they want all this development for tax relief or when or when the trustees promote it that way, is it really a fair way to promote it? Like don't promote it that way if it's not going to help the taxpayers that much. If you really want it for other

July 7, 2026

reasons, so be it. But don't promote it as being a big tax relief because it is not.

So I have those points. If I can keep going, I'm almost done. The project itself has so many questions that I think I would love for you guys to maybe focus on before we give them the go ahead by doing the lead agency thing, because once you give them -- once you decide that and the balls start rolling, it's going to start happening really quick. And I believe, I'm not sure, but if you guys meet like together like two or three times a month, I there's so much.

I mean, they talked about this three acres that they want to take of our land that's next to the water, wastewater treatment plant. And are we ready to sell or give them this land? I'm not clear what it is. We said in this one meeting on May 26th that George was going to go back and look at it because we really might need to save it for when we go and develop the Entergy land and we have a lot of projects in the future.

They talked about this LDA agreement. I listened to the meetings. I went back and watched

July 7, 2026

everything again, both the AMS ones and these ones. And from these ones, the LDA, I'm not even clear. Do they want to buy the property from us or just get it for free in exchange for the work they will do at Lents Cove? And whatever it is, I think you guys need to decide what that land is worth before you have them telling you. Don't you want to do that and do the appraisal and talk about the strategy before you have them involved and pushing and pushing?

So, we don't really know what the, we don't know about the LDA or at least I don't understand about the LDA, land development agreement. And if that's the case that they want that land in the land development agreement, the extra three acres, so that they can add to their seven acres and increase their density and increase their amount of units and they want to do the Lents Cove property.

Well, you know what? If we really are so concerned about our finances and what we have pending and what taxes our villages are paying, then if someone's offering us a big chunk of

July 7, 2026

money to do a Lents Cove project, maybe we should be really thinking about using it for something that's more crucial because we say that we need tax relief. So that's not going to get us tax relief.

And I mean, I'm not a tax assessor, but obviously if AMS brought us \$300,000 of tax revenue, and if this project is similarly on the original parcel of six acres, 232 acres, it's basically one and a half of the AMS's and it has the extra 3 acres, which is half of the AMS land without, but it's raw land. So, I mean, like, is this project going to top line be 550,000 of revenue? I mean, is that like -- I know I'm not a tax assessor and I'm -- but I'm just trying to figure it out in my head. And based on AMS, I mean, if that's the case, once again, we're adding a thousand people by the time we get there, of our 1.7 million of police and fire. You know, forget about just looking at a portion of that. If we're adding two, if we have to add a policeman or two, a policeman's car or two, more space in the office for two new officers, I mean,

July 7, 2026

everything kind of keeps going and going, and they're going to be pumping water through the wastewater treatment facility. Is that another 80 grand?

There's going to be their portion of whatever is left of our \$5.5 million of expenses. And when I went through the expenses in the budget, I specifically removed things that you could never attribute to any resident, like debt repay. You could actually, but I removed things that that I didn't feel were like services or things you could say benefited a person.

But I mean, my question becomes, why are we doing all these projects if the tax relief is so low? We're granting all these zoning changes. We're granting variances. We're doing site permit, or site plans or permits that don't go along with our master plan. And we've had more and more people coming forward saying they don't want this development.

And I know in the past I've heard from some of you, Lisa, you tell me people don't want the development, but where are they? They never

July 7, 2026

come. And I've tried to tell you whatever, people don't like to speak or they are busy. But more and more people are coming now and they're telling you. And also I'm talking to more people and I have still yet to meet someone that is like rah, rah go development. I have met someone that said I need to study it. I need to look at everything and I told them well you better do it quick because it's happening as we speak. But I just still resoundingly meet and talk to the people that don't want it.

And I was interested in the last meeting to hear from these different population profiles within our village. I mean, I know what I feel. I'm a senior citizen. Well, I think I qualify as senior. I'm 60 and I know that this amount of tax relief does not does not sway me, if the amount of tax relief is so little.

But we heard from other people in the village that are in a different profile, the younger families, the younger adults. We heard from a wide assortment of people. And the only the people that, a couple people are like, we

1 July 7, 2026

2 have to develop, we have to develop. And one
3 comment was, you know, very much worried about
4 the village tax, but the village tax increases
5 have been very minimal for the last four or five
6 years. We're still the lowest in Westchester as
7 far as I know. You know, this comment that is it
8 is incumbent upon the board to develop all open
9 land. Well I -- somebody said that in the
10 audience and, you know, I don't -- that is not
11 true. It is incumbent on the board to protect the
12 village, manage our tax increases in balance with
13 what the villagers want. And more and more
14 they're coming forward to say don't develop
15 everything just for these very small amounts. So
16 I those are my feelings. So anyway.

17 MS. KNICKERBOCKER: Thank you, Lisa.

18 MS. MERCORA: I know that was a lot, but
19 I hope you'll really consider just slowing down
20 and looking at this stuff and really maybe not
21 doing this development to this level. There's no
22 rush. We don't have to be crazy rushed. Why are
23 we panicked? So that's my feeling.

24 MR. LAKER: Lisa, just real quick, you

1 July 7, 2026

2 had some great points but --

3 MS. MERCORA: Yes.

4 MR. LAKER: -- in regards to the land
5 development agreement --

6 MS. MERCORA: Yeah.

7 MR. LAKER: -- I had some questions in
8 regards to that. The attorney that's going to
9 assist this board, as well as the planning and
10 zoning board has not even been hired yet. So,
11 he's here tonight, I believe.

12 MS. MERCORA: Uh-huh.

13 MR. LAKER: We're looking to retain that
14 individual and then he'll help. So, there has
15 been no discussions as far as that's concerned,
16 so, you feeling that you're in the dark on that
17 because there's been nothing that's happened with
18 that yet. So, it's you know --

19 MS. MERCORA: But I would like --

20 MR. LAKER: -- a work in progress.

21 MS. MERCORA: -- I saw what went on with
22 AMS, especially after we had the public hearings
23 for the zoning changes. Then a lot was just it
24 just moved along like at, you know, just

July 7, 2026

everything was boom, boom, boom, boom. And, you know, the villagers were not aware. We didn't have the signage up. A lot of people didn't know about it. And I just don't want us to be in that position again. And I feel like there's more to explore on your side and our staff side. You know, the whole thing that I keep bringing up the financials. I feel like in our processes, there is a miss. I don't see where that is done, like right now for Giordano properties, there is a fiscal impact statement in the in the developments folder on our website. And, you know, who is going to analyze that because they mentioned it in the planning board meeting. I went there and then they're getting the zoning board meeting tomorrow to get the zoning variance. But like, who, where in the process -- now that's a different process than when you guys are lead agency. But where in that process does anyone really study the financials to make sure what they're submitting is even correct? And to make sure you know that you guys know what it what it really brings us? And maybe that, you

1 July 7, 2026

2 know, that's important. But I don't see where in
3 the process that is going to be done and that is
4 marching ahead.

5 And as far as when you guys are lead
6 agency I didn't see that it got the attention it
7 deserved. I didn't see that. Like, you know, I
8 know you said we did our due diligence. We looked
9 at all these expenses, but as far as I can tell,
10 nobody really stacked it up against the revenue.
11 And like I said, I have the quote and the clip
12 from three different times in one meeting and one
13 time in one meeting where it was referred to. But
14 yet, the document I can't find. And I did speak
15 to Marcus. I was thinking of sending you all the
16 clip and saying, do you have this document? But
17 I've asked you all for it before. So, I just feel
18 like if you guys don't look at that and delve
19 into it a little bit, don't just accept what the
20 board, you know -- there's a couple statements on
21 the, it was either the negative declaration or
22 the EAF, or maybe the expanded EAF, where they
23 said in our opinion this will not drive, in our
24 opinion this. You know, okay that's their opinion

July 7, 2026

but did you guys really, you know, study it? This was such, AMS was such a big thing, and as Nick just said because AMS was a big thing and it kind of changed the temperature here because you guys gave them so many exceptions and you gave them -- but now who's, now this new one wants to ask for five stories because you gave it to them. So, it's like that was a big thing and like I just feel like it did not, that did not get enough attention.

And I don't want that to happen again on this because just a quick look from the top it looks like it's the same story and why wouldn't it be? It's like another type of development. And as far as development in general making our taxes better, how well is that really working out for the down county state, you know, places? And how well is that working out for our neighbors? I mean, Yorktown is developing up in the wazoo. I don't think their taxes are going down. We were being managed so well. We were, our village taxes were only going up by like two percent, one percent. They were small increases. And I don't

1 July 7, 2026

2 understand, what's the big push? So, that's my
3 position.

4 MS. KNICKERBOCKER: All right, Lisa.
5 Thank you. I hope there's some -- I just hope
6 there's some lessons learned from the last
7 project.

8 MS. TANIA DREZEK: Hello Tania Drezek
9 from Travis Avenue. The Griffin Building, that's
10 what I'm going to call it, on Lents Cove, is 84
11 units larger than AMS. Do we really need another
12 large building like that? I have over 300
13 signatures from residents that live here in
14 Buchanan. I've collected them during the last few
15 days during the heat and the rain and that's that
16 was against me and also a vacation, you know, the
17 holiday was against me. And I think that you need
18 to listen to your constituents. We're asking for
19 you to hold off on this and see how AMS goes. Not
20 to keep making apartment after apartment
21 building. It's just too much. It's too many
22 people added to the village at one time.

23 How come you didn't take lead agency on
24 the Gallon Measure? So only large developers are

July 7, 2026

given the third layer of protection that you speak of? So only when the board sees fit? In my opinion, the board should not be lead agency for any development in the village.

The land that is attached to the water treatment plant is needed for future development. The developer should not be using the land that Griffin that -- only the land that Griffin has, not the village land, not doing this, oh, we'll do this for that. The developers said if the land is contaminated at Lents Cove that the village is responsible. How much will that cost the taxpayers? We are here telling you we don't want this and we need you to hear us. Please slow down and listen to all of us and I have signatures. I have pages and pages. Okay.

MS. KNICKERBOCKER: All right. Thank you.

MS. DREZEK: You always say you want us to come and tell you. Well, people are speaking and you have to listen.

MS. KNICKERBOCKER: All right. Thank you.

1 July 7, 2026

2 MR. JOHN CUMMING: John Cumming,
3 Westchester Avenue. Again, two things I think at
4 top of my mind, the financial aspect and the
5 quality of life. Financial, \$90 savings isn't
6 moving the needle, but I don't think we're taking
7 into account the other side of our taxes, which
8 is the town tax, which will be going up. If we're
9 adding roughly 30 or 40 percent more of our
10 population, that will come with kids that go to
11 school. Those kids at are schools that's not
12 going to be in your village tax. That will be in
13 your town tax. So if your left pocket's going
14 down, but your right pocket's going to empty it
15 faster, net loss.

16 Also quality of life over the last five
17 years, the only thing more unpleasant about this
18 village than COVID, which was not in any of our
19 powers, was the whole Princeton plan rollout and
20 re-rollout and re-rollout. The amount of vitriol
21 and infighting that split this town apart, I
22 don't know how, if you guys have kids, how young
23 they are, if you have grandkids in school. This
24 was awful. We made it through. Everyone in this

July 7, 2026

last kind of iteration, everyone's kind of settled down on and we made it work.

This will reopen that conversation again. As you put this big chunk of population on one side of the town, one side of the school district, it absolutely is going to overload BV and the other sides, now, we're going to have to redistrict kids that are just -- it's settled, everyone's happy again. We're all, we're healing from this and you're going to rip this wound back open?

Again, I'm talking to all the younger, the parents of the younger kids and all this, and granted baseball and soccer season ended, so that's kind of harder. We feel betrayed by your action with AMS and all this stuff. Nobody really, most of the people don't know who to point fingers at, who was for it, who was against it. But they know it was over here and we know things were changed after it was rolled out and we were kind of just kind of oh nobody showed up to tell us we didn't like it. Nobody likes it.

They are holding you accountable whether

July 7, 2026

they know who you are or whatever. And if they find out there's another 40 percent increase, it's not going to be pretty. So again, quality of life is at our neighbors throats over schools and kids, kids were peeing themselves and falling asleep on the bus as their bus an hour, the first rendition of Princeton Plan. We overused the buses and had to replace buses and all this stuff. It was a nightmare and it wasn't what we were sold. And so now this is going to be happen. So do we need to get Hendrick Hudson parents that aren't Buchanan residents in here to let you know that they will not have that go through Princeton Plan again?

Last point. I think I voted for all of you or nearly all of you. But this like vitriol in public, the lack of professionalism, as you attack the mayor. And again, I know you all have something against each other. I don't care. Don't point at her. How unprofessional is that? This is not good. When we are going through a divisive moment and you guys are bickering and it's more about screwing the mayor than doing what's right

1 July 7, 2026

2 for us is disgusting. It's disgusting. And I'm
3 looking at you most of all.

4 MS. BAEZ: I'm looking at you, too. And
5 I'm not trying to be disrespectful.

6 MR. CUMMING: Well, you are. You are.
7 Mainly to the mayor, and I do take offense to
8 that. I voted for the mayor. I voted for all of
9 all of you.

10 MS. BAEZ: It comes from --

11 MR. CUMMING: And the fact that you let
12 the mayor get treated like this, whether you
13 agree with her or not, put it aside for our
14 benefit. Thank you. [applause]

15 MS. KNICKERBOCKER: Okay. So, oops. I
16 think so far, so good.

17 MR. DAVE ALTAMURA: Dave Altamura, 250
18 Bleakley Avenue. Okay. All right. So, one of my
19 colleagues was up here a little while ago. I
20 don't know if you guys know this, but the
21 volunteer fire service in this country is going
22 downhill. You guys approved a five-story
23 building. Like he said, we got no access to just
24 about almost three sides and the throat or the

July 7, 2026

courtyard, whatever you want to call it. We have, we don't have access to the top floors of this, the top three floors are lightweight constructed buildings. If that sprinkler doesn't hold it, not to mention that it's 55 and over. I'm tired of dragging dead people out of burning buildings. We got buildings like this in the Bronx and I can throw 200 firemen, New York City firemen at it in 15 to 20 minutes and they're not going to put it out. How do you expect that that's going to happen in the village of Buchanan where sometimes during the daytime and I've been a volunteer almost 30 years up here, I got 20 years on the job in New York City. I work in special operations.

How do you expect that's going to happen up here? I mean, I don't know if anybody, you know, and I know this from working, that, you know, and I see a lot of things that people do on a regular basis because, you know, we kind of live in Mayberry up here. We don't think about a lot of things, you know. I see the, I see the dad pulling the cart with the kid behind him, not

July 7, 2026

even thinking like, you know, I see that in Manhattan. That guy's getting, his kid's getting run over. And it's stuff like that.

And like Eric said, you know, some of our worst fires in American history, the Winecoff Hotel, the Windsor Hotel in New York City, the Pioneer in Arizona, two of those buildings labeled absolutely fireproof killing hundreds of people, hundreds, leveling buildings, leveling. We had a couple bad hotel fires in southern Westchester years ago. One at the Rye Town Hilton and that was a, that was a good job with numerous fatalities.

And you know, you're putting the cart before the horse. And like Lisa said, you know, we're talking about like money savings. What do you guys think it's going to cost for a career fire department? Because that's what you're going towards. And I can promise you that's several millions of dollars. It's coming. A little bit of money for this building and a little bit here and there. It's not going to -- it's pennies in the bucket. It's infinitesimal comparatively to when

July 7, 2026

you're like we have to hire a fire department.

I just saw on the docket we're losing two guys in Buchanan tonight. That's another two guys. Maybe it's unaffordable. Maybe they got a job somewhere else. Maybe they're like, you know, I'm done with this area. But, you know, we have to start thinking about what's smart and putting five-story buildings is not smart. We can't put that out during the daytime, you know, we have a hard enough time with, you know, we lost a half a section of the building Coachlight Square. We've had several fires at Springvale Apartments over the last few years and we lost, you know, we lost six fully involved apartments. They had that building under construction in Peekskill up on whatever that was. That was gone in 20 minutes. This is lightweight constructed buildings.

You know, they do tests now. They're putting, this is this is the craziest thing. Like the engineer has to, you know, he's got to figure out how he's going to build his high-rise building around what the architect wants. There's no, nothing prescribed anymore. Building codes

1 July 7, 2026

2 and that all used to be prescribed. You know, now
3 it's subjective and you know, it's dangerous. The
4 UL did was doing a live fire study on a high-rise
5 building to for like heavy timber high-rise and
6 they had to stop the test because it got too hot.
7 great results.

8 But you know, you guys are just you're
9 headed in a dangerous direction. You know, all
10 the emergency services are going to go through
11 the roof. I promise you that. You know, and I
12 hear like, well, let's see what happens. You
13 know, we have a pretty good indication of what's
14 going to happen. You can look south of here, like
15 Lisa said, and you're going to find out real
16 quick. So, that's all I got to say. Thank you for
17 your time.

18 MS. KNICKERBOCKER: Thank you. And the
19 fire the firemen know, I think there's a
20 misconception with sprinklers. It's not there to
21 put the fire out necessarily. It's there to give
22 people just enough time to get out of a building.

23 MR. ALTAMURA: One more thing, like Eric
24 said, you know, it's smoke that kills people.

1 July 7, 2026

2 MS. KNICKERBOCKER: Yeah.

3 MR. ALTAMURA: You know, the MGM Grand
4 killed nearly 100 people and that the whole first
5 floor was fully involved in six minutes.

6 MS. JODY CHIAPPALONE: Jody Chiappalone,
7 1 Woods Court. I would just like to ask the board
8 why they live here, why they chose to live in
9 Buchanan.

10 MS. KNICKERBOCKER: Do you want me to
11 start with me?

12 MS. CHIAPPALONE: Sure.

13 MS. KNICKERBOCKER: Okay. I am a
14 lifelong village resident, fourth generation.
15 I've, sorry, I get emotional. I've lived on Henry
16 Street my whole life. My mom was born in the
17 house across the street. I have a cousin, fifth
18 generation, sixth generation. We love it here.
19 It's small town USA. It's quiet and what I'm
20 saying to you is what the new people moving in,
21 they come into my store and I say, well, where
22 are you from? Bronx, Queens, Brooklyn. And so,
23 why did you move here? That's always interesting
24 to me. Why did you move here? I have a young

July 7, 2026

family. This is, this is a very nice place. It's like a hometown feel. Everyone is nice, there's not a lot of traffic, there's not large buildings. I like I said, I plan on staying here the rest of my life. They will cart me out one day, and hopefully not soon. And it's just a beautiful community. I don't know anywhere else that is like this. The tri-village is very much like that. And people that move in are very, very appreciative that they're here. And you know, after they tell me that, I say, welcome, you know, you'll find there's many good people here, and it's a great community, not only for to raise your children, your family, but also for our seniors to live here. It's very safe for them to live here. So, that's what the fight is about. That was the fight that was always about to save the village when the closure of Indian Point. The board at the time was all in and we were going to fight whatever we needed to do to save our community.

MS. CHIAPPALONE: Okay.

MS. BAEZ: So, simply for me, I moved

July 7, 2026

here. One, I like the house that I bought. Two, I knew that I could provide a service and I have. From the moment I moved here in 2019, I became involved and I've been involved ever since. I do not work for the village. I am a member of the board. And at the end of the day, what I do is in my best interest for what works for the village. Let's not forget I live here as well. And I would never make a decision that I felt would go against the peace of this community because I live here. I want peace. I'm not looking for that, I'm not looking to be disrespectful either. But let's also be fair. We should not be disrespected. So why did I move here? Because I want to make a difference and I feel that since I walked into the village, I have done that.

MS. CHIAPPALONE: Okay.

MR. LAKER: I love the community. I've been involved in this community my entire life and I am fighting for this village as well. Thank you.

MS. CHIAPPALONE: Okay.

MR. WHEELER: I've been here forever.

1 July 7, 2026

2 MS. CHIAPPALONE: So have I.

3 MR. WHEELER: I moved from Verplanck at
4 nine years old to Buchanan, I raised my family
5 here. I've worked here since 1988. You know, I'm
6 really excited to see this many people here. When
7 I was in the board the first time, I kept asking
8 for please come and show your concern. I've come
9 to probably more meetings than anyone in this
10 room. Maybe Theresa maybe beat me by a little
11 bit.

12 MS. KNICKERBOCKER: Just a little bit.

13 MR. WHEELER: Maybe. But since I worked
14 for the village and before that I was at
15 meetings, I would be the only guy in that chair.
16 So, I'm always I'm always looking out for the
17 best of the village.

18 MS. CHIAPPALONE: Okay.

19 MR. CAPICOTTI: Why am I here? I've
20 always been here. Well, then you'll I'll keep you
21 guessing. How's that sound? Come on, seriously?

22 MS. CHIAPPALONE: No.

23 MR. CAPICOTTI: Why are you here?
24 Because you grew up here just like I grew up

1 July 7, 2026

2 here. I grew up, I moved from Verplanck to
3 Montrose, to Verplanck to Buchanan. I mean, this
4 is my home. This is my home. This is the tri-
5 village area is where I've always been.

6 MS. CHIAPPALONE: Okay.

7 MR. CAPICOTTI: I've done more for this
8 community on my own time and my money and
9 everything else than I can even put on a list for
10 you. And it doesn't say a lot for a lot of other
11 people. I can tell you that. But. I try to build
12 the community the best that I can. I took on this
13 thankless job because I have five children that
14 are still in school, three of them are still in
15 school. And I'm trying to make it right for them.
16 I'm also looking to retire in this village
17 because I am a blue collar worker and I am just
18 like everybody else who retired in this village
19 and I want to make it the best that I can.

20 I have not approved anything that is
21 going on in this room tonight. We have not, we
22 have not approved anything. Everybody's
23 assumption, because we have taken in this client,
24 this is our due diligence to hear what they have

1 July 7, 2026

2 to say. To get their studies and make a rational
3 decision for your benefit as well as our benefit.

4 MS. CHIAPPALONE: Correct.

5 MR. CAPICOTTI: That's why I'm here
6 living in this village and that's why I'm on this
7 board because I want to try and help. But it
8 doesn't seem that it's helpful. Sometimes I
9 question why I do it. So I question why we all
10 do. Like you're here attacking us, we haven't
11 even made a decision yet.

12 MS. CHIAPPALONE: I'm not attacking
13 anyone.

14 MR. CAPICOTTI: Oh, no?

15 MS. CHIAPPALONE: I asked a question.

16 MR. CAPICOTTI: No, no. Okay, you're not
17 specifically attacking us, but there is many
18 people in this audience that we listen to and we
19 feel the same way that you do. But let us do our
20 job. That's all we're asking you.

21 MS. CHIAPPALONE: Exactly. And part of
22 the job is to listen to the people. So --

23 MR. CAPICOTTI: And when have we not
24 listened?

1 July 7, 2026

2 MS. CHIAPPALONE: I didn't know,
3 honestly, there was not --

4 MR. CAPICOTTI: Were you at any AMS
5 meetings?

6 MS. CHIAPPALONE: I was at a few.

7 MR. CAPICOTTI: You were?

8 MS. CHIAPPALONE: Yes, I was.

9 MR. CAPICOTTI: And what did you hear
10 from -- what do you remember from those meetings?

11 MS. CHIAPPALONE: There wasn't a whole
12 lot out there to hear.

13 MR. CAPICOTTI: Eighteen months those
14 meetings went on, 18 months.

15 MS. CHIAPPALONE: Okay. I was also told,
16 we were also told that the hardware store was
17 going to hide that building. That --

18 MR. CAPICOTTI: How could it hide a
19 five-story building, or four and a half story
20 building?

21 MS. CHIAPPALONE: Ask Danny Stewart.
22 That's what he told us.

23 MR. CAPICOTTI: Oh, yeah. You ask him.

24 MS. KNICKERBOCKER: No, that's what

1 July 7, 2026

2 that's what I heard her too. Yeah.

3 MS. CHIAPPALONE: My point is you're
4 living in a village. We don't want to make it a
5 city.

6 MR. CAPICOTTI: Why not? Why? Just give
7 me a reason why you don't want to make it a --
8 what is the reason?

9 MS. CHIAPPALONE: Why don't?

10 MR. CAPICOTTI: Yes.

11 MS. CHIAPPALONE: Because I want to feel
12 safe.

13 MR. CAPICOTTI: Safe against what?

14 MS. CHIAPPALONE: I want people, I want
15 people to be able to know who --

16 MR. CAPICOTTI: Do you feel unsafe now?

17 MS. CHIAPPALONE: I'm sorry?

18 MR. CAPICOTTI: Do you feel unsafe now
19 with AMS developed?

20 MS. CHIAPPALONE: Nobody's there. Who's
21 there?

22 MR. CAPICOTTI: It's 50 percent occupied
23 at this point.

24 MS. CHIAPPALONE: Anthony, I'm not here

1 July 7, 2026

2 to argue with you. I am not here to argue with
3 you.

4 MR. CAPICOTTI: I'm not here to argue
5 with you either. I just want to do be able to my
6 job.

7 MS. CHIAPPALONE: And you can do your
8 job. And part of your job is listening to the
9 people. So if the, if the whole village came in
10 and said they don't want another development, you
11 would say, okay, we're not going to develop. But
12 if you want it, you're going to do it.

13 MR. CAPICOTTI: How do you know?

14 MS. CHIAPPALONE: I'm asking you.

15 MR. CAPICOTTI: I'm, that's when I'm
16 done with all this research and studies, I will
17 make a very educated decision.

18 MS. CHIAPPALONE: Okay.

19 MR. CAPICOTTI: And that's what my job
20 is.

21 MS. CHIAPPALONE: Okay. And nobody,
22 nobody on the board benefits from that?

23 MR. CAPICOTTI: Nobody's influencing me
24 on my decision. I can tell you that right now.

1 July 7, 2026

2 Nobody.

3 MS. BAEZ: Wait.

4 MS. CHIAPPALONE: But okay. But I saw
5 videos of what is it? JCAP trucks that were over
6 there paving. You had nothing to do with that?
7 When I looked that up, that was your address.

8 MR. CAPICOTTI: Absolutely. That is my
9 company.

10 MS. CHIAPPALONE: So, you didn't make
11 any you didn't benefit from that?

12 MR. CAPICOTTI: We work for the New York
13 State DOT, my company. Okay. New York State DOT
14 hired us. And you have some nerve, some nerve
15 bringing that up.

16 MS. CHIAPPALONE: To question that?

17 MR. CAPICOTTI: To question that because
18 that is -- you, I would -- I pleasure you to go
19 find all the information you want.

20 MS. CHIAPPALONE: I looked at it --

21 MR. CAPICOTTI: Because your friend back
22 there videoed me, which was great. She was great.

23 MS. CHIAPPALONE: That's public
24 knowledge.

1 July 7, 2026

2 MR. CAPICOTTI: It absolutely is. And I
3 love that you brought that up. I thought it would
4 come out a long time ago, but thank you for
5 bringing that up. My company is hired by New York
6 State DOT. Not my company, not mine. It's called
7 PCI Industries, was hired by the DOT. They have
8 the contract to do such developments like that.

9 MS. CHIAPPALONE: Okay.

10 MR. CAPICOTTI: If you want to do your
11 research, it's everywhere in Westchester County.
12 It's everywhere that there's a development.

13 MS. CHIAPPALONE: Right. And you're on
14 the board.

15 MR. CAPICOTTI: What am I supposed to
16 do? Quit because I'm on the board?

17 MS. CHIAPPALONE: Okay. Exactly Conflict
18 of interest.

19 MR. CAPICOTTI: It's not a conflict of
20 interest. It's my it's my life. And that's why I
21 just said I question why I'm involved, like
22 you're questioning my means to pay to support my
23 family because I was hired to do a job. My
24 company wasn't hired to do the job.

1 July 7, 2026

2 MS. CHIAPPALONE: Okay.

3 MR. CAPICOTTI: Okay. Get your facts
4 straight.

5 MS. CHIAPPALONE: Yeah.

6 MR. CAPICOTTI: And okay. You don't want
7 to have an argument with me, but you want to come
8 up here with that nonsense.

9 MS. CHIAPPALONE: No, I'm not I'm not
10 here to argue with you.

11 MR. CAPICOTTI: But you don't even know
12 what you're talking about.

13 MS. CHIAPPALONE: Okay, Anthony.

14 MR. CAPICOTTI: It's absolutely --

15 MS. CHIAPPALONE: You know all, right?

16 MR. CAPICOTTI: I don't know all. I
17 don't know. But I know that I'm tired --

18 MS. CHIAPPALONE: But you'll
19 [unintelligible] [00:58:44] with everybody who
20 stands up here. You do.

21 MR. CAPICOTTI: Well, somebody as dumb
22 as you, absolutely.

23 MS. KNICKERBOCKER: Whoa, whoa, whoa.

24 MS. BAEZ: No.

July 7, 2026

MS. KNICKERBOCKER: We do not talk to our residents like that. Absolutely not.

MS. CHIAPPALONE: You should be removed.

MR. CAPICOTTI: I don't care what you think. [unintelligible] [00:58:56]

MS. BAEZ: Jody. Jody.

MS CHIAPPALONE: [unintelligible]
[00:58:59]

MS. BAEZ: Well, I just want to say to you, Jody, that I don't benefit.

MR. CAPICOTTI: [unintelligible]
[00:59:06].

MS. BAEZ: No, we don't benefit by making a decision for development.

MS. BAEZ: All right, let's keep it going.

MS. KNICKERBOCKER: Okay. All righty.

MR. CAPICOTTI: I will say it again.

MS. BAEZ: No.

MS. KNICKERBOCKER: Wow.

MR. CAPICOTTI: Wow. Wow. Wow. I don't even care because I am getting questioned and annihilated for something that is so ridiculous.

July 7, 2026

MS. KNICKERBOCKER: Okay.

MS. CHIAPPALONE: I'm entitled to ask a question.

MR. CAPICOTTI: No, you're just up here to blame me for doing something.

MS. CHIAPPALONE: [unintelligible]
[00:59:37].

MR. CAPICOTTI: Oh, come on. That's so stupid.

MS. KNICKERBOCKER: Okay, who's our next person?

MR. CAPICOTTI: That's so stupid.

MS. KNICKERBOCKER: Is there someone else that would like to speak? No? Yes? No? Sir, would you like to say anything before we move on?

MR. JAMES FERGUSON: Yes. James Ferguson, First Street. How you doing? Tonight, this is embarrassing to say the least.

MR. CAPICOTTI: I agree.

MR. FERGUSON: And you, you I'm a volunteer and a retired career firefighter. That would have been out the door right there.

MR. CAPICOTTI: I'll go.

1 July 7, 2026

2 MR. FERGUSON: Out the door,
3 unacceptable.

4 MR. CAPICOTTI: And clap on your way
5 out. And you, thank you, sir.

6 MR. FERGUSON: No problem. No problem.
7 Thank you. Thank you. I appreciate your services,
8 but that was uncalled for. Everything you have
9 done tonight is uncalled for. Here is what you're
10 here for, right? The job of the village board is
11 what? You're supposed to handle the budget.
12 Correct. Planning board is what? They're supposed
13 to handle the structures and stuff like that, the
14 growing, the growth of the village, the growth of
15 the village.

16 He just was in error. He said 50 percent
17 of the people are in the AMS building, which is
18 incorrect for the fire department, just so you
19 know. So that's incorrect. There's nobody there.
20 I drive by there all the time. There's nobody
21 there. So, the impact is not there yet. Okay.
22 When the impact comes, it's going to be bad.
23 Right now, in EMS is just there's nobody. It's
24 Cortlandt Ambulance supplemented by volunteers.

1 July 7, 2026

2 It's a career staff that are handling the calls
3 during the day with the exception of a few
4 volunteers, which I give them a lot of credit
5 because another agency that was probably, I'm
6 going to say it, mismanaged. It's pretty obvious.
7 I'm from this area. I grew up in Croton. I live
8 in Buchanan. I'm an EMT. That's, I don't even
9 want to get into that. It was your decision to
10 get rid of the Buchanan fire department on EMS
11 calls. Absolutely, I don't I have nothing good to
12 say about that. I just performed CPR on somebody
13 on Center Street because EMS couldn't get there.
14 I was called by a family member that their family
15 member was wondering why nobody was there except
16 for a police officer. Do you want that happen to
17 your house, Mr. Laker?

18 MR. LAKER: I think you have the facts
19 incorrect regarding the ambulance response and
20 Buchanan Fire?

21 MR. FERGUSON: Oh, do you really? Okay.
22 Well, I'm going to give you a little history of
23 me. I used to be a volunteer at Cortlandt
24 Ambulance. Okay. I was --

1 July 7, 2026

2 MR. LAKER: I understand.

3 MR. FERGUSON: I'm not done. I'm not
4 done.

5 MR. LAKER: Go ahead.

6 MR. FERGUSON: I was an EMT and officer
7 with the Croton EMS. I am a three-time captain
8 out of the Croton Fire Department, which does
9 probably 20 percent more calls than the village
10 of Buchanan. They cannot handle it. I just said
11 it. It's in your motions tonight. You're losing
12 two members. Volunteer fire service, as Mr.
13 Altamura said, it's going down. And with this,
14 there's no fiscal responsibility here. Zero. The
15 \$90 you save, which, thank you for doing the
16 math. That's great. Come on. You're going to have
17 to add DPW. You're going to have to hire more
18 paid staff because one staff, two members is not
19 handling it when they're doing five calls at a
20 time. It's not happening. We can't rely on mutual
21 aid because you got Peekskill, they do 5,000
22 calls a year. You got Verplanck, numbers are
23 going down. You've got Croton EMS, numbers are
24 going up and they are now 24-hour paid staff

1 July 7, 2026

2 supplemented by volunteers. Notice how I'm saying
3 supplemented. Eventually, like Mr. Altamura said,
4 we're both from the Croton Fire Department, live
5 in the Village of Buchanan, very fortunate to
6 live in this beautiful village. I married into
7 the village. It was great. It's going downhill.

8 I feel sorry for the police officers
9 here. They get anything other than a report. They
10 have to call for backup and potentially wait 10
11 to 15 minutes because their backup is what? New
12 York State, overwhelmed. County police,
13 overwhelmed. City of Peekskill, overwhelmed. Do
14 you see a problem? But we want to just keep
15 building. No problem with the Bleakley and Albany
16 Post Road. It is what it is. Once I looked at the
17 facts and everything, very -- that's very minor.
18 But 227 units, I think you're, you're crazy, even
19 entertaining the idea. I tell them, nothing
20 against you guys because I understand you run a
21 business. I'd tell them where the door is. This
22 is the village of Buchanan. What's the population
23 here?

24 MS. KNICKERBOCKER: The census in 2020

1 July 7, 2026

2 was 2,300, but --

3 MR. FERGUSON: Twenty-three hundred
4 people.

5 MS. KNICKERBOCKER: -- we know, we know
6 a lot of people didn't open their door. We know
7 it's much more.

8 MR. FERGUSON: One hundred percent. We
9 have that in all the villages. I also work in the
10 village of Croton as fire inspector. So, as you
11 can see, I see a lot of these things going on and
12 what is happening. I'm going to stay, harp on
13 emergency services. You call, you want us to
14 come, right? That may not happen because we are
15 being overwhelmed. CVAC alone is just, you're
16 talking 3,000 plus calls a year. CPR, stroke,
17 whatever it may be, time is of an essence. You
18 can't be waiting 15, 20 minutes for an ambulance,
19 all right. You can't be allowing the police
20 officer, the only police officer on duty, to do
21 CPR for 20 minutes, sweating when it's 100
22 degrees as we were pushing on somebody's chest.
23 You think that's right? No, right. I served on
24 the police reform committee with Awilda and we've

1 July 7, 2026

2 discussed a lot of things and some of these
3 things we brought up, services. When was that?
4 How many years ago was that?

5 MS. BAEZ: That was in 2020.

6 MR. FERGUSON: 2020, so it was around
7 COVID. It's six years now. We have expanded.
8 There's more people. There's obviously more
9 people. It takes me 18 minutes to get home now
10 from the village of Croton. It never did. So do
11 you see it? And we don't even have the people in
12 the buildings yet. Once you put the building, AMS
13 is occupied and you, this monstrosity that you
14 want to put over here. Well, what are we going to
15 do? Taxes are going to go up because
16 infrastructure is going to fail. Services, you're
17 going to have to hire people. Volunteerism, EMS
18 isn't going to be able to do it. I'm sorry, but
19 they're not going to. Buchanan Fire Department,
20 very small fire department. Wheels is in it, he
21 knows. He'll tell you. This AMS building, hey,
22 it's a beautiful building. I give you that.

23 Five- story doesn't belong here. We do
24 not have the resources. Even with, you heard it

July 7, 2026

from fire Eric Warner and Dave Altamura. They're from very busy companies in Manhattan and the Bronx, live in this community. They see what's there. I'm a member of Croton and I'm on 90 percent of the fires, if not 95 percent of the fires, in the village of Buchanan because they need help, all right. We just had how many fatal fires? Residential, not even five-story right in our area, Tarrytown, Mohegan.

I can go on and on. Do you see a trend? Things, buildings are burning quicker, the smoke is more putrid, as you can see. Fires used to be 17 minutes, now five minutes. If you're not out, there's going to be bad circumstances. It's unfortunate. And like daytime everywhere. I'm a vollie down in Croton, same difference, getting five or six people out. We had a fire recently. We had six people, two stories of fire. We are very lucky that we had six aggressive interior firefighters. You may not have that here. Everybody here works. It's a working community. We rely, this is sad to say because when I joined 35 years ago, we never had to rely on other

1 July 7, 2026

2 departments. Every department in this area now
3 has to rely.

4 Lindsay Avenue, remember that fire? I
5 was working that day on the first due engine
6 coming in. We had heavy fire in the second floor.
7 We had nobody. Volunteers weren't coming. The VA
8 was first due on a fire in a village Buchanan.
9 And we weren't dispatched until it was confirmed
10 a working fire. So, where's your, you know, not
11 knocking them at all. They do a great job. The
12 numbers are not there to protect our own
13 community that we live in. And I don't want to
14 see our community fail.

15 And having this up there and what he was
16 saying to our residents, that shouldn't be
17 tolerated. Okay. And then you the way you all
18 bicker up there, nonsense. Okay. Put your
19 personal opinions to the side. Leave it at the
20 door like we do because I wouldn't have much to
21 say about you. I would not vote for anybody on
22 this board right now. Nothing. You have done
23 nothing good for this community. Okay. Nothing.

24 Wheels has because he's been a volunteer

July 7, 2026

in Buchanan and I know we did. But the village board, you should be, go home tonight, take all the comments that we have said, really come to Jesus basically. Okay. Because, you're terrible. Okay. I'm going to say it plain out. I'm not going to sugarcoat anything. The way you have acted and I've watched meetings. I never wanted to come here because, I really don't want to speak, you know. I just want to take things in, you know, this and that.

But there's time. Our community has come forward. We had 300 signatures, 300 signatures. Tania approached me and my wife the other day. It wasn't even a question. Where do I sign? So, this should, come on. You really got to, I honestly think like Lisa said, it's time to take a breath. let the AMS building fill out because what his comment was there was BS, as we know. I talked to Chief Outhouse via text. There's nobody in the building right now. So, that was false information, when he's talking about false information. And honestly, that's a conflict of interest having his company and him in the middle

1 July 7, 2026

2 of the road when he's on the board. How is that
3 not a conflict of interest? [applause] I don't
4 care if the New York State DOT he's got a code of
5 ethics. Am I correct? As a village board meeting,
6 member, correct? He signed for a code of ethics.

7 MS. BAEZ: No.

8 MR. FERGUSON: That's an ethic violation
9 right there. He should have abstained from that
10 contract and gave it somebody else or if he wants
11 to use his company, he needs to step aside. I
12 understand he's got to -- we all have to pay, put
13 food on the table for our children. It's going to
14 get harder with all this building here. I could
15 tell you that. Town of Cortlandt taxes going up,
16 the school district taxes going up and then the
17 \$90 that Lisa brought up, that's out the door.
18 You're going to be paying double to just to get
19 the services that we used to be able to provide.
20 But that's all. Thank you.

21 MS. KNICKERBOCKER: Thank you for your
22 comments. Thank you. The village, the village is
23 changing quickly and we have to re -- yeah? Oh, I
24 know. Yes, I agree. We need to really relook at

July 7, 2026

our services again. I do, I did hear about what happened on Center Street. I lived that, going back 40 years ago and we had to wait for Peekskill Ambulance to come in. So, I know. I know. And I don't want anyone to have to ever live that ever again. So we kind of have to relook at some of our services and different things. But thank you for your comments. Yes, sir. Mr. Sal, you're coming back?

MR. TAVANO: Sal Tavano again, very briefly, 167 Lindsey Avenue. I just want to say that it's evident that the people of Buchanan want things slowed down. They don't want this large scale development at this time. And I think that's what has to be honored. All of the elected and appointed public officials in this village have a fiduciary responsibility to honor the general will of its citizens and that has to be done first and foremost. I'm hearing things about, you know, wanting to serve the community and using my best independent judgment to evaluate what's good for the village and mentioning something like a code that says who

July 7, 2026

should do what. But what the people want is to make common sense common practice. And if you need to rewrite some kind of a rule, you rewrite it. But you do the right thing and do what the people want.

I'll tell you a quick story. Many years ago, I was in a parking lot in a nearby store and the mayor of Buchanan at that time was having a heated discussion with one of the residents and the mayor was pointing his finger at the person and saying, you listen to me. He goes, the people of Buchanan voted me in to do as I see fit. And if I didn't have an urgent appointment, I was about to would have jumped out of the car, got right in front of him and say, no, you're absolutely wrong. The people of Buchanan voted you in to do as they see fit. And that is the ultimate reason why that public servants in this village, on all the boards elected or appointed, are bound and obligated to do what the people want. Thank you.

MS. KNICKERBOCKER: Thank you, Sal. And just as a clarification, that mayor was not me.

1 July 7, 2026

2 So, thank you.

3 MR. CARL LOCATELLI: My name is Carl
4 Locatelli. I live at 186 Center Street. I just
5 want to embellish what Mr. Ferguson said. That
6 was my mother-in-law on Center Street. I and my
7 daughter performed CPR, which seemed endless, but
8 I know it was at least 20 minutes until we had
9 assistance. I think the board should review about
10 getting the EMSs out of the fire department back
11 into the realm of assisting, by issuing that
12 agency code number.

13 MR. LAKER: You're absolutely right.

14 MR. LOCATELLI: Okay. I mean, that's a
15 tragedy because it could have been 10 minutes,
16 five minutes response instead of 20 or so more
17 minutes, because they came from Lexington Avenue,
18 which is totally ridiculous. All right. So, I
19 think things like this the board should really
20 concentrate on more than developing. All right,
21 because there's a lot of good issues that were
22 brought up. And I wish I had the knowledge that
23 these people did. All right, and that's why I'm
24 coming to these meetings because I think the

1 July 7, 2026

2 board is a little out of adjustment right now.
3 And I think you got to cut it out. This ain't big
4 politics. This is small community. Well, that's
5 all I can say. But you need to wake up people.
6 With the way the world is going in turmoil right
7 now. So, we don't need to get involved in that
8 turmoil on a small board. Thank you.

9 MS. KNICKERBOCKER: All right. Thank
10 you, Carl. So, once again, the board will review
11 our services, probably at the next workshop.
12 Point taken. Yes, sir. Just oh -- it's you again.

13 MR. FERGUSON: One more.

14 MS. KNICKERBOCKER: Okay.

15 MR. FERGUSON: All rightie. I have a
16 question for you guys. It may not be on the
17 agenda tonight, but it's going to be on the
18 agenda, and we're going to make sure it's on the
19 agenda in the future. Why was the Buchanan Fire
20 Department that has 12 EMTs taken off first
21 response? Whose decision was that? And tell the
22 community here why you took a vital aspect of the
23 chain of first response away.

24 MR. WHEELER: I can speak to that

1 July 7, 2026

2 somewhat because I was trying to get us back on
3 board with this, with the agency code number back
4 a few years ago and you probably know better than
5 I know how that works. We have to have CVAC
6 actually sign off saying we're able to get the
7 agency code number.

8 MR. FERGUSON: So, I'm going to put this
9 out there.

10 MR. WHEELER: And we, and we spoke with
11 our attorney.

12 MR. FERGUSON: Okay.

13 MR. WHEELER: And because we don't have
14 that, we should not be responding to calls even
15 though we have trained EMTs.

16 MR. FERGUSON: Totally understandable.
17 But you're now taking the account from an agency
18 that probably has less EMTs.

19 MR. WHEELER: Oh, yeah. Well --

20 MR. FERGUSON: With the exception of
21 career staff.

22 MR. WHEELER: Oh, you're absolutely
23 right. But they are, I forgot what the terms that
24 they are whatever they are in the --

1 July 7, 2026

2 MR. FERGUSON: They are, yeah.

3 MR. WHEELER: You would know better than
4 I do, but

5 MR. FERGUSON: Totally 100 percent, but
6 --

7 MR. WHEELER: We just can't, we just
8 can't go there and say we're going to do it. We
9 have to have them give us the blessing, so to
10 speak, that we can respond. It's beyond --

11 MR. FERGUSON: I don't know if that's
12 100 percent correct.

13 MR. WHEELER: Okay.

14 MR. FERGUSON: Fire department in
15 Westchester County, I'm a member of Croton. We
16 have Croton EMS, which is Croton volunteer and we
17 have career staff.

18 MR. WHEELER: Right.

19 MR. FERGUSON: We had to sign an
20 agreement. The county puts it out. Hey, would you
21 like to go on EMS calls? And whether it's an echo
22 level response, which is a cardiac arrest,
23 respiratory arrest, or everything.

24 MR. WHEELER: Right.

1 July 7, 2026

2 MR. FERGUSON: So, our, we used to do
3 all EMS. So, we got off of that because currently
4 EMS is now doing 1,200 calls a year.

5 MR. WHEELER: Right.

6 MR. FERGUSON: We're a fire department,
7 when we, when I was captain in 2006, we did just
8 under 400 calls. We are now probably approaching
9 550, 600 fire calls a year, not including EMS.
10 You think the numbers around here are going
11 lower? No, they're going higher. So why wouldn't
12 you want a vital part of that?

13 MR. WHEELER: Oh, believe me, I want it.

14 MR. FERGUSON: I get it. It's a personal
15 vindictive thing and we all know it.

16 MR. WHEELER: I've been fighting for
17 three years.

18 MR. LAKER: And it's something that the
19 village --

20 MR. FERGUSON: Okay, it's pretty obvious
21 in the community.

22 MR. LAKER: Awilda, you and I have been
23 for that --

24 MR. WHEELER: I've been fighting for

1 July 7, 2026

2 this for years.

3 MR. LAKER: -- for years.

4 MR. WHEELER: Once we were told by
5 certain entities that we were, I don't want to
6 use the word we were responding illegally.

7 MR. FERGUSON: Okay.

8 MR. WHEELER: But we weren't able to --

9 MR. FERGUSON: You're not responding
10 illegally, especially when you have EMTs, 12 EMTs
11 that can provide care when that agency --

12 MR. WHEELER: I'm only talking about
13 what we were going by.

14 MR. FEBRUSON: Totally understand. I'll
15 do my research.

16 MR. WHEELER: We were going by what our
17 attorney told us also, but we're also told we had
18 to have CVAC and the village board sign off on
19 it.

20 MR. FERGUSON: See, we're a fire
21 department agent, every response on first
22 response in Croton. We do not have an agency
23 code. So, I will look into the research and I
24 will bring it to you guys, because I honestly,

July 7, 2026

that was disturbing. I responded from Croton to that call on Center Street. Croton, because my sister called because the granddaughter was there saying nobody was coming. That's a problem. Okay, Croton. I have no lights and sirens. I was in a POV going in traffic and I got there and I had to assist Officer Buddy who was pouring sweat, pouring sweat, fatigued, doing CPR on somebody. Unacceptable. All rightie. Again, we have to be here. We have to really look at the big picture. And these buildings, lovely buildings. I'm sure they're lovely buildings. Just not in the village of Buchanan. Not in the village of Croin. Not here, not there.

City of Peekskill infrastructure, you see it. Just last night, they had a garage fire. First hydrant, you couldn't even operate it, been on fires in Main Street in Peekskill. We used to, with my job we used to go to Peekskill on a daily, weekly basis for structure fires. They don't, their infrastructure, their growth has outgrown their infrastructure. Do you want that to happen in the village of Buchanan? Well, I get

1 July 7, 2026

2 a fire in my house. I want to make sure there's
3 water coming out of the hydrant, because
4 otherwise --

5 MS. KNICKERBOCKER: I know we have our
6 highway department test the fire hydrants.

7 MR. FERGUSON: No, totally, but as soon
8 as you add it's going to be --

9 MS. KNICKERBOCKER: Oh, sure. Yeah. It's
10 going to take --

11 MR. FERGUSON: You got the AMS building,
12 you got this. And then AMS building, say you do
13 have a fire, you're going to have fire department
14 engines hitting what we call fire department
15 connections. That's now going to draw off from
16 there. You're going to have to hit different
17 hydrants because it won't over compensate the,
18 you know, the main on Albany Post Road, which I
19 know Buchanan Fire Department hasn't done their
20 due diligence. But we need, you need to do your
21 due diligence.

22 We can't we can't continue to grow. I'm
23 pro, you know, building, but not these large
24 structures. The one on Bleakley and Albany Post

July 7, 2026

Road, have at it. That's going to, you know, pose traffic issues there, of course, but it's not 227 units. All rightie. But that's it. And I'll do my research.

MR. WHEELER: Thank you. If there's anything, can you let you can shine on it --

MR. FERGUSON: Most definitely. I will shoot out -- I know there's a personal conflict there. Everybody knows there's a personal -- anybody in emergency services knows there's a personal conflict there.

MR. WHEELER: Right.

MR. FERGUSON: So, we'll get over that personal conflict.

MS. BAEZ: I'm sorry. Go ahead. I want to ask you something but go ahead.

MR. FERGUSON: Yeah, no problem. But we'll get over that personal conflict. I'll do my research.

MS. KNICKERBOCKER: Could you come back at the next workshop?

MR. FERGUSON: Most definitely.

MS. KNICKERBOCKER: Okay.

1 July 7, 2026

2 MR. FERGUSON: Yeah.

3 MS. BAEZ: Just want to know, what is
4 the personal conflict? It's just for my learning.

5 MR. FERGUSON: It's a lot of hearsay.
6 You can --

7 MR. WHEELER: We'll keep it personal.

8 MR. FERGUSON: How about that? And then
9 you guys can look into it --

10 MR. WHEELER: Right.

11 MR. FERGUSON: -- because it's something
12 that I truly feel that you may want to look into
13 and what the main reason why they're not getting
14 signed off on a partial part of responses.

15 MS. BAEZ: So that's what I want to
16 know. So you're just telling me to speak to Bob
17 after the meeting. Is that it?

18 MR. FERGUSON: I probably think it's
19 further than that. You should. Yeah.

20 MS. BAEZ: I just want to know what the
21 personal conflict is for my own learning.

22 MR. WHEELER: There's three different
23 agencies that are being dealt with here between
24 the fire department, CVAC, and the board. And

1 July 7, 2026

2 there's just been some personality clashes I
3 believe that's been going on here. And I, as I've
4 been talking to Steve about this for quite a
5 while now, and we're trying to work this getting
6 out and keep personalities out of it.

7 MR. FERGUSON: Awesome.

8 MR. WHEELER: But I'd also like to thank
9 you. But while I'm while I'm talking, I just like
10 to say something. I got I have to defend myself a
11 little bit here.

12 MR. FERGUSON: No problem.

13 MR. WHEELER: Everyone's saying that
14 this whole board's disrespecting people. I'm the
15 one that asked for volumes of people here since
16 I've been on the board the first time. And I've
17 never disrespected anybody, no one on the board.
18 I keep my personal differences amongst each other
19 to myself and I can deal with them. It's on them
20 how they behave. One of the reasons I ran, a lot
21 of people asked me to run was because of the way
22 this board operates sometimes. And the last two
23 meetings I had made comments at the meetings
24 about the way we act.

1 July 7, 2026

2 MR. FERGUSON: Okay.

3 MR. WHEELER: So I --

4 MR. FERGUSON: Well, I apologize for
5 pointing you out.

6 MR. WHEELER: No, no, I understand it
7 come it comes with the job. I understand that.

8 MR. FERGUSON: But the first five
9 minutes of this board meeting, we knew how it was
10 going to go because there was constantly
11 bickering and then your mic was open. We could
12 hear what you were saying.

13 MS. BAEZ: I was --

14 MR. FERGUSON: His mic was open. There's
15 no need.

16 MR. WHEELER: We have to stop what we're
17 doing in the --

18 MR. FERGUSON: Exactly. You got to put
19 the village.

20 MR. WHEELER: And I just want to --

21 MR. FERGUSON: You have a job to do,
22 right. You were elected. Do your job.

23 MR. WHEELER: I talk to people out on
24 the floors. I'm walking at times, I listen to

1 July 7, 2026

2 people. They know how I feel. We agree or not, I
3 listen to them. So, I'm always here. My phone
4 number's around. People know where I live. I walk
5 my dog around the street, stop and talk.

6 MR. FERGUSON: I know, we see you.

7 MR. WHEELER: Yeah.

8 MS. KNICKERBOCKER: And people come in
9 my store and tell me a lot of stuff. So, I think
10 we can do better. And I think we have to work
11 harder.

12 MR. FERGUSON: Like I said the first
13 time I got up, keep it at the door.

14 MS. KNICKERBOCKER: Yeah.

15 MR. FERGUSON: If you want to beat the
16 heck out of each other afterwards, go for it.

17 MS. KNICKERBOCKER: Then we'll have to
18 call the ambulance.

19 MR. FERGUSON: Well, they're not coming.
20 But, you know, but honestly, you just have to,
21 you know, like I said, this is the first board
22 meeting I've been at. And I've been at board
23 meetings of Village of Croton and other villages
24 and town of Cortlandt. And the first five

1 July 7, 2026

2 minutes, it was embarrassing. And I even got text
3 messages while I'm here, how embarrassing it was.
4 And that was within the first five minutes. Okay.

5 MS. BAEZ: May I say something? So, and
6 I'll speak for myself. The intention for me is
7 never to be rude.

8 MR. FERGUSON: Okay.

9 MS. BAEZ: But sometimes we're baited
10 and I'm going to leave it there.

11 MR. FERGUSON: Okay.

12 MS. BAEZ: Thank you.

13 MR. FERGUSON: Thank you. No, I
14 appreciate it. Thank you.

15 MS. BAEZ: And we also get push back
16 from the audience which I don't feel is
17 necessary.

18 MR. FERGUSON: I don't think you really
19 got push back. These are valid comments to make.

20 MS. BAEZ: No, no, no, not that at all.
21 It's the tone.

22 MR. FERGUSON: Okay.

23 MS. BAEZ: And that's not necessary
24 either. It goes both ways. But but, hear it. I'm

1 July 7, 2026

2 the one sitting here so I understand. You want
3 difference here.

4 MR. FERGUSON: We need change. We
5 definitely need change.

6 MS. BAEZ: And that's fine.

7 MR. FERGUSON: You know.

8 MS. BAEZ: But please give us a minute
9 because I don't --

10 MR. FERGUSON: I gave you five minutes
11 and it was embarrassing for the first five
12 minutes.

13 MS. BAEZ: Now --

14 MR. FERGUSON: You had your minute.

15 MS. BAEZ: All this push, you see all
16 this push back and we've, I know I haven't made a
17 decision. I just wanted to get information and
18 for wanting to get information, I'm receiving
19 this type of meeting.

20 MR. FERGUSON: I just hope you take it
21 all into account from the meeting.

22 MS. BAEZ: Of course I am. Of course I
23 a.m.

24 MR. FERGUSON: Thank you. I appreciate

1 July 7, 2026

2 it.

3 MS. KNICKERBOCKER: All right. Thank
4 you. And then after Lisa, I think we're going to
5 --

6 MS. BAEZ: No, there's someone in the
7 back.

8 MS. KNICKERBOCKER: Oh, we have a hand
9 up, too. Oh my goodness. Okay. All right.

10 MS. LISA WENZ: Hi, Lisa Wenz, 206 Tate
11 Avenue. With all this need for funding, why are
12 we not looking to petition our legislators and
13 our state senators? There are different bills out
14 there that are supporting communities that have
15 Indian Point or their version of Indian Point
16 being closed. There's one in the Senate and there
17 is one, as the mayor often talks about, by Mike
18 Lawler. But there's another one that's in the
19 Senate that's from Vermont. So why aren't we
20 petitioning our legislators and our congressmen
21 and our senators to help support?

22 MS. KNICKERBOCKER: Are you talking
23 about, well it's not the Stranded Act now. Are
24 you speaking about that? Mike Lawler's --

1 July 7, 2026

2 MS. WENZ: That and the other that is in
3 the Senate.

4 MS. KNICKERBOCKER: Yeah, you did you
5 did mention that. I will be working with the
6 school, with Mike Lawlers, as a matter of fact,
7 this month. That's going to start because I think
8 there's a lot more strength with a group together
9 instead of just a municipality and municipalities
10 throughout.

11 MS. WENZ: But shouldn't --

12 MS. KNICKERBOCKER: So involving the
13 school district --

14 MS. WENZ: -- we all be writing letters
15 and shouldn't we be all --

16 MS. KNICKERBOCKER: When we get, yeah.
17 When we get to that point, when we're, when we're
18 closer, which should be another month, then I
19 think what we need to do is, like we did with the
20 other legislation that was passed, the law that
21 was passed, I think it was Change.org, we got
22 over 10,000 signatures. A couple hundred, 500
23 signatures, they look at it. But if you get
24 10,000, you've got their attention. So that's,

1 July 7, 2026

2 it's going to be the focus is the Change.org and
3 --

4 MS. WENZ: Which legislation?

5 MS. KNICKERBOCKER: For Congressman
6 Lawlers. The other one, we could work on it in at
7 the same time, you know, also at the same time,
8 right.

9 MS. WENZ: Part of our government, so I
10 think they both should be worked on to get
11 something.

12 MS. KNICKERBOCKER: And with the
13 Congress, they're the one with the money. So
14 that's why, that's where it started there and
15 then it's got to get approved in the Senate. So
16 the Congress is, you know, there's different
17 options with that also. There was what was it, a
18 \$15 million fund that Nita Lowey set up. Maybe we
19 can take it out of that fund. You know, I'm not
20 sure, because that money was, it doesn't benefit
21 us because we had to create jobs, so that's not
22 going to benefit us. So, we're looking for relief
23 from the having the storage there. But I got a,
24 as a matter of fact today, I got a lot, lot more

July 7, 2026

information. There's another, not in Vermont, somewhere else that they're trying to move something. So, if we could all work together, strength in numbers, I think, you know, and it's not going to be easy. You know, going through the federal government is not always -- challenging, but we got to do it.

MS. WENZ: It's something we can do rather than argue about \$90 a month.

MS. KNICKERBOCKER: Okay.

Ms. WENZ: Or \$90 a year of our taxes.

MS. KNICKERBOCKER: That's a fair statement. Yes. Thank you, Lisa. Yes. Okay. Because then we got to we got to we got to get we got to get to the first thing on the agenda. I, you know, we appreciate all the comments that we're listening to what you know the residents want and it's important.

MR. WERNER: Well, I don't think it's just comments. It's solid information from trained professionals. And I'm not going to beat the first responder thing. My colleagues already did that for me and I think they proved to,

1 July 7, 2026

2 hopefully you Awilda, and Mr. Capicotti that
3 there's a serious problem. These are trained up
4 guys. I worked with all these guys and we're all
5 college educated guys.

6 MS. BAEZ: I'm not saying --

7 MR. WERNER: You challenged me, you
8 challenged me to prove there's a problem.

9 MS. BAEZ: When did I challenge you to
10 prove the problem?

11 MR. WERNER: The last meeting was on
12 video tape and there's people in the room that
13 saw it.

14 MS. BAEZ: I'm not I'm not arguing with
15 you. I'm asking you to refresh my memory.

16 MR. WERNER: Oh, it was the last thing
17 when I told you guys your services couldn't
18 handle it and you said, how do you know?

19 MS. BAEZ: Okay. Okay.

20 MR. WERNER: I just proved my point with
21 two professional guys who worked in that field as
22 long as I did, if not longer, and is well trained
23 up.

24 MS. BAEZ: And they provided an opinion

1 July 7, 2026

2 that I respect, yes.

3 MR. WERNER: Okay. Well, with that being
4 said, I want to press on. I think you guys need
5 information about Lents Cove itself and the
6 environmental impacts. So, what I did was for you
7 folks, I know how much you like my paperwork.
8 It's called [unintelligible] [01:28:24] I didn't
9 make enough for everybody. I do apologize. You
10 guys have that. That's for you. That's for you.

11 MS. KNICKERBOCKER: Oh, the EAF.

12 MS. BAEZ: Who made this assessment?

13 MR. LAKER: He did.

14 MS. BAEZ: Oh, he made that. You made
15 the assessment, sir?

16 MR. WERNER: No, this actually comes
17 from the DEC website. It's an EAF mapper. You put
18 in the codes of where they're looking and it pops
19 up any negative things. So, that area already has
20 wetland impacts, flood zone, and no contaminants.
21 So does your water treatment plant. This is not
22 chat GPT, as I was told before. The last page is
23 Civil War history of that area. Now during my
24 time of getting signatures with Tania, which I

July 7, 2026

got 75 of them myself, and there was a bunch of them on there that voted for the bringing the village forward people are on these lists. You can check their names. And they don't want this big building. I also met an individual, I don't remember his name. Mr. Wheeler may be able to help me with this. He's an old employee of the town, retired about four or five years ago, one of your supervisors, lives up the street from you. I do not recall his name sign. He signed it.

He had stated that area of Lents Cove is contaminated. He's dug it himself and pulled up stuff. Civil War would use a lot of lead bullets, doesn't take a lot of lead to contaminate areas. So before you go forward, I just gave you legit information from a DEC/DEP website, not made up, I can't put anything else in but a couple numbers, you could do yourself.

So you have the opportunity to tell these gentlemen no tonight. You don't have to say, yeah, okay, we're going to wait till your information comes. You already know there's a problem. So why follow that problem that can cost

July 7, 2026

us millions of dollars? You don't know what other stuff was back there in the 1960s who was monitoring Con Ed. I was told by village residents who grew up here they used to go down there and shoot guns, dump dirt bikes, dump asphalt down there. There's everything under the sun down there. You're looking at a million and a half plus, if not possibly made a super site, a super fund site, which guess what that does? Zero.

So, I will say to you guys, you really should probably say no to this one. And if they want it that bad, make them go do a phase one, phase two EPA clearance before you say, we want more information. Once you get into this thing, you don't know what you can get out of it. You're asking an engineer legal questions where your lawyer could not fully answer 110 percent. You shouldn't even translate into legitimately have a lawyer. And if you are going to hire outside agencies, those people should have to sign a document stating, clearly stating they've never been involved with anybody in this village or

1 July 7, 2026

2 attached them or met them at any time. Because it
3 seems like every time Marcus brings somebody,
4 it's somebody he knows. And it's fine. I know how
5 all this works. It works through connections.

6 MS. BAEZ: Yeah.

7 MR. WERNER: Yeah, exactly. But somebody
8 should have to sign a piece of paper. You should
9 go to outside agencies. NYPD, Jersey,
10 Connecticut, bring in people outside the area
11 who've never worked with anybody on this board or
12 with the city manager at all and they should have
13 had to sign off on it so, there's no conflict of
14 interest. Thank you.

15 MS. BAEZ: Thank you.

16 MS. KNICKERBOCKER: Thank you, Eric. And
17 I just wanted to mention it, not to correct you
18 or anything, it was the Revolutionary War. That's
19 okay. And I have been trying to get Kirk Moldoff,
20 who's a historian in the area, he wanted to do a
21 presentation on Lents Cove. So, maybe we'll see
22 when he can do that. Okay. Thank you. Yes, sir.

23 MR. ROBERT LUPICA: Robert Lupica, 169
24 Coutlandt. Hello, Sharon. Hello, Awilda, Steve,

1 July 7, 2026

2 Theresa, Bob, Cindy, Stephanie.

3 MS. KNICKERBOCKER: Hello Bob Lupica.

4 MR. LUPICA: So I'm back again to talk
5 about the taxes.

6 MS. KNICKERBOCKER: Okay.

7 MR. LUPICA: We had a one percent
8 increase this year.

9 MS. KNICKERBOCKER: Mm-hmm.

10 MR. LUPICA: Right. That was great. Was
11 that because we got money from AMS that offset
12 the taxes?

13 MR. LAKER: Some.

14 MR. LUPICA: Good. Good. Okay. So, but
15 talking, I mean Lisa, you did a great job in
16 presenting. The firemen here, safety should
17 always be paramount. Listening to them, it makes
18 it sound like we should start kicking people out
19 of the village and not do any development, which
20 can't happen. But then the other thing is if we
21 pointed out that our EMS is so far behind, how
22 come we haven't done anything years ago to offset
23 that and we shouldn't have Rob Buddy out doing
24 what he does. He saved one little child's life,

1 July 7, 2026

2 so we should really focus on that. And you know,
3 talking about the taxes, everybody in this room
4 is complaining about building. How much do you
5 guys want to spend in your taxes? How much more
6 do you want to pay? How much more does everybody
7 want to pay here? You want to pay two? You want
8 to pay three? 4,000? No. No. No.

9 MS. KNICKERBOCKER: Bob, Bob, Bob.

10 MR. LUPICA: So, so you're missing the
11 point. You're missing the point on the building
12 is we're changing our demographics. Once you
13 start changing your demographics, you'll get
14 other companies that want to come here for
15 businesses and we can grow in nature. Now,
16 there's plenty of places. We Reggie Sellick
17 wanted to redo his building.

18 MS. KNICKERBOCKER: Okay, okay.

19 MR. LUPICA: So we got two levers here.
20 It's either we develop or we keep on raising
21 taxes. Unless we're in New York City and Mamdani
22 to going to the governor and asking for \$12
23 billion, which I don't think we're going to get
24 anything out of her. But there's two levers. It's

1 July 7, 2026

2 either we raise taxes or we develop. There it is.
3 And so we talk about the 90 or the \$300,000, but
4 they're also paying to our school tax.

5 Now, I'm a lifelong resident here, born
6 here, live here, and bought a house here. There's
7 not many of us in this community that have lived
8 here and bought a house. There's a few Bob,
9 right. Not many. We're getting outsiders and we
10 don't like outsiders. Typically, people didn't
11 want outsiders. The pointers never wanted
12 outsiders. So, we come to a point where are we
13 willing to spend more money? What?

14 UNIDENTIFIED MALE: Define outsiders.

15 MR. LUPICA: Anybody outside of this
16 area.

17 UNIDENTIFIED MALE: Like me?

18 MR. LUPICA: Listen. Yes. I'm telling
19 you. But, but the pointers don't like anybody
20 outsider. We all grew up with that.

21 MS. KNICKERBOCKER: Oh, but the point's
22 changing.

23 MR. LUPICA: Yes, the point's changing.
24 The point is changing, the area is changing. So,

1 July 7, 2026

2 we're getting outsiders.

3 MS. KNICKERBOCKER: Okay.

4 MR. LUPICA: But we got to go back to
5 what do we do? Is it raise taxes or do we start
6 building? And we've got to have smart building,
7 smart growth. And now we talk about last time I
8 was here, I went to my buddy's -- my wife showed
9 me a post from my buddy's wife, Amy. And she
10 says, this is horrible all this traffic. So, I
11 went and had a conversation with her. You know
12 what I find out? It was the town. It was the VA
13 traffic. And you know what her problem was? She's
14 driving her kid to school. I go, Amy, let your
15 kid get on the bus, they have buses. Now, you
16 look at BV here. My wife works there. She says
17 there's 40 to 60 cars come to pick up kids and
18 drop kids off every day. So, we talk about
19 traffic. Let's stop the helicopters and let them
20 get on the bus. Now, we also talk about the
21 traffic study for AMS, right? 143 units,
22 everybody here knows where Coachlight is.

23 MS. BAEZ: Mm-hmm.

24 MR. LUPICA: There's 210 units there and

1 July 7, 2026

2 there's a lot more people who live in Coachlight
3 than are ever going to live in the AMS building.
4 How much traffic do we see? How much traffic do
5 we see at Coachlight?

6 MS. BAEZ: Let him talk.

7 MR. LUPICA: One car, maybe two cars,
8 200 and something units, a lot more units, a lot
9 more people. And what traffic do we see?

10 MS. BAEZ: We don't have.

11 MR. LUPICA: Now, there was a lot of
12 opposition last time for the AMS. There's some
13 valid opposition here, but the last opposition
14 was I can see the building, the third and fourth
15 floor I can see. What building in this county do
16 you hide? Nothing. The other one was, you know, I
17 don't know if this is co-op or condo, but what
18 are we doing here? She should have just said, you
19 know what, I was told to come here and just vote
20 no on whatever you had. I mean, she didn't even
21 have her facts here. At least some people here
22 have their facts, and it's valid facts. But we
23 got to look at it. Is it develop or is it more
24 taxes? My village tax right now is \$4,100. When I

1 July 7, 2026

2 first bought I was less than 400.

3 MS. BAEZ: Wow.

4 MR. LUPICA: Less than 400. And then
5 also Lisa going back in taxes, Theresa raised
6 taxes 39 percent one year. Poor Dan.

7 MS. KNICKERBOCKER: Did you mention to
8 them that was when Indian Point was --

9 MR. LUPICA: Oh, yeah. Yeah. Yeah. No
10 doubt about it.

11 MS. KNICKERBOCKER: Please, thank you.

12 MR. LUPICA: But that's the problem. But
13 Dan had to raise him 100 percent.

14 MS. KNICKERBOCKER: That's right.

15 MR. LUPICA: Because we had zero percent
16 taxes for so long. We let everybody who lived
17 here go tax free until we had to raise taxes and
18 then Dan couldn't run again. Well, zero tax
19 increases. That's tax free. You know, we should
20 have one or two.

21 MS. KNICKERBOCKER: I'm going to get you
22 in a minute.

23 MR. LUPICA: That's well, it's less.

24 MR. WHEELER: Maybe -- excuse me. Excuse

1 July 7, 2026

2 me. Maybe you guys can have a debate after the
3 meeting outside.

4 MS. KNICKERBOCKER: Or we can have it
5 another time.

6 MR. WHEELER: Bobby, let's focus on us.
7 Have your debate outside.

8 MR.LUPICA: If we're going to allow
9 builders to build, have them put up the money to
10 build our infrastructure, redo our sewer plant.
11 Now, all of a sudden, talking about Lents Cove,
12 when I was a kid at Lents Cove, it was a dump. We
13 used to go down there and take wood to build a
14 fort and kill the rats. So, yes, there's a lot of
15 problems down there. And Carbone building, that
16 was built on wetlands. Catherine Street, the six
17 houses there were built on wetlands. We used to
18 ice skate there. So when we talk about wetlands,
19 are we really following the code? Is it, you
20 know, sometimes it's necessary to build.

21 It benefits the community and our school
22 taxes. We are the catalyst because the town of
23 Cortlandt's doing nothing to help with the school
24 taxes. That supervisor doesn't understand. He

July 7, 2026

controls the development which will offset our tax base. If not, the school has to tell us what they need and we have to pay it. Now granted, they should be cutting back on a couple of things, but we're not coming up with 25 million. It's a town of Cortlandt that needs to help develop to offset that tax. And when does it stop?

MS. KNICKERBOCKER: I think what I'm hearing from the people, I think it's a cumulative situation at this point because we have developed. So if this project goes through, it's 443 units. And my biggest disappointment is the school. When the school has their vote, the tiny amount of people that come out to vote, that's 80 percent of your tax is a school tax.

MR. LUPICA: Yes.

MS. KNICKERBOCKER: And the tiny amount of people. So, was that okay? Like, for people to pay six percent more on their school taxes, I don't understand why nobody comes out and votes on that.

MR. LUPICA: I realize that, but they

1 July 7, 2026

2 need what they need to have a profitable and
3 functional school --

4 MS. KNICKERBOCKER: Oh, no. I understand
5 that, but you know, then you have people
6 complaining about taxes, but then they're not
7 coming out to vote.

8 MR. LUPICA: But we need to offset those
9 taxes by development. And town of Cortlandt and
10 us weren't prepared for the golden goose. We
11 didn't have no plan for that. And the town of
12 Cortlandt has no plan and they still have no
13 plan. And our biggest taxes is that school. So at
14 least AMS is going to pay for some of that
15 school. And yes, they should be -- they're not
16 AMS is not paying taxes?

17 MS. KNICKERBOCKER: So Bob, so Bob, I
18 want to I want to tell you something here.

19 MR. LUPICA: Business is
20 [unintelligible] [01:39:54].

21 MS. KNICKERBOCKER: Okay, but let Bob
22 talk. So there was a form that was done up and
23 including the cessation mitigation for the
24 village of Buchanan and the Pilot. So in our tax

July 7, 2026

year village 2026 to 2027 it was estimated at 2.91 percent. Next year, you know, we have 1.6 Pilot plus we have the cessation mitigation, you're looking at another 2.91 percent. The big drop off was going to be in '28-'29 because we were losing the mitigation fund, but we don't know just yet what's going to happen with the governor if she will sign that. The board has sent up a letter to tell the governor that it's really important for us to have the cessation fund extended another five years.

But one thing so you know, the AMS building will be full tax roll this coming year. So they'll be on the taxes for next year. The Carbone property is not even on the tax roll yet because they're not, they're not done, you know, they're not done. And then we have another in the loop, 11 town houses. We're assuming those will get done. It's in the process. So there is revenue that will be coming from all these other things. And we'll have a probably a better picture after AMS goes on the tax rolls totally, completely.

1 July 7, 2026

2 MR. LUPICA: That's good. I'm just
3 saying we need to, you know. No? Well, then
4 Cindy, get some names because these people want
5 to pay more money in their taxes.

6 MS. KNICKERBOCKER: Oh, there's somebody
7 that's on -- I'm so sorry. I apologize. Go ahead.
8 Okay, hold on. There's somebody on Zoom.

9 MS. CYNTHIA KEMPTER: Reed, can you hear
10 us? You can speak.

11 MR. REED OUTHUSE: Hi. Is it working?

12 MS. KEMPTER: Yep.

13 MS. KNICKERBOCKER: We hear you loud and
14 clear.

15 MR. OUTHUSE: All right. You hear me
16 now? I'll keep it brief. Because this is a this
17 is a long one. Reed Outhouse, Westchester Avenue.
18 The first observation watching this meeting is I
19 don't trust this board to make any decisions
20 right now regarding any major development like
21 this in the village. You guys are a mess. You
22 have a lot of work to do behind the scenes and a
23 lot of looking in the mirror. And you guys have
24 to get your act together. And I'm not speaking

July 7, 2026

about all board members. I think we, the residents, it's pretty obvious where the issues are.

The second thing is part of being a politician, part of being an elected official, is taking heat from the public in times like these. Okay. You've got to have a little bit of a thick skin. That's what it's all about. There are current political figures now all the way at the top that can't take criticism, that just can't do it. That's what the job entails. And if you're going to walk out of a room because somebody's criticizing you, that job is not for you. Okay. So, some people, I think we know who I'm talking about, have a little bit of, a little bit of soul searching to do and decide whether or not this is the job for them or not. It's ridiculous.

The second thing is Nick, I've haven't spoken to Nick in a very long time. He took the words right out of my mouth and I have spoken to several village residents and the same word keeps coming up, moratorium. We need a moratorium. You guys can talk about it. We can talk about it at a

July 7, 2026

meeting in the future, maybe two years on major developments like this. Let's get the AMS project in. Let's get the Carbone development in. And let's, you know, I have no issue with the property, the property at the corner of Bleakley and 9. I think that's minimal implications on emergency services and stuff.

But these two other projects, we need to stop, regroup and let's see what the effects of these projects are once they get filled up and then let's take it from there. You have tremendous resources in that room tonight. You have Jim Ferguson. He's a fire service professional. All right. He's not just a hack. He's not just a guy who volunteers part-time. He's a retired fire service professional. He's still in the business. Mr. Altamura, he's an FDNY fire service professional. All right. The call is coming from inside the house. They're telling you the emergency services in this area and in this village cannot handle what's on the future.

And when you look at that AMS building, you could have, you know, I heard Mr. Laker say,

July 7, 2026

you know, we have experts come in and we do studies. All right, studies are studies. There's a lot between a study and real life. And when it comes down, especially in the fire service, there are a tremendous amount of variables. And we just don't have the resources in this area for large scale fires like is the possibility in a building like AMS. You're talking about potentially drawing resources from down well beyond potentially Tarrytown and into and into Putnam Valley and Putnam County for a for a large scale incident like that in one of these types of lightweight construction buildings.

So, you know, I think in my opinion, I'll wrap it up, because I know you guys have been there for quite a while, but I'll wrap it up and just say I think we need a moratorium on these high density multi-unit dwellings. Take a step back. The board needs to get its act together and learn how to work together to make these decisions for the village that are going to affect us forever.

And a quick aside, I'm on my way home

July 7, 2026

from work today at 4:30, traffic was backed up. I was stuck at Bleakley Avenue heading toward Tate. That's the traffic was backed up past the light and there wasn't anything going on. It was just traffic density on Albany Post Road. So, here I am heading south on Albany Post and I'm stuck at Bleakley under the light because traffic's backed all the way up to Tate Avenue. And you know, we know what another 200 something units is going to do. Let's see the effects of what we have in the pipeline now and then move forward from there. I really think we need to do that. Thanks for having me on remotely. I couldn't make it tonight. Thank you.

MS. BAEZ: Thank you.

MS. KNICKERBOCKER: So, under new business, I don't know what to do. I'm going to, we're going to start with this and I know you have been extremely patient and, you know, you're getting a feel of the room here. I guess we could we could have him speak. We could always appoint you, and if we don't need your services then, you know, but at least you'll have, you'll be special

1 July 7, 2026

2 counsel here going forward.

3 MR. MARK BLANCHARD: Oh it'd be my
4 pleasure.

5 MS. KNICKERBOCKER: Yes. Please, please
6 I'm sorry. Introduce yourself.

7 MR. BLANCHARD: Oh, sure mayor. Thank
8 you very much. My name is Mark Blanchard. I have
9 my own law firm, the Blanchard Law Group, but I'm
10 also of counsel to a larger firm in Yonkers,
11 Veneruso, Curto, Schwartz, and Accinelli. I've
12 been practicing law for 20 years. I have most of
13 my experience as municipal. I worked for the city
14 of Yonkers Corporation Counsel's office for two
15 years. I ran that department. That was for seven
16 years. I was the corporation counsel by
17 appointment through a firm. I worked for Harris
18 Beach. I worked at the city of Peekskill. I
19 worked for the city of New Rochelle. I was the
20 planning board. In those two capacities, I ran
21 the law department and in town of Yorktown, I was
22 the planning board and zoning board counsel for
23 18 months. So I have a lot of municipal
24 experience.

1 July 7, 2026

2 On this side now, my most of my
3 practice, I am currently the village of Monroe
4 zoning board counsel, but now the lion's share of
5 my work is working for environmental review,
6 working as a consultant for projects, working for
7 developers, working as consultants for
8 municipalities, so most of my work is involved
9 with the SEQOR process, development process, and
10 municipal land use entitlement process.

11 MS. KNICKERBOCKER: It sounds like you
12 have extensive experience. So let me ask you
13 this. How do we compare to Yonker's meetings?

14 MR. BLANCHARD: Well, the famous story
15 from Yonkers one time was that they had someone
16 get a box of feeder mice or something from a pet
17 store and released it during a meeting, during a
18 planning board --

19 MS. KNICKERBOCKER: Let's not give
20 anybody any ideas. No, no, no. Okay. Really.

21 MR. BLANCHARD: That caused quite the
22 commotion, but that was like 15 years ago.

23 MS. KNICKERBOCKER: Okay.

24 MR. BLANCHARD: Actually, Yonkers is

1 July 7, 2026

2 pretty civil. It's a great place to work
3 actually.

4 MS. KNICKERBOCKER: Okay. All right. So,
5 is the board ready to move forward because we're
6 going to go back. He has been sitting with us for
7 quite a while. I don't know if the board has any
8 questions of him. We'll go back to a, the
9 resolution declaring notice of intent. But you
10 know, like I said, if this doesn't move forward
11 or if we don't need your services, at least you,
12 we have you retained.

13 MR. BLANCHARD: Sure. This really
14 doesn't put you under any obligation at all until
15 you ask me to do something.

16 MS. KNICKERBOCKER: Okay.

17 MR. BLANCHARD: It just opens the door
18 for you to have that opportunity.

19 MS. KNICKERBOCKER: Okay.

20 MR. LAKER: Yeah. I've went through his
21 qualifications. I also, you know, reviewed the
22 recommendation by our village attorney --

23 MR. BLANCHARD: Thank you.

24 MR. LAKER: -- to use your services and

1 July 7, 2026

2 I think it would be beneficial to have special
3 counsel for this. And I have no problem retaining
4 his services.

5 MR. BLANCHARD: Thank you.

6 MS. KNICKERBOCKER: Okay. So, before I
7 read the resolution, I just wanted to see where
8 the board's direction was. Okay. So, do you have
9 any questions for us?

10 MR. BLANCHARD: No, I --

11 MS. KNICKERBOCKER: Or you kind of kind
12 of got the picture?

13 MR. BLANCHARD: No, I've got the
14 picture. I've got some of the development
15 materials ready to dive in.

16 MR. LAKER: And you're still here.

17 MR. BLANCHARD: You know.

18 MS. BAEZ: Yeah.

19 MS. KNICKERBOCKER: Okay. Whereas the
20 village of Buchanan routinely encounters complex
21 municipal land use, environmental, and economic
22 development matters that requires specialized
23 legal expertise beyond the scope of daily
24 municipal operations, and whereas such matters

July 7, 2026

include but are not limited to the comprehensive review, zoning analysis, environmental evaluation of the proposed 501 Broadway multifamily residential and Lents Cove improvement project, the 501 Broadway project, whereas the village board of trustees desires to retain an independent law firm possessing highly specialized expertise in New York State Municipal Law, zoning overlays, the State Environmental Quality Review Act, SEQRA, and public private contracts to serve as outside counsel on an as-needed basis, and whereas the law firm of Blanchard Law Group, LLP has demonstrated the necessary expertise to advise the village on these matters and has proposed to render professional legal services to the village at an hourly rate of 375 per hour, whereas for any projects or applications initiated by private developers, including the 501 Broadway project, the village shall require the establishment of a developer funded escrow account to fully reimburse the village for all associated professional legal fees, ensuring that no cost

July 7, 2026

falls upon local taxpayers. Now, therefore, it be resolved that the board of trustees of the village of Buchanan hereby authorizes the retention of Mark W. Blanchard as outside special counsel to represent and advise the village board of trustees, the planning board and other village agencies on special projects including but not limited to the 501 Broadway project. And be further and be it further resolved that special counsel may be utilized for additional municipal assignments, specialized contract drafting or land use matters on as-needed basis upon the direct request and authorization of the village board and be it further resolve that the mayor is hereby authorize to execute a professional services retainer with said firm incorporating these terms subject to review and final approval as to form by the village attorney and be it further resolved that this resolution shall take effect immediately upon its adoption. Can I have a second?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

1 July 7, 2026

2 MULTIPLE: Aye.

3 MS. KNICKERBOCKER: Thank you. Well,
4 welcome aboard. Thank you.

5 MR. BLANCHARD: Thank you for the
6 opportunity. I look forward to working with the
7 board, the developer and the community.

8 MS. KNICKERBOCKER: All right, great.

9 MR. BLANCHARD: And of course your
10 attorney. Thank you.

11 MS. KNICKERBOCKER: And thank you for
12 your patience. Sure.

13 MS. GARRETT: Can I ask a question
14 before he leaves? It's the only one I have, I
15 swear.

16 MS. KNICKERBOCKER: The only one? Okay
17 While he's here, yes.

18 MS. GARRETT: Trustee Baez, you had
19 during the workshop asked David multiple times
20 like can it be stopped during the process and as
21 you said tonight, let's hear what the developer,
22 you know, has to say and submit the application
23 and such. It would be interesting to me, I'm sure
24 others in the audience, but where in that

July 7, 2026

application -- do you as a board know where in that application process you can stop it legally without any cost to the village? And how? Because the lawyer from Zarin and Steinmetz for the developer said, I quote, it's a pro -- you can but it's a process. You have to go through a process to stop, to stop it. so how big is that process? When do you have as, I don't care who's lead agency, right. But when can it be stopped? Once that ball starts rolling with the application, what's in that application that says when and where and how it gets stopped?

MR. BLANCHARD: Yeah, well, I'm on the clock starting now. Just kidding. Just kidding. Just kidding. No, look, I mean, I think that's an interesting question. And that's a tricky question for me to answer cold, sort of standing here tap dancing. But there is an answer here. You have to remember you're -- it's a two-part process that you're undertaking. One of the parts is a zoning text amendment. A zoning text amendment is a highly discretionary act from the local elected officials. That's not a planning

July 7, 2026

board action or a zoning board action. So, under a zoning text amendment, the board is never obligated or bound to process that application or adopt that application. It's, a zoning text amendment is treated a little differently.

A SEQR planning board special use permit application has more protection in it for the developer. There's an application process. I don't know that I would agree with saying -- I think it's a little shortsighted to just say you can just stop an application. I think there's a lot of information that has to come out. The board could be always asking for more information. The board could be denying something, an approval if it need be. You'd wait for your planning board to come back with its referral. So the board there, they're -- I think what the question really is asking for is the village protected during the process, right. Is the village protected during the process or sometimes the fear is if we start this application, are we bound to get to a decision? And as I said, the overall answer to that is no

July 7, 2026

you are not. You are always protected during the process. But that's not to say that the developer also isn't owed protections during the process. They have to have their day at the microphone as well. So it's a complicated answer. The village is always protected during the process but that's not to say that the developer doesn't have any rights either. But you are not bound to an approval. You're not bound to a decision. You do have discretion throughout the process, especially with the zoning map amendment and a zoning text amendment.

MS. BAEZ: Before you walk away and please don't charge us. I like your question. Okay. My understanding and please correct me if I'm wrong. And I've been saying this is, we are to hear what the developers have to say. We have told them of issues that we are concerned about because they have come to us from the residents. They told us they will conduct studies so that we can see what the studies say and it is my understanding that throughout that entire process there is no commitment on behalf of the village

1 July 7, 2026

2 to move forward with such a project. Is my
3 understanding correct or wrong?

4 MR. BLANCHARD: Well, I would say
5 there's no commitment or you're not bound to have
6 to approve a project. You know, once you get the
7 project going and the developer is out there
8 undertaking studies that are expensive, then they
9 have a right to have that information come
10 forward. But you're never bound to just to
11 because if they have a report that says, oh,
12 there's no impact here. You still have the
13 ability to make a discretionary decision, right.
14 You base, you can have your own record. You're,
15 throughout this process, the village board, the
16 lead agency, is creating its own record.
17 Remember, as lead agency, your obligation is to
18 take a hard look. That's the standard. And you
19 have your reasoned elaboration when you issue
20 your statement of findings or your negative
21 declaration, whatever that mechanism is to say
22 that the adverse impacts have been properly
23 mitigated.

24 So during this entire process you are

1 July 7, 2026

2 always protected by the amount of information
3 that you find satisfactory. I'm not trying to
4 dance around the question. I'm really trying to
5 answer you very directly.

6 MS. BAEZ: I expect you to answer it to
7 the best of your ability. I appreciate that.

8 MR. BLANCHARD: Well, because I don't
9 want to just, I don't want to give the impression
10 that the board can just drop the gavel and say,
11 we're not hearing this anymore, we're done. It's
12 a little more complicated than that. But you're
13 never bound to a presumptive approval once the
14 process starts. And I think that's maybe what's
15 underlying these questions.

16 MS. BAEZ: That's, yeah.

17 MR. BLANCHARD: You're not bound to an
18 approval, but everyone is bound, once the
19 application starts to get processed, they have
20 rights too as a contract vendee or as an owner of
21 property. So, but you're not bound --

22 MS. BAEZ: So they have rights if we say
23 I'm sorry.

24 MR. BLANCHARD: No, go ahead.

1 July 7, 2026

2 MS. BAEZ: They have rights if we say,
3 well, this doesn't make sense, we want additional
4 information. They have the right to say no. And -
5 -

6 MR. BLANCHARD: No, no, that's not what
7 I'm saying.

8 MS. BAEZ: Oh, okay. So, clear that up
9 for me, please.

10 MR. BLANCHARD: No, no. You, if a report
11 comes back and the lead agency finds that a
12 report is insufficient, the lead agency can
13 absolutely at any time say, we want to supplement
14 this report, or we have additional concerns,
15 right. That's why it's much more effective when
16 there's a collaborative effort with the municipal
17 team and the development team, because you want
18 to be bringing forth the most fruitful
19 information possible so that you as lead agency
20 members, you wear two hats now, right. You're
21 legislators, but you're also now site plan
22 approvals. So, you always have the right to be
23 asking for supplemental information.

24 MS. BAEZ: That's what I mean. Yeah.

1 July 7, 2026

2 MR. BLANCHARD: Right. Not unreasonably.

3 MS. BAEZ: Correct.

4 MR. BLANCHARD: But if you can identify
5 a hole in the record or you can identify
6 something you want supplemented, then you, the
7 board, the lead agency I should say, the lead
8 agency has that right for supplemental
9 information.

10 MS. BAEZ: That's what I wanted to know.

11 MR. BLANCHARD: Yeah.

12 MS. BAEZ: Okay. Thank you.

13 MS. GARRETT: And I'll say the 375.

14 MR. BLANCHARD: I just, I spend more
15 time talking myself out of money than I do making
16 money.

17 MR. GARRETT: You did say through the
18 SEQR process, the builder has a little bit more
19 rights. Now is that financial in nature meaning
20 that, you know, if the board asks for
21 supplemental information -- is there a point in
22 the process where, and built into the application
23 process, that it may cost the village money no if
24 they want to stop the process.

1 July 7, 2026

2 MS. BAEZ: No.

3 MR. BLANCHARD: Well no. You have to,
4 you have to understand when -- so there are two
5 actions, the zoning text amendment and then all
6 the site plan and special permit. Once a zoning
7 text amendment goes into place and they have
8 certain rights as an as of right property holder
9 or as of right contract vendee that's authorized
10 by the owner, so once you -- so I don't want to
11 give the wrong impression, but as a petitioner
12 for zoning text amendment you're wholly at risk.

13 But as an applicant for a site plan, you
14 are entitled to your day up here. You are
15 entitled to present information, you know. So I
16 don't mean to be repetitive. I think I answered
17 it the same way, but I -- maybe I don't fully
18 understand the question, but the village is
19 always protected throughout the process. And
20 you're not bound to say yes. Is that
21 satisfactory?

22 MS. GARRETT: And there's not a specific
23 point in the process that they have to say, we've
24 heard enough. No, we don't approve it. Like is

1 July 7, 2026

2 there --

3 MR. BLANCHARD: Oh, there's a decision.
4 Well, you'll get to a decision point, of course.
5 Yeah.

6 MS. GARRETT: Right. Okay. And they can
7 --

8 MR. BLANCHARD: And there are guidelines
9 within the SEQR process. There are time frames
10 and guidelines. It depends on what avenue you
11 choose, if you're -- but you are guided by
12 limitations within the statute. You know that
13 does try its best to control the time frames. You
14 can't just adjourn indefinitely and torture a
15 developer.

16 MS. BAEZ: Correct. Correct.

17 MR. BLANCHARD: But then again, you also
18 don't have to accept insufficient information. So
19 it does go -- that's what I'm saying. It goes
20 both ways.

21 MS. BAEZ: Darlene, I think you and I
22 wanted to know the same thing. When --

23 MS. GARRETT: Because you asked several
24 times.

1 July 7, 2026

2 MS. BAEZ: Yes. No, I agree with you. Is
3 there a point in time that a decision has to be
4 made? Yes. Does it have to be tonight or a month
5 from now or two months from now? No.

6 MS. GARRETT: And I think the public's
7 concerned to say if you even start the process --

8 MS. BAEZ: That, that it's a commitment.

9 MS. GARRETT: Because AMS, right, it's
10 in people's heads.

11 MS. BAEZ: I understand.

12 MS. GARRETT: AMS started with the same
13 thing and then we just ended up with a five-story
14 building that, you know, wasn't the intent.
15 Whatever.

16 MS. BAEZ: I get you, and I again will
17 reiterate to everyone. I've not made a decision.
18 This, in my opinion, this entire thing has been
19 blown out of proportion to me. I just asked for
20 more information. I never said I want it or I
21 don't want the building. I just said I want more
22 information. That's all.

23 MS. GARRETT: And but as the developer
24 said, they have to go through, you know, you've

July 7, 2026

got to accept their application in order for them to do all the studies and all of that.

MS. BAEZ: Because in -- that's another one, which is good. In accepting the application, my understanding is we're saying, okay, show us the project. Show us what you want and still the research for the questions we've asked have to be done without a commitment.

MR. BLANCHARD: Correct. Let me give you an example. Under, think of it this way, it's not so much a village board member action, right. Sometimes we disagree politically or something. The application process is driven by under the law, the SEQOR, State Environmental Quality Review. Under that, there is the identification of potential environmental impacts, adverse environmental impacts. I forgot the most important word, right. And like someone, a gentleman earlier said, well there there's a wetlands issue in this project. So, as part of the developer's responsibility to give the lead agency information, they will develop reports and showing how they are not going to damage the

July 7, 2026

wetlands or if they are going to take some wetlands, they'll replace them somewhere else and there's a specific ratio and there's all -- so there is information that the law requires to show that you're mitigating an environmental impact. It's not really so subjective. The law calls out certain things and that's a protection for the board and for the developer, right.

So, it's going to be a very transparent record upon which this board will use to approve or deny it. That's what SEQR is all about, is collecting information to show that you've mitigated an adverse impact. The SEQR was borne out of environmental review, right, aesthetics, view shed, community character. These are now all issues that are considered to be environmental issues that get studied under SEQR.

MS. BAEZ: And, and --

MR. BLANCHARD: It's a very widely encompassing statute.

MS. BAEZ: Okay, I'm sorry. I, listen, we all get excited, right. But I mean it in a good way. I'm sorry if I cut you off, but I

July 7, 2026

thought of something else. So, I heard tonight that the land might be contaminated, that there are issues with the land. Legally, let's pretend it's true. I don't know if it is or it isn't, right. But let's say it is. Legally, if the developer does their study, finds out that the land is contaminated, can they come back and give us a false study saying that it's fine?

MR. BLANCHARD: No, of course not.

MS. BAEZ: Okay. I want to put it out there because I'm listening. I am listening. I'm writing notes and I want to make sure that I'm asking the right questions, because when I have to make a decision, if we are lead agency, I want to be fair to everyone.

MR. BLANCHARD: You have to remember those reports. This isn't going to be like, you know, Joe greedy developer writing something on a napkin and handing it over.

MS. BAEZ: Correct.

MR. BLANCHARD: Those reports are coming through, those are engineers that have licenses that that sign and seal their reports. You know,

1 July 7, 2026

2 those are architects or other design
3 professionals, traffic engineers, civil
4 engineers, professional engineers. Those reports
5 are coming to you from professionals who have to
6 think about their license, you know, who are not
7 going to falsify something. I mean without,
8 unless they're at great risk to their livelihood.

9 MS. BAEZ: Thank you.

10 MS. GARRETT: And, but it is a concern
11 of the public. I'm glad you brought it up because
12 the concern is like the pavilion. Let's not get
13 into that long discussion. We have that that
14 we're dealing with, right, because a can of worms
15 was opened and we know there's some issues,
16 potential. I don't know much about anything. But
17 if we open, are we -- the concern is are we
18 opening up that can of worms? Of course the
19 developer and they're not going to lie and it's,
20 you know, it's of course. But we're going to have
21 -- as the developer said during the workshop it's
22 on the village if anything is found, which
23 legally I'm sure it is, that there is a problem
24 there with dumping, contamination whatever the

1 July 7, 2026

2 case may be. Is there a concern by the board that
3 you're going to be opening up a can of worms that
4 is right now not opened?

5 MS. BAEZ: Well if there's contamination
6 you don't think we should know that if it's going
7 to affect the livelihood of the residents?

8 MR. LAKER: And that would certainly,
9 you know, sway a decision and, you know, be a
10 cause for concern and could --

11 MS. GARRETT: Right. No.

12 [unintelligible] [02:06:00] --

13 MS. BAEZ: We're not going to tuck it
14 away if it's not a good area.

15 MR. LAKER: Right.

16 MS. GARRETT: Right, right.

17 MR. LAKER: But nobody knows.

18 MS. BARRETT: No, because I'm just
19 saying we have to then deal with it, right. I
20 mean, you consider as a board like you just said
21 and like, well, isn't it good to know if we -- we
22 probably know we do have some issue over there
23 already.

24 MR. BELL: I don't, I don't know that.

1 July 7, 2026

2 Listen, sincerely, I do not know that. If we find
3 out in the process, then I feel it's our
4 responsibility to deal with it and do something
5 about it.

6 MS. GARRETT: I'm just saying we maybe,
7 I'm not saying --

8 MS. KNICKERBOCKER: We would have to do
9 the clean up.

10 MS. GARRETT: -- we shouldn't. We're
11 going have to, right?

12 MS. BAEZ: No, I understand what you're
13 saying.

14 MS. KNICKERBOCKER: Just quick question.

15 MR. LEBOWITZ: If something if they find
16 something there is, are we environmentally bound
17 to clean it up? Are we financially bound to clean
18 up a mess that is found by discovery?

19 MS. BAEZ: Well, we're being told it's
20 there.

21 MR. LEBOWITZ: How much would it cost?

22 MS. BAEZ: Oh, I listen. I'm not --

23 MS. KEMPTER: Can you state your name,
24 please?

1 July 7, 2026

2 MS. BAEZ: Oh yeah.

3 MR. LEBOWITZ: Greg Lebowitz, 235
4 Westchester.

5 MS. KEMPTER: Thank you.

6 MS. BAEZ: Greg, I'm not trying to open
7 up -- no, no, but I want to answer you. I'm not,
8 listen, I'm not trying to hide anything. I'm
9 trying just like you, I'm trying to learn of the
10 process. I'm trying to learn what's out there.
11 I'm not saying -- I'm hearing that it's
12 contaminated. Someone spoke.

13 MR. LEBOWITZ: I said if.

14 MS. BAEZ: But if it is, then we will
15 have to figure out what to do. But right now I'm
16 a resident here and I'm asking myself, whoa is
17 there contamination in that area?

18 MR. LAKER: And that's probably a
19 liability on any village land.

20 MR. LEBOWITZ: Do we want to open up and
21 discover?

22 MS. BAEZ: So are you saying we should
23 leave it tucked away then?

24 MR. LEBOWITZ: Better safe than sorry,

1 July 7, 2026

2 yes.

3 MS. BAEZ: I'm just asking but respect
4 has to go both ways. I'm asking the questions of
5 the concerns that are coming to the table. I'm
6 not hiding from them.

7 MR. BLANCHARD: In my, if I may, board
8 member, in my experience, I did a -- it's on a a
9 land disposition agreement on behalf of the
10 developer in the city of Mount Vernon. We were
11 buying a Mount Vernon building. Mount Vernon city
12 owned the Mount Vernon building. And as part of
13 that LDA negotiation that you build in, there
14 were certain protections that are built in, where
15 you either are sharing cleanup costs or the
16 developer has them or the city has them. Like
17 these questions are a little too open-ended right
18 now to really answer. It just leads to too much
19 speculation. But that's where you would, the
20 village gets protected in that LDA, right, and
21 things of that nature. But look, it does walk in.
22 As a property owner who has contamination on that
23 property, you are a municipal corporation. You
24 are a property owner. So, but look, I would say

1 July 7, 2026

2 that the village will be protected to the
3 greatest extent possible within that LDA. So --

4 MS. BAEZ: Thank you.

5 MS. KNICKERBOCKER: Yeah, we don't know
6 if it's a brownfield. We just, nobody knows until
7 the door gets opened.

8 MR. BLANCHARD: No, it's difficult to
9 speculate because your imaginations can run wild
10 when it comes to environmental contamination.

11 MR. LAKER: And that property over there
12 in the M1 district, as of right there's certain
13 uses that are permitted as of right, one being a
14 gas station with a convenience store. So if this
15 applicant or the property owner wants to do that,
16 they don't go before us at all. They can put up a
17 gas station and a convenience store.

18 MR. BLANCHARD: Existing zoning, that's
19 why it's there.

20 MR. LAKER: Yeah. So it's just something
21 for, you know, the public to remember that
22 everybody has a right to use their property in
23 some manner.

24 MR. BLANCHARD: Yeah. Of course. That's

1 July 7, 2026

2 why orderly zoning, try to put businesses in one
3 place, houses in another.

4 MR. LAKER: Yeah.

5 MS. BAEZ: Thank you. Thank you so much.

6 MR. LAKER: Thank you.

7 MR. BLANCHARD: Okay. Well, thank you
8 very much. I look forward to the opportunity.

9 MS. BAEZ: Thank you.

10 MS. KNICKERBOCKER: To the attorney?

11 Okay. And then this is going to be the last so
12 that we can move on. I'm sorry.

13 MS. MERCORA: The question that I think
14 the people I speak to talk, want to know is if we
15 do this and do this declaration. Oh yeah. Lisa
16 Mercora 162 First. The question is if there's,
17 you said if there's something they want to ask
18 them more, they give them more information, they
19 prove that they're going to mitigate, they prove
20 that they're going to solve the problem. What if
21 our trustees finally, you know, talk to enough
22 village residents that say stop, we don't want
23 it. Can they just say we don't want to do it
24 anymore and it's not because of anything that was

July 7, 2026

negative? So, it's like you keep, you said a couple times, oh, you are protected. If you need more information, they'll give you more information. You are protected. If there's something that is wrong, they have to mitigate it. No. Are we protected if we just totally change our mind and if they finally see what all of us are saying, we don't want it. Bob wants it. And I will talk to Bob after the meeting, Bob. But can are we protected from that? Or at that point, can they sue us? Can they this? Can they that? Like can we stop it then? Not because of something negative.

MR. BLANCHARD: Well, what you're describing the way you would -- the way I would advise as a special counsel, right to the municipality, you are talking about a under SEQR there is an impact to community character.

MR. LAKER: Right.

MR. BLANCHARD: And if you feel that you're changing the community character, if every single resident from Buchanan, to use a wild example, showed up here and said, we don't want

1 July 7, 2026

2 this, right? And the board came to a conclusion
3 that maybe the community character will be
4 changed in the negative way and it's an
5 unmitigable I can't believe I just pronounced
6 that. It's an unmitigable adverse impact, then
7 the board has the discretion to stop the project.
8 But I'm just using kind of a crazy example.

9 MS. MERCORA: I know.

10 MR. BLANCHARD: I don't want us to be
11 thinking about -- hold on, I don't want us to be
12 thinking about this in terms of can we stop the
13 project. I think that's the incorrect thought
14 process. I think it I want you to morph over,
15 move the needle a little and think about this
16 process as always the discretion to approve
17 always remains with the village. You're not, you
18 never have a gun to your head where you say,
19 well, you spent a million dollars. Now I have to
20 approve it. It doesn't work that way. But it also
21 doesn't work where you just drop the guillotine
22 and shut it off either. Both sides have rights.

23 MS. MERCORA: Right.

24 MR. BLANCHARD: But you're not, listen

1 July 7, 2026

2 but you're not bound. The village is not bound to
3 and I'm not bound to a developer because they've
4 spent a lot of money or they spent a lot of time.

5 MS. MERCORA: Okay.

6 MR. BLANCHARD: The discretionary
7 approval always remains. That should be the
8 takeaway.

9 MS. MERCORA: Okay. So the example that
10 you gave, the example that you gave by the way,
11 was they can somehow use that it doesn't fit the
12 character, you know, reason?

13 MR. BLANCHARD: That's one aspect.

14 MS. MERCORA: That's one aspect. I saw
15 that. I saw that in AMS's. AMS, you know, said
16 this fits the character. That's one of the
17 reasons that we declared a negative declaration
18 because we said it was fine on all these things
19 and there was nothing negative. But I think some
20 of the villagers, many of them, would disagree
21 with that. So like even though even though
22 someone might argue that and say, oh, well, it's
23 still against, we might say it's against the
24 character, they might say is for the character

1 July 7, 2026

2 because that's what happened with AMS.

3 MR. BLANCHARD: Look, the only thing I
4 can say is the SEQR process is very transparent,
5 public hearings, acceptance of written comment.
6 The community is this involved on the evening
7 when there's potential notice of intent to
8 declare lead agency resolution. And I'm sure the
9 community is going to be sharing comments,
10 appearing at meetings, right. I can't, I can't
11 answer your question with total, a total
12 definitive answer because it's a hypothetical,
13 right. There are lots of ways to answer that
14 question. The only thing I can tell you is,
15 repeat the village always has protection, you're
16 always subject to your discretionary approval and
17 the public, it's part of the record. SEQR is all
18 about building a record. What record do I have to
19 make my decision?

20 So what you're describing, we can't look
21 backwards and say, well, a mistake was made at
22 AMS, which I'm not familiar with, by the way. But
23 I think that's dangerous to keep looking
24 backwards. I think you've put your focus into

1 July 7, 2026

2 this ongoing process and the board always
3 remembers that they are the approval agency,
4 right, that's important. I hope I'm answering
5 your question. I'm not trying to deflect, but I'm
6 also trying to be fair to both sides.

7 MS. MERCORA: I am trying to be fair,
8 too. And that's why if we can't use any reason to
9 discontinue this later on and the example that
10 you gave was, you know, you could say change of
11 character or whatever. If these, any of these
12 reasons wouldn't hold up and we don't have a
13 clear way, clear and simple to just say we
14 changed our minds, we don't want we don't want
15 then why are we starting this tonight? You don't
16 have enough feedback. You have almost everyone in
17 this room that doesn't want you to do it. We
18 don't know where the people are that want it.
19 They're not here. One person is.

20 MR. BLANCHARD: I think it's
21 unrealistic, and I think it's unfair to hold the
22 board to a standard that they can just take their
23 shovel and bucket and leave the sandbox.

24 MS. MERCORA: I do think it's unfair,

1 July 7, 2026

2 too. That's why we shouldn't enter.

3 MR. BLANCHARD: No, that's -- there is a
4 process. I think you're, I can't tell you that
5 they can you can just stop it on a dime because
6 you changed your mind. But I have to repeat, the
7 board is never bound to a yes. The board always
8 has the ability to say no, to make a decision to
9 say no. That's the best I can do for you. I'm
10 sorry.

11 MS. MERCORA: Okay. But it seems it just
12 seems like when you talked about it, you were
13 like because you can request more information,
14 because you can see how they mitigate. Those
15 aren't the things we want to do. We might get to
16 the point where we just want to discontinue
17 because enough residents don't want it. Is that a
18 good enough reason?

19 MS. KNICKERBOCKER: Yeah, we have to
20 kind of wrap it up, but I appreciate your taking
21 your time to explain to the residents. Thank you.
22 I appreciate it.

23 MS. BAEZ: Thank you.

24 MR. WHEELER: Thanks for your free

July 7, 2026

advice.

MS. KNICKERBOCKER: Thank you.

MR. BLANCHARD: Thanks very much.

MS. KNICKERBOCKER: Thank you. Okay. So, we're going to go back to A. Thank you all for hanging in there. A was a resolution declaring notice of intent to act as legal (SIC) agency. I do have a few questions. Chris, do you, Chris Lynch is the developer? Do you have a financial statement of what your estimated revenue would be for the village if this project gets built?

MR. CHRIS LYNCH: Yeah, that'll be part of our --

MR. AARON WARNER: Yeah. Go ahead.

MR. LYNCH: Yeah, that would be part of SEQOR and one of the many studies that we provide.

MS. KNICKERBOCKER: So, you have, do you have any estimate at this point? Because when we started with AMS, we kind of had a rough approximation of 250.

MR. LYNCH: 250?

MS. KNICKERBOCKER: Thousand dollars that would be revenue for the village.

1 July 7, 2026

2 MR. LYNCH: We'll get that the very
3 short term. I don't have that, I don't have that
4 tonight. Tonight was only about the village
5 considering to declare themselves as lead agency.

6 MS. KNICKERBOCKER: I was, I was kind of
7 looking for that info. The other thing is I'm,
8 I'm trying to get this in my head, the land swap
9 or whatever. You're -- I'm just trying to see if
10 I have it right. You're looking to purchase three
11 acres of property behind our sewer treatment
12 plant that will abut to your property?

13 MR. WARNER: Yes.

14 MS. KNICKERBOCKER: And then, so what
15 you're looking for in return of that? What what's
16 the exact thing you're looking for in return?

17 MR. WARNER: We're going to purchase the
18 property from the village. We're going to pay you
19 money for that property. It's not in return for
20 the Lents Cove Park improvements. Those are being
21 solely funded on the petitioner's dime. We
22 estimate approximately \$2 million in improvements
23 to Lents Cove Park. And like, I believe my
24 colleague, I'm Aaron Warner by the way with Zarin

1 July 7, 2026

2 and Steinmetz. Hi, good evening. My colleague
3 David and Patrick, who they apologize they
4 couldn't be here tonight. They explained at your
5 board's June 23rd workshop meeting that this is,
6 we want this to be a collaboration with the
7 village. We want to hear from your board as well
8 as constituents and residents what those
9 improvements would look like and we're looking
10 forward to beginning that with you.

11 MS. KNICKERBOCKER: So, is there any
12 estimate on what the three acres like what's the
13 purchase price? Has there been any --

14 MR. LYNCH: That would be after you hire
15 an appraiser.

16 MS. BAEZ: Yeah.

17 MS. KNICKERBOCKER: Okay. So the
18 appraiser.

19 MR. LYNCH: You complete your own
20 appraisal. We don't we don't we don't tell you
21 what that value is.

22 MS. KNICKERBOCKER: Okay. That makes
23 sense.

24 MR. LYNCH: You have to tell us, from

1 July 7, 2026

2 your appraiser.

3 MS. KNICKERBOCKER: Okay. So, the two
4 million in improvements, so you talked about
5 doing the parking lot, you talked about a
6 restaurant, and the village would retain
7 ownership of that property?

8 MR. LYNCH: That's correct.

9 MS. KNICKERBOCKER: Okay. So the village
10 would still retain ownership of the Lents Cove
11 property?

12 MR. LYNCH: One hundred percent of it,
13 yes.

14 MS. KNICKERBOCKER: Okay. So what about
15 the restaurant?

16 MR. LYNCH: The restaurant would be a,
17 that would be probably under a license agreement.
18 We would have to work that out where the
19 restaurateur or the building leases from the
20 village.

21 MS. KNICKERBOCKER: So the village is
22 going to be a landlord. Okay.

23 MR. LYNCH: Landlord with no debt.
24 You're not, they're not paying for the

1 July 7, 2026

2 restaurant. They're not -- so there's no cost for
3 the village.

4 MS. KNICKERBOCKER: Okay.

5 MR. LYNCH: It'd be like a triple net
6 lease.

7 MS. KNICKERBOCKER: So, so basically in
8 lieu of purchasing, you would be purchasing the
9 property from the village, the three acres, plus
10 you would be doing the parking lot --

11 MR. LYNCH: The proposed improvements,
12 yeah.

13 MS. KNICKERBOCKER: -- and, and the
14 restaurant. Okay.

15 MR. LYNCH: There's been a lot of talk
16 about the, what's in there. It's kind of unknown
17 what's in there. We're not looking to disturb
18 that asphalt that's there. We're looking to
19 repave it in a very similar size and shape. So,
20 we're not looking to disturb. That's where we
21 believe, we're going to study this and determine
22 what's there, but we're not looking to disturb
23 that. We're looking to put down new asphalt.
24 We're not looking to get into it and then that

1 July 7, 2026

2 new asphalt will serve the park. The new, it'll
3 be it'll be similar size to what it is today --

4 MS. KNICKERBOCKER: Because I thought
5 our engineer --

6 MR. LYNCH: -- with striping.

7 MS. KNICKERBOCKER: -- told us that we
8 had to do some borings and things like that.

9 MR. LYNCH: I don't know why -- he's not
10 here, I don't know why.

11 MS. KNICKERBOCKER: Yeah, no, we can't
12 really have that conversation.

13 MR. LYNCH: And that's part of that's
14 part of a study that we're going to get into.
15 He'll comment. It'll be a very open process.

16 MS. KNICKERBOCKER: Mm-hmm. All right.
17 Does the board have any questions for these
18 gentlemen?

19 MR. LAKER: No.

20 MS. KNICKERBOCKER: Okay.

21 MR. WARNER: So, I would just like to
22 back up a little bit. There's a couple of
23 procedural points that I think we need to get to.
24 So last Thursday we provided an updated

July 7, 2026

submission to your board. This was partially in response to initial comments by your consultant planner David Smith. So this updated submission included a updated environmental assessment form, a revised conceptual site plan, a site plan, project renderings and elevations, an amended exhibit to the zoning petition to account for a modification to re-designate the underlying zoning district of the property from the M-1 zoning district to the C-2 zoning district before applying the C-1/C-2 overlay zoning district. This revision was solely to account for the village's front yard setback requirements, where the current M-1 zoning district requires a 50-foot front yard setback, which is appropriate for commercial or industrial development. The C-2 zoning district requires 30-foot front yard setbacks which is more appropriate, we think for a residential use.

So again and like we were discussing we are contract vendee for that portion of property that abuts 501 Broadway and is behind the wastewater treatment plant. With that purchase

July 7, 2026

we're also proposing to purchase an additional five foot strip of land in order to meet the 30-foot front yard setback of the C-2 zoning district.

This change -- the project is still the same. All of the substantive information, the units have remained the same. None of this will affect the SEQR process. And on that note, and I think Mr. Blanchard put it quite eloquently, so you don't have to take it from me. Tonight if you were to vote to approve this resolution to circulate notice of intent to be lead agency, you're not approving this project. This, you're not tasked for doing that tonight.

This is purely, you can consider it like an administrative action to circulate the notice of intent to be lead agency, which is what, even if there was a dispute amongst lead agencies, how it would work is it would go to the DEC. The SEQR handbooks and guidelines specifically state that the lead agency should go to the agency that has the broadest approval for a project.

Here, that's your board. Your board is

July 7, 2026

the only board that can grant a rezoning and also the only board that can grant a special use permit for multifamily dwellings in the C-1/C-2 overlay for the for this project. So even if there was a dispute for lead agency, it's highly likely that the DEC would choose your board to act as lead agency.

And here tonight, all we're really asking is for you to follow your code. And we can go into the impacts. There's been a lot of discussion about that. Frankly, it's a little bit jumping the gun at this point. What we can commit to is that we will be conducting the studies. We're happy to discuss the type of studies, the scope of those studies with your board and the consultants.

But tonight and respectfully, we would like for your board to vote to circulate notice of intent to be and to declare notice of intent to be lead agency and to circulate the same to all of the involved and interested agencies. So, we're happy to answer any other questions that you may have.

1 July 7, 2026

2 MS. KNICKERBOCKER: So, we've listened
3 to the public this evening. I would have
4 preferred to get at least an estimate of
5 financially what the benefit would be for the
6 village. Once again, you know, Chris, nothing
7 personal. You know, this is all about the
8 village. It's always about the village. With all
9 the development we've had, I personally feel too
10 much, too soon, too fast. We don't know what the
11 effects of the other developments are, and you
12 hear the same concerns from the public. I'm very
13 much not interested in selling the village
14 property. We have a fire department that's
15 bulging at the seams and they have no more
16 property. We have a highway department bulging at
17 the seams. I don't know what we're going to need,
18 you know, for the future of that. And like I
19 said, it's a cumulative effect at this point.

20 And I just, I know what you're saying. I
21 know what you're saying about doing the studies
22 and everything. I've heard residents talk about a
23 moratorium. You know, they're just concerned
24 about the fastness of the development here. We're

1 July 7, 2026

2 a small community. We've had development over the
3 years, but it's been family homes and things like
4 that. This is something very new for this
5 community. We're only 1.3 square miles, very
6 small population. So, this is a huge change. Some
7 people want change, some people don't. You know,
8 I, you know, maybe I, I just would take like to
9 take more time and really see what the effects of
10 the other are. And I do understand what you're
11 saying about notice of intent, notice and doing
12 all that and but I just, I'm just not -- I think
13 it's, I'm just not ready to do this yet. So I'm
14 only one vote so you know the rest of the board
15 can decide.

16 MR. WARNER: I would just like to
17 briefly add that our studies will take into
18 account these other developments in the village
19 and a lot, all of these studies are done with
20 methodology that is well accepted in the
21 engineering and planning communities and ours
22 will be no different.

23 MS. KNICKERBOCKER: Okay. So I am going
24 to read the resolution. And then the board will

July 7, 2026

take a vote. Okay. Whereas on or about June 18th, representatives of Landi Associates, LLC did submit did submit a facially complete petition to the Village of Buchanan Board of Trustees for an amendment to the zoning map of the village of Buchanan from M-1 district -- so we're changing the zoning, so from M-1 which is light industrial to then it goes to a C-2 district and then the applicant is asking for C-1/C-2 overlay, which is what we did on Albany Post Road -- along with required special permit subdivision and site plan approval; whereas article 12 section 211-53 am I reading the wrong one? We're on 211. I apologize. I apologize. We're doing -- no, that's the right one. That's right.

MR. LAKER: 211-53.

MS. KNICKERBOCKER: I was thinking of the next thing. Provides for process and procedures for amendments to the village's zoning code and the applicant has provided a draft of proposed zoning amendments along with other supporting documentation; Whereas on June 23rd, 2026, at a regularly scheduled meeting of the

July 7, 2026

village board, the board did review and discuss the proposed action; Whereas the village board under section 770-700 of the New York State village law in article 12-211-53 of the code of the Village of Buchanan is the only duly authorized legislative body that has the authority to approve the proposed zoning map amendments and by village code the only entity to approve the required special permit and site plan. And whereas after review of the petition, the village board acknowledges that there are other interested and involved agencies as those terms are defined under the state -- under SEQRA, State Environmental Quality Review Act that should be notified of the village board's intent to act as lead agency. And now therefore be it resolved the village, the village board pursuant to Article Eight of the environmental conservation law part 617 of the general regulations and adopt pursuant to part 617, and hereby determines that the proposed action is subject to SEQR and is a type one action. And be it further resolved that the following agencies

July 7, 2026

identified by the EAF in using all due diligence are interested or involved agencies for the proposed action and should provide a copy of this notice of intent to act as lead agency. Okay. Can I have a second?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MS. BAEZ: Aye.

MR. LAKER: Aye.

MR. WHEELER: I'm going to be a no.

MS. KNICKERBOCKER: I'm also going to be a no, as I have stated. So, we're at a stalemate right now. It's a loss. Well, we have -- that's right. The other board member is not here.

MR. WARNER: Respectfully, I'm going to be a little bit candid here, but --

MS. KNICKERBOCKER: Okay.

MR. WARNER: -- I think this is, I think this is a mistake. I don't believe your board has the empirical data to make this decision right now. It seems apparent to me that there's been a lot of things said about the impacts that have no basis. This initial beginning of the SEQR process

July 7, 2026

is meant to allow us to go and get that information to present it to your board, to provide your board with the data that you need to make an informed decision. And look, in light of one of the board members not being here, we would ask for you to please reconsider and we can take this up again at your next board meeting.

MS. PORTEUS: It's up to you. It's not up to me.

MS. KNICKERBOCKER: We did have this on the agenda.

[CROSSTALK]

MS. KNICKERBOCKER: I'm, yeah, I'm not going to change my vote.

MR. WARNER: Respectfully, I don't I don't think this is right. I would implore you to do the right thing here and to allow us to present again before your board. I think there was a number of residents here who spoke. I think there was a lot of things said, not a lot good. I don't think that I don't --

[CROSSTALK]

MR. WARNER: -- excuse me.

1 July 7, 2026

2 MR. LYNCH: Mayor Mayor, can you can you
3 can you control the room, please?

4 MS. KNICKERBOCKER: Yes.

5 MR. LYNCH: Respectfully, mayor.
6 Respectfully, close --

7 MS. KNICKERBOCKER: Okay. Yes, I am.

8 MR. LYNCH: Control the room.

9 MS. KNICKERBOCKER: Guys, please.

10 MR. LYNCH: You haven't done it all
11 night, from the very beginning, mayor, mayor.

12 MS. KNICKERBOCKER: Oh, excuse me?

13 MR. LYNCH: No, you haven't.

14 MS. KNICKERBOCKER: You know, let me
15 tell you something.

16 MR. LYNCH: Maybe, please control the
17 room.

18 MS. KNICKERBOCKER: You're here in the
19 Village of Buchanan.

20 MR. LYNCH: I'm just asking you to
21 control the room, mayor.

22 MS. KNICKERBOCKER: These are our
23 residents.

24 MR. LYNCH: Yes, control the room.

1 July 7, 2026

2 MS. KNICKERBOCKER: These are the
3 homeowners, the taxpayers. This is their home.

4 MR. LYNCH: Yes. Please control the
5 room.

6 MS. KNICKERBOCKER: When they want to
7 speak, they will speak. I will not stop them.

8 MR. LYNCH: This is --

9 MS. KNICKERBOCKER: Like right now,
10 this gentleman is speaking. But please do not try
11 to shut these people up in any way, shape, or
12 form.

13 MR. LYNCH: I'm going to continue to ask
14 --

15 MS. KNICKERBOCKER: God bless them all
16 that they came out tonight to step up for how
17 they feel.

18 MR. LYNCH: Respectfully, I'm asking you
19 to control the room while he's speaking.

20 MS. KNICKERBOCKER: So, while this
21 gentleman is speaking -- please let him speak.
22 Let's be respectful to the speaker. I appreciate
23 that.

24 MR. WARNER: So, I'd just like to make,

July 7, 2026

make clear. So, if you are voting a no, what is what is your resolution going to be? What would you like to have happen here? Is it that the planning board is lead agency? Are you suggesting that?

MS. KNICKERBOCKER: I think I gave my reasons why I didn't want to move it forward. I do understand you would do studies, etc., etc., and give us more information. But, you know, there has been a lot of residents who have spoken and I think the one that spoke on the Zoom, I think that one really hit home to me, with asking for a moratorium on big buildings. This has been a huge change for us here, this whole thing.

And it's your project, you know, I'm sure, you know, you think it's a great project. I, you know, but it's a cumulative effect for us. We're going to have over 400 apartments within a couple of years. We're looking at a thousand more people. We're talking about the effects of our services. You know, we're talking about, you know, our EMS, which we're, obviously with the conversation that had, we're having some issues

1 July 7, 2026

2 here. And I lived that life when my father died
3 in 1984, in front of me on the ground outside my
4 store. The Verplanck ambulance was busy, there
5 was no one. No one came. I don't want anyone to
6 ever feel that. It's heartbreaking watching
7 someone die. Okay. I had to wait for somebody
8 from the Peekskill Ambulance Corps a half an hour
9 later. Nobody knew in 1984 CPR, nobody knew any
10 of that. I can't even, I can't even tell you that
11 experience. It's heartbreaking. There's no help.
12 There's no help coming. I can't, I need to know
13 our services are up on par before we take on
14 more. And I don't normally tell people about that
15 whole situation, but that, just when I heard that
16 tonight, it just it was a flashback for me.

17 MS. KNICKERBOCKER: Mayor, I'm very
18 sorry.

19 MR. WHEELER: As far, as far as I go, as
20 I said a couple weeks ago that, you know, I've
21 talked to a lot of people. I did my homework over
22 the last two weeks. Fourth of July is here, a lot
23 of picnics. I stopped at a lot of picnics. I know
24 a lot of people. I walk my dog. I hear what the

July 7, 2026

residents are saying, you know, and I'm here to represent all the residents, even if they didn't vote for me. And I just feel that now it's too fast, too much going on with everything going with the AMS project. We don't even know how that's going to affect our services yet. And I think Nick Zachary hit the nail right in the head when he spoke for earlier in the day about that.

MS. KNICKERBOCKER: And I don't want to lead you on either to spend more money.

MR. LYNCH: Well, we'll come back before you when there's a complete board. Thank you for your time tonight.

MS. KNICKERBOCKER: Okay.

MR. WARNER: Thank you for your time.

MS. KNICKERBOCKER: All right. Thank you. Okay. So, we're going to move on to the next item on the agenda. Okay. I'm sorry. Bob, can I have your agenda for a second? I don't know where I put mine. All right, thank you so much. Okay. So the next is we might, I don't know. I have to ask the board what they want to do with this. So, this is a resolution declaring lead agency status

July 7, 2026

for a proposed zoning text and map amendment to create new zoning designations in the waterfront development district and waterfront development industrial overlay for the properties located on the west side of Broadway. So, we're looking at the south, the southern side of Broadway. And what this is, all we're looking to do this evening is to schedule a public hearing. Understanding that an interested party in this would like for us to postpone this, to scheduling the public hearing, I will leave it up to the board. I myself would like to move forward, but I'd like to get the board's opinion on that.

MS. BAEZ: I'm in agreement with you to move forward.

MR. LAKER: No, I'll respect the interested party and suggest that this gets postponed for a month. We've been talking about this for two years. I don't think -- they brought up some valid reasons that they wanted to discuss with our planner, who's not here today. So, I have no problem with waiting another month.

MS. KNICKERBOCKER: Have you spoken to

1 July 7, 2026

2 them today? Because I didn't hear those valid
3 reasons today. I just heard that they --

4 MR. LAKER: Just emailed Cindy.

5 MS. KNICKERBOCKER: Okay. I only read
6 the top part.

7 MR. LAKER: Something to do with the tax
8 cert and --

9 MS. KNICKERBOCKER: Oh and related
10 concepts. Okay.

11 MR. LAKER: Yeah.

12 MS. KNICKERBOCKER: All right. So, we're
13 going to skip over that now. We will schedule the
14 public hearing at the next meeting for the
15 following month. Okay. The next is -- I'm so
16 sorry.

17 MS. KEMPTER: Are you going to do the
18 lead agency part? There's a resolution in this.

19 MS. KNICKERBOCKER: Okay, that we become
20 the lead agency on that.

21 MR. LAKER: Do it all next month?

22 MS. KNICKERBOCKER: Yeah, we might as
23 well do it all at once because Cindy, it's going
24 to get confusing.

1 July 7, 2026

2 MS. KEMPTER: Got it.

3 MS. KNICKERBOCKER: Do you know what I
4 mean? So, we'll just table that one for now. I'm
5 going to be opening a public hearing amending
6 chapter 211. This is about the communication
7 towers and the wireless facilities. So, we have
8 done some changes, recommended changes from Mr.
9 Comey to move forward on this, waiving some of
10 the requirements. Some of the things were we were
11 told were outdated. So this would allow
12 communication towers on village owned property in
13 the R-40.

14 So, for those that haven't been
15 following us, we have a problem with our cell
16 phones. You can see the cell service isn't that
17 great and it's getting worse and worse. So a site
18 has been found. It's the very end of -- oh, good.
19 Perfect. It's the very end of First Street. It's
20 behind the ball field. It's very close to the Con
21 Edison property. As a matter of fact, I think it
22 borders the Con Edison property. So, that was
23 deemed the most appropriate place to put that.
24 And once that goes live we should have much

July 7, 2026

better cell service here in the village. So, Cindy, can you make that larger? Okay. Look at her go. Okay. So, if you know where the highway department is and you know where people dump the electronics, so if you continue to go straight down that road, that's still, that's First Street in the Village of Buchanan. So, at the very end of it, the cell tower would be located in that area.

MR. ZACHARY: The paper street continues into a road.

MS. KNICKERBOCKER: Well, that's something the board has to work on, too, because it appears Con Edison has taken over our paper road that goes to Broadway. Mm-hmm. So, there's got to be a discussion on that. Sure.

MR. LAKER: Far corner.

MS. KNICKERBOCKER: So, if you go straight down First Street, Nick, you just and you're driving into the paper road, it's at the end of that, you know, where the bar is. Not the alcohol bar, Nick, don't go there. I know. It's, you know, the village has their sand pile and or

1 July 7, 2026

2 their salt pile and you keep going back, keep
3 going back as far as you can before the pipe, the
4 gas pipeline. It's exactly to the left of that.
5 There's an area that seems to be the most
6 suitable area for it.

7 MR. ZACHARY: Okay. Are they going to be
8 putting up those like where by the looks like a
9 tree, a pine tree?

10 MS. KNICKERBOCKER: I'm not sure. It's
11 kind of, it's far enough back, but you know, is
12 that something you'd be interested in, the little
13 the little tree-like things?

14 MR. WHEELER: Really?

15 MS. KNICKERBOCKER: Okay. I mean it's
16 something, you know, we could talk about. Sure.
17 Yes. Mr. --

18 MR. FAIELLA: Jeff Faiella, 212 Craft
19 Lane. Do we know what type of technology it is
20 going to be the cell phone? Is it a whip antennas
21 or is it --

22 MS. KNICKERBOCKER: That's a good
23 question. I would have to have Mr. Comey come in.

24 MR. FAIELLA: You need to look at the

1 July 7, 2026

2 dangers, the safety concerns, what type of
3 structures are going to be there, generators,
4 power. And then as far as the tree at the
5 Amberlands Apartments, the town of Cortlandt put
6 one up. They put the branches up. It looked
7 beautiful pine tree, but then they had to come
8 back and take the branches down because it
9 affected the whip antennas.

10 MS. KNICKERBOCKER: Oh.

11 MR. FAIELLA: And with, if it's a
12 certain type of frequency and a whip antenna,
13 there's also hot spots. So any houses that are
14 there, they have to do a study of where the waves
15 are going. They had that problem in Ossining.

16 MS. KNICKERBOCKER: All right. So
17 there's more --

18 MR. FAIELLA: They put it on a high
19 school and it was going into a child's room. So
20 there are safety concerns.

21 MS. KNICKERBOCKER: Oh, sure.

22 MR. FAIELLA: You need to find out what
23 type of technology it is.

24 MS. KNICKERBOCKER: Would you be able to

July 7, 2026

come to the next workshop? I'll see if Mr. Comey can Zoom in for us and then residents can then ask you know information on that. Those are some good points. Thank you, Jeff. Okay. Sure. Yeah. Oh, sure. Absolutely. Come up. Sure. Come up to the mic because otherwise it won't pick up. Please. No, I'm just, I'm trying to before we get there.

MR. TOM CAVALIERE: I'm staying with your cell tower. Tom Cavalieri, 234 Gallagher Street, that ball field that's down there, kids play on that ball field.

MS. KNICKERBOCKER: Yes.

MR. CAVALIERE: Okay. And you think it's a good idea to put a cell tower above all the kids playing in the ball field? Talk to the people up in Mount Kisco.

MS. KNICKERBOCKER: Okay.

MR. CAVALIERE: They just fought that. They wanted to put a cell tower in, is it Leonard Park? I think it is up there. Residents were totally against it because kids play there. They're there all the time. It's not a, it's not

1 July 7, 2026

2 a good safety decision to make.

3 MS. KNICKERBOCKER: Okay. I get, we
4 could, we could open the public hearing and then
5 leave it open for another month for more comments
6 and more information. Yeah. Yeah. So, I'm going
7 to open the public hearing amending chapter 211,
8 article 13, entitled Communication Towers and
9 Personal Wireless Facilities to repeal certain
10 regulations and to wave other requirements and
11 amend section 211 schedule of the use regulations
12 to allow communicate communication towers on
13 village owned land in the R-40 district. Can I
14 have a second?

15 MS. BAEZ: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Okay. So, with those
19 questions that came up, if the board has no other
20 comments, I'd like to table this and keep this
21 keep this open so we can have further
22 conversation on this. So, I'd like to make a
23 motion to table this, to close the public
24 hearing, right?

1 July 7, 2026

2 MR. LAKER: Second.

3 MS. KNICKERBOCKER: Second. All in
4 favor?

5 MULTIPLE: Aye.

6 MS. PORTEUS: You're not closing. Oh, I
7 didn't open it. Yeah, I thought I did to open the
8 public hearing. So, I'm closing the --

9 MS. KNICKERBOCKER: Nick, stop confusing
10 me. Um, so adjourning.

11 MS. PORTEUS: You're adjourning.

12 MS. KNICKERBOCKER: Yes. I'm sorry,
13 improper --

14 MS. PORTEUS: And I think you didn't put
15 number five in there.

16 MS. KNICKERBOCKER: Number five. I'm
17 sorry. I did not.

18 MS. PORTEUS: Which is the use table,
19 right?

20 MS. KNICKERBOCKER: Oh, yes. Yes. And
21 the use table.

22 MS. PORTEUS: So, it's both. You're
23 doing them both together.

24 MS. KNICKERBOCKER: Both together. Yes.

1 July 7, 2026

2 Okay. And the use table. So, we're going to
3 adjourn this public hearing, not close it. Thank
4 you, Nick. Nick always kept me in line. So --

5 MS. PORTEUS: Come back.

6 MS. KNICKERBOCKER: That was a tough
7 job, right. Okay. Okay. Good. Okay. So then we
8 would also skip from the use table too because
9 that would also be kept open. Okay.

10 MS. PORTEUS: Yep.

11 MS. KNICKERBOCKER: All right.

12 MS. PORTEUS: G, I think.

13 MS. KNICKERBOCKER: I think we're on G.
14 Okay. So, G. The engineer has recommended that we
15 reject the bid for the sewage treatment sludge
16 removal for 2026. So, I'd like to make a motion
17 to reject the bid for the sludge collection. Can
18 I have a second?

19 MS. BAEZ: Second.

20 MS. KNICKERBOCKER: All in favor?

21 MULTIPLE: Aye.

22 MS. KNICKERBOCKER: Okay. Thank you. So
23 now what we need to do is I'm making a motion
24 authorizing the engineer to prepare

1 July 7, 2026

2 specifications and to advertise for bids for
3 sludge removal. Can I have a second?

4 MR. WHEELER: Second.

5 MR. LAKER: Second.

6 MS. KNICKERBOCKER: All in favor?

7 MULTIPLE: Aye.

8 MS. KNICKERBOCKER: Okay. And then the
9 next thing we have, we have a roof over at the
10 sewer treatment plant that is in dire need of
11 replacement. It also has asbestos. So, not only
12 is it the replacement, but the asbestos removal.
13 I believe Cindy, Cindy and I have been around a
14 little while. That roof is the original roof from
15 the '60s sometime. So, we originally got our
16 sewer treatment plan in the '62, '65 era and that
17 roof seemed to last a long time, but now it needs
18 to be replaced. So I'd like to make a motion
19 authorizing the engineer to prepare
20 specifications and to advertise for bids for the
21 wastewater treatment plant roof. Can I have a
22 second?

23 MR. WHEELER: Second.

24 UNIDENTIFIED MALE: Question?

1 July 7, 2026

2 MS. KNICKERBOCKER: On a question. Yes,
3 sir.

4 UNIDENTIFIED MALE: [unintelligible]
5 [02:47:58]

6 MS. KNICKERBOCKER: We can ask, we could
7 always ask.

8 UNIDENTIFIED MALE: They did the ball
9 field in --

10 MS. KNICKERBOCKER: Could you could you
11 please come to -- I'm sorry, I get, I keep having
12 you go. All right. So, a gentleman has asked if
13 we could go ask Franzoso Contracting to donate
14 doing the roof. We could, yeah, we could ask. Why
15 not? Sure. It's a good thought.

16 UNIDENTIFIED MALE: [unintelligible]
17 [02:48:34].

18 MS. KNICKERBOCKER: Oh. Okay. So they
19 did the Seabolt? Franzoso did the Seabolt
20 baseball field and did a lot of stuff for free.
21 All right, we can ask. Sure. Yes. Did I get an
22 all in favor on that to go out for spec and then
23 we can have that conversation still. And then
24 also there's a motion to accept the resignation

July 7, 2026

of firefighter Jason Martin and to move
firefighter Austin Grant from the active list to
the associates list. So can I have a second on
that?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. since Ben
Mevec moved to the assistant, the associate
judge, we've had an position open on our zoning
board. Several people have asked to be put on the
board. It is the mayor's appointment. I spoke to
NYCOM. It's the mayor's appointment. I didn't
have to do it at a public meeting, but I think
it's important for everyone to know at the same
time. Also tomorrow I will do it, Cindy,
officially to the village clerk and sign it that
he's been appointed and I'm happy to say that I
am appointing to fill that vacancy. Vito
Calcutti. Vito Calcutti. Thank you, Veto. I
appreciate, thank you. Thank you for your time.
Thank you. Appreciate it.

Okay. So, now we're going to go to the

1 July 7, 2026

2 reports from information and officers. And the
3 first is the justice reports from May 2026. One
4 is 2,581. Well, there's only one. Okay. police
5 report. Who has the police report? I forget.

6 MR. LAKER: That would be me. The month
7 of May there were total calls 185, 26 moving
8 summons, 21 calls for service and 15 assist
9 citizens.

10 MS. KNICKERBOCKER: Okay, highway
11 report.

12 MR. WHEELER: [unintelligible]
13 [02:50:50]

14 MS. KNICKERBOCKER: Oh no. He all, he,
15 Awilda and had denied, had declined the
16 information from departments and officers. So did
17 I give that to you?

18 MR. LAKER: I think so.

19 MS. KNICKERBOCKER: Yeah, there's 113
20 tons of refuge, there were 10 televisions
21 collected, six monitors, four air conditioners.
22 The highway department does a great job of
23 putting together a really comprehensive report. I
24 really wish the public could see everything that

1 July 7, 2026

2 they do on a daily basis, you know, from fixing
3 the pool house and getting things ready for our
4 summer camp to, you know, just putting up the
5 flags around the village, maintenance of the ball
6 field. They did a lot of work on Fourth Street I
7 saw recently. So they do a great job. They're
8 really working hard and they're out, there
9 especially in this heat. So I thank those guys.

10 MS. KNICKERBOCKER: We're lucky to have
11 them. Good group. Thank you, Steve. Wastewater
12 plant for May 2026, treated water was nine
13 million, sludge removal 211,000 gallons, we had a
14 Westchester County Department of Health
15 inspection no violations and everything is
16 working okay over there so, good news. Thank God.
17 Building department, May 2026.

18 MR. WHEELER: The May report, they
19 issued 19 building permits, 16 C of Os and
20 completions have been issued, there's five
21 compliance inspections for resale or refinance.
22 The AMS construction is moving along as per
23 schedule. The building permits are close to being
24 issued for the Village Square project and the

1 July 7, 2026

2 building permit was issued to the Gallon Measure
3 project.

4 MS. KNICKERBOCKER: Mm-hmm. And I know
5 the building department's been busy. There's, if
6 you look there's a lot of houses up for sale in
7 the village, and it takes time for the building
8 department to review these properties. So they've
9 been extremely busy. Buchanan Engine, there were
10 three automatic alarms, one gas emergency, three
11 mutual aid, and one motor vehicle accident. Okay.
12 And oh, the capital project Utility 12 update is
13 back in service and we are waiting for the vendor
14 to re-letter the hood. All body work has been
15 completed.

16 MR. WHEELER: And the hood has been
17 redone.

18 MS. KNICKERBOCKER: And the hood's been
19 to redone too, so that's back in service. So
20 that's great. Let's see. Planning board minutes
21 we have. We have that information. Prosecutor's
22 report there is nothing. Attorney's report,
23 anything from you Stephanie?

24 MS. PORTEUS: Well, it's been busy.

1 July 7, 2026

2 MS. KNICKERBOCKER: Yes, it certainly
3 has.

4 MS. PORTEUS: All these various
5 developments, zoning and planning. And we are in
6 zoning tomorrow night on the 32 -- Albany Post
7 Road.

8 MS. KNICKERBOCKER: Okay. So, yeah, lot
9 going on.

10 MS. PORTEUS: Yeah, there's a lot going
11 on. They're moving that, moving that forward.

12 MS. KNICKERBOCKER: Busy, busy.

13 MS. PORTEUS: Busy, busy.

14 MS. KNICKERBOCKER: Mayor's report. Uh,
15 we had on July 4th, we had Justice Dan O'Neill,
16 when Dan was mayor, each year he would do the
17 Declaration of Independence. He'd read it on July
18 4th. I asked him to come back to do that again.
19 So, we had some people there. So everyone knows
20 Assemblywoman Dana Levenberg had given us some of
21 the Declaration of Independence books. I will
22 have them in the office tomorrow, also in
23 Spanish. So, anyone that would like a copy of the
24 Declaration, you are more than welcome to come. I

1 July 7, 2026

2 was at a birthday party on Saturday for a long
3 time village resident who was born here in the
4 village. He was 90 year, he's 90 years old,
5 celebrated his 90th, so it was a very nice party.
6 So we still have some of our old-time residents,
7 our senior residents, I should say, our senior
8 residents who have been born in the village,
9 actually born in the village and still live here.

10 I also want to mention my uncle George
11 Malles. He was, he was also born here in the
12 village, the house across from the street where I
13 live with his other brothers and sisters and he
14 was on July 3rd. So we have two birthday boys
15 this month. There is something else and I can't
16 remember what it is off the top of my head but
17 Awilda what do you have for us?

18 MS. BAEZ: I just simply want to thank
19 everyone for coming out. Please know that I am
20 listening. I have no preconceived notions of what
21 that project was going to bring or not. I just
22 wanted to hear it out. But it doesn't mean that
23 I'm not listening to you. I also listen to the
24 residents that do not want to come to these

1 July 7, 2026

2 meetings for obvious reasons. And believe it or
3 not, there are many, many pro-development people
4 out there that just won't voice their opinion.
5 But it doesn't mean that your opinion doesn't
6 count. Every voice counts, at least for me. Thank
7 you.

8 MS. KNICKERBOCKER: Steve. What do you
9 have for us?

10 MR. LAKER: Thank you very much. Yeah,
11 tonight was nothing short of a circus, but, you
12 know, I always try to be respectful of everyone.
13 You know, something that that came to light. You
14 know, I know Mr. Ferguson when he when he got up
15 here, I feel like there's a misunderstanding out
16 there and he came and I know he pretty much
17 singled me out regarding the EMS call. And if the
18 time was taken, you know, I'd love to sit down
19 with you. I'm not even sure if he's here, but I'm
20 100 percent on your side. I'm 100 percent in
21 agreement with what you're saying. And I just
22 think that there's a lot of misunderstanding out
23 there in the community. It's not, you know, us
24 against everyone else. I'm a part of the

July 7, 2026

community. I want to make this community better. Look, development, I think, has to occur in some shape or form. As you know, Bob pointed out, there's certain levers. Maybe this one is too big. You know, that's understandable. There's a lot of questions, but you don't really know the answers until you go through the process. And I was willing to listen to that process. That may be wrong, but you know, there's a lot of professionals out there. And, you know, we actually got two professionals, one on the fire and one on the police, that were going to be willing, you know, to be retain their services. We didn't get that far, at least not at this point. But I just wish that everybody had more of a an open mind and just understand that it's not just 100 percent, at least in my mind, of just developing everything. It's hearing everybody out. And, you know, and that's on both sides. That's from whoever comes in here. I remember years ago and Theresa, you know, we have a difference of opinion when it was a battery storage. I didn't say I wanted a battery storage.

1 July 7, 2026

2 I want to hear what they had to say. I want to
3 hear all about it. I want to hear the revenue. I
4 want to hear the impact. I want to hear
5 everything before I say no. And I just feel like,
6 you know, I wish residents would just take a step
7 back, understand that we're just trying to do the
8 best job that we can with the information that
9 we're given and trying to follow the rules of the
10 village. So thank you and Mr. Ferguson, I'd love
11 to get together with you and try to solve this
12 problem with the agency code with the fire
13 department. So, thank you.

14 MS. KNICKERBOCKER: And like I said at
15 this next workshop in July, any of our fire
16 personnel, EMS personnel, please come in. We need
17 to have a discussion. Things are changing rapidly
18 here in the village and we need to relook at our
19 services. Bob, what do you have for us?

20 MR. WHEELER: Not too much right now.
21 I'd like to just backup Steve, because Steve and
22 I have talked about the agency code number for a
23 few years now, trying to get that resolved.
24 Hopefully, we'll get that resolved. And you know,

1 July 7, 2026

2 like I said, I'm not against development, just
3 not something to the magnitude they showed in
4 front of us. And it's got to be smart. We have to
5 see what's going on with this AMS project, how
6 it's going to affect the taxpayers, how it's
7 going to affect our roads, how it's going to
8 affect just the whole livelihood of this village.
9 So, you know, I'm going to be able to put my head
10 down and pillow tonight and feel good about
11 myself. I felt I did the right thing. And that's
12 all I can ask for myself and the rest of the
13 board members. They're all here working, you
14 know, to -- it's a thankless job. So, you know,
15 we, you know, it just is. So, we all know that
16 we're up here to do the best for the village and
17 that's all I really have to say right now.

18 MR. LAKER: And real quick, I did want
19 to congratulate Vito on your appointment.

20 MR. WHEELER: Oh, yes. Congratulations.

21 MS. KNICKERBOCKER: Okay. And I want to
22 make something clear also. Yeah, his first
23 meeting is tomorrow night. I'm not against
24 development. I have been saying it for a long

July 7, 2026

time. I'm for smart development. I'm for development, not led by a developer coming in here telling us what we should be doing. So, I feel very strongly about that. I'm not for large developments. I think, you know what, we need to just slow down. We need to really look at the picture. I think the large buildings, this is what people are moving out of White Plains and all these areas. They're trying to get away from that and they're coming here and here it is.

So, I thank each and every one of you. This is your village. We work for you. So, if you're not telling us what you want, what you're thinking, how you're feeling, then we don't know. So, I know it got a little, little loud here tonight, but you're all very passionate. You love this village. You don't want to see anything bad happen to it. Your heart and soul is here just like mine. I respect that. I respect each and every one of you and I appreciate everything, you know, so please still stay involved. It's important that the board hears from you. If you're not here, then nobody knows and they make

1 July 7, 2026

2 assumptions. But much respect for all of you that
3 came up and spoke your mind.

4 MS. BAEZ: I agree with that. Yes.

5 MS. KNICKERBOCKER: And Cindy, my
6 question for you, now that AMS has gotten their
7 their CO, there are a few residents, a few a few
8 that have moved in. Have we received their money
9 for their recreation fund money?

10 MS. KEMPTER: Yes, we have.

11 MS. KNICKERBOCKER: Wow. And what was
12 that?

13 MS. KEMPTER: 171,300, I believe.

14 MS. KNICKERBOCKER: All right. So, we
15 put that in the kitty to address our recreation -
16 -

17 MS. KEMPTER: Correct.

18 MS. KNICKERBOCKER: -- infrastructure
19 issues that we need to address.

20 MR. WHEELER: I have another question.
21 When they got the COs, do they get it for the
22 whole building or just a couple floors?

23 MS. KEMPTER: Just a couple floors for
24 now.

July 7, 2026

MR. LAKER: Floor by floor.

MS. KEMPTER: Yeah, one floor at a time.

MR. WHEELER: Just so the residents know that.

MS. KNICKERBOCKER: Mm-hmm. Okay.

MS. PORTEUS: We have a few.

MS. KNICKERBOCKER: So, any comments from the floor? Would anyone else like to come and speak about anything or ask any questions? Yes, sir. Whoever that is in the back, I can't see. That's terrible.

MR. WERNER: Eric Werner, 159 Seward street. I think before any of you guys, like Mr. Ferguson and many people said tonight, you can do anything to help this village, you got to figure out how to be a team. I've said to you guys a month and two months ago, you have to figure out how to deal with Mr. Capicotti. It's not the first time he's threatened a village resident. I've been threatened personally by Mr. Capicotti with violence in front of Jodi's son and Dan Stewart's wife, the night of polling. I was physically threatened with violence and called

July 7, 2026

names. Regardless of anything happened in my life or what I've done wrong, there's no need to threaten a human being. I don't care who you are, who you think you are, who you're connected to. You don't do that. I've always tried to be the most respectful person, the most helpful person in life. I've always gone for others. I did it for over 25 years. And unfortunately something went wrong in my life. But that is unacceptable. That is far from acceptable to go after people. So this board should demand his resignation on this deal. This board should make him abstain from any further votes. This is what should be done. You want to be a team, learn how to be a team. Get Tony Robinson in here or somebody to show you how to work as team. Because I work team, Jim Ferguson works team. Guys, we work as teams and that's how we're successful in our careers. Thank you.

MS. BAEZ: You're welcome.

MS. KNICKERBOCKER: Thank you, Eric.
Anything else?

MS. MERCORA: I just have two.

1 July 7, 2026

2 MS. KNICKERBOCKER: Okay.

3 MS. MERCORA: Hi. This is totally
4 unrelated, but a couple meetings ago, it's Lisa
5 First Street. You talked about the Peekskill
6 Reservoir. There were some problems or there was
7 some petitions against the solar panels being on
8 top of the drinking water. You were going to look
9 into just to make sure it was safe or if we
10 needed to switch our drinking water supply. Did
11 that have any outcome?

12 MS. KNICKERBOCKER: No, actually it
13 didn't. And I think what we were supposed to do
14 is the board was supposed to write a letter with
15 our concerns over having solar panels on the
16 drinking water. I believe we get about 50 percent
17 from Peekskill and we get 50 percent from town of
18 Cortlandt.

19 MS. MERCORA: Yeah. I mean, I know it's
20 being done and starting to be done, but I know
21 that was something you guys were writing a letter
22 and just looking for feedback. So, I don't know -
23 -

24 MS. KNICKERBOCKER: I dropped the ball

July 7, 2026

on that.

MS. MERCORA: Okay. Thank you. The next thing is just quick. I was just walking around AMS and one thing that from all the meetings that I re-watched I could have swore that the exit that goes from the building itself and is a little pathway that goes to the crossing, the crossway. I thought that in the meetings that I re-watched since I've been re-watching a lot of stuff. I thought that was supposed to be four or six feet wide and basically another exit for people. When we're talking about emergency stuff, I just thought maybe I don't know if someone can look at that. To me, when I was just trying in the crosswalk and I saw that little pathway, it looked very skinny and it looked difficult to walk around because you had to walk around this big electric box. There's a lot of landscaping.

MR. LAKER: They came to our board, I don't know, several months ago, eight months, nine months with a few changes that were mandated by either the health department or from Con Ed. One of them was moving that electrical box in the

July 7, 2026

entryway of that path. That path was never lit. So, their argument was, it wasn't really a safe egress for people anyway. So, you know, they have the other egress coming out on the other side of the [unintelligible] [03:05:26].

MS. MERCORA: Okay, so I missed that part. So the fact that that path got skinnier, blocked, and is rock and hard to walk on is okay?

MR. LAKER: Yeah. And there was two other changes in that meeting. I don't know which one it was, but there was two other changes.

MS. MERCORA: I just want to bring it up because I happened to notice it.

MS. KNICKERBOCKER: The original intent on that path was so people had a, another exit, but b, they could get out to the Dunkin Donuts and the pizza.

MS. MERCORA: Yeah, it's tricky now, because it's a weird walking surface. It's skinny.

MR. LAKER: It was always going to be that walking surface, from my understanding, from what I remember.

1 July 7, 2026

2 MS. MERCORA: Okay.

3 MR. LAKER: But you have the other one
4 on the other side of the hardware store and
5 further down --

6 MS. MERCORA: Okay.

7 MR. LAKER: -- at the parking lot.

8 MS. MERCORA: All right. Thank you,
9 Lisa.

10 MS. KNICKERBOCKER: Mr. Jeff, yes, sir?

11 MR. FAIELLA: Just one more question.
12 Jeff Faiella, 212 Craft Lane. Mr. Blanchard, is
13 he associated with any of these builders that are
14 coming in here? Have you guys checked it? The guy
15 that was appointed special counsel?

16 MS. KNICKERBOCKER: The special counsel.

17 MS. PORTEUS: I don't know what he's
18 talking about. I said builders, with what
19 builders?

20 MR. FAIELLA: The ones that are coming
21 in with these new projects?

22 MS. PORTEUS: Oh, not that I know of. I
23 mean, what I did was looked at his resume. He was
24 counsel down in Yonkers, you know, he's, but for

1 July 7, 2026

2 municipalities. Not for builders that I could
3 find.

4 MR. FAIELLA: Okay.

5 MS. PORTEUS: But I never asked him the
6 question.

7 MR. LAKER: And it's only regarding one
8 applicant, correct?

9 MS. PORTEUS: What?

10 MR. LAKER: It's only regarding one
11 applicant.

12 MS. PORTEUS: Yeah.

13 MR. FAIELLA: That we know overtime.

14 MS. KNICKERBOCKER: Or but it said any
15 other land use.

16 MR. LAKER: No, he's only --

17 MS. KNICKERBOCKER: [unintelligible]
18 [03:06:51].

19 MR. LAKER: Okay.

20 MR. FAIELLA: He's going work for you
21 guys, for whatever you need him for. It could be
22 the --

23 MR. LAKER: Yeah, he would have to, if
24 there was another applicant that was his client,

1 July 7, 2026

2 I'm, you know, he would have to recuse himself.

3 MR. FAIELLA: But that exact question
4 was ever asked to him.

5 MR. LAKER: There's only other one other
6 applicant before us.

7 MS. PORTEUS: Right.

8 MR. FAIELLA: Okay.

9 MR. LAKER: And he wouldn't be involved
10 with the Giordano project or --

11 MS. PORTEUS: No.

12 MR. LAKER: -- any of the --

13 MS. PORTEUS: I don't think there's need
14 there. This one was a different narrative.

15 MR. LAKER: Got you.

16 MS. KNICKERBOCKER: More challenging.

17 MR. LEBOWITZ: Just one question. 235
18 Westchester, Greg. The house on Albany, the house
19 that's condemned with the boards up, is that
20 house getting torn down? The next --

21 MR. LAKER: Near the firehouse?

22 MR. LEBOWITZ: Yes.

23 MS. KNICKERBOCKER: No.

24 MR. LAKER: That's my understanding.

1 July 7, 2026

2 MR. WHEELER: I believe, I didn't hear
3 him he's tearing it down, did you?

4 MS. KNICKERBOCKER: No. I, you know,

5 MR. WHEELER: He's renovating it, last I
6 heard they took all the --

7 MR. LAKER: I thought they were tearing
8 it down.

9 MR. WHEELER: -- shingles off the side,
10 they cleaned up the property a little bit. And so
11 --

12 MS. KNICKERBOCKER: The building
13 inspector did, did say that someone did purchase
14 it and they're working on it. There is some,
15 work, structural to do and other work. But I'm
16 glad you brought that up because I spoke to
17 Debbie --

18 MR. LAKER: Carter.

19 MS. KNICKERBOCKER: -- Carter, and on
20 Bleakley Avenue, I don't know if the other
21 gentleman's here, it has gone into where the town
22 is going to sell that property. So, they've
23 they've possessed, they have possession and they
24 will be putting it up for auction. There's

1 July 7, 2026

2 another property headed to Indian Point on the
3 left side that's been vacant, run down, and so
4 now that's going to go up on auction, too. Yeah.

5 MR. LEBOWITZ: Thank you.

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

8 MS. GARRETT: I have a question, no need
9 to answer and we can all watch the video.
10 Darlene, First Street, Garrett. The lawyer did
11 say when I was standing up here with him and I
12 will watch the YouTube video and I don't want to
13 false information, that he said I've worked with
14 this builder before and they're very thorough in
15 their investigation. That's a problem in my
16 opinion if he's worked with this builder before.
17 My humble opinion.

18 MR. LAKER: Yeah. I understand that.

19 MS. KNICKERBOCKER: Is it, the question
20 is did he work against him, like --

21 MR. LAKER: Right.

22 MS. KNICKERBOCKER: -- or did he work --

23 MS. GARRETT: He said, you know, yeah. I
24 mean I'm just saying that was --

1 July 7, 2026

2 MS. PORTEUS: Talking about who?

3 MS. GARRETT: Mr. Blanchard.

4 MS. BAEZ: You're speaking about the
5 lawyer, Darlene, right?

6 MS. GARRETT: Mr. Blanchard.

7 MS. BAEZ: Yes. Stephanie --

8 MS. GARRETT: Yeah. When we were up
9 here, he did make that comment that it was this
10 builder and it could be for or against. I don't
11 know. But I think --

12 MS. BAEZ: I think you're accurate.

13 MS. GARRETT: Yeah.

14 MS. BAEZ: It's the --

15 MS. PORTEUS: It' not the law firm
16 you're talking about. You're talking about he
17 said the builder?

18 MS. GARRETT: He said I have worked --

19 MS. KNICKERBOCKER: Good night, Mr.
20 Bell.

21 MS. GARRETT: -- with this builder
22 before.

23 MS. BAEZ: I think that's accurate.

24 MS. GARRETT: Now I don't know --

July 7, 2026

MS. KNICKERBOCKER: Yeah.

MS. GARRETT: -- what with means, true.

MS. PORTEUS: Yeah, right.

MS. GARRETT: Maybe for or against or whatever, but I think it was followed with, you know, very thorough in their investigations, but --

MS. KNICKERBOCKER: Okay.

MS. GARRETT: Not saying he can't be impartial, right, but something the board should consider.

MS. BAEZ: Yep.

MS. KNICKERBOCKER: All right. Thank you, Darlene. Okay. Anyone other any, other comment? Okay. One more gentleman.

MS. PORTEUS: Can I go?

MS. KNICKERBOCKER: Yes. If you --

MS. PORTEUS: I'm 40 minutes away.

MS. KNICKERBOCKER: Yeah. I'm going to do a very quick exec session [unintelligible] [03:09:55].

MR. CAVALIERE: Tom Cavalier, 234 Gallagher Street. Just a quick question. I'm not

1 July 7, 2026

2 familiar with everything that goes on. I've had
3 conflicts with being able to come here and all
4 that. The AMS, is what it's called over there?

5 MR. LAKER: Yes.

6 MR. CAVALIERE: That monster. My first
7 question is, how did we get from three to five?
8 It's a done thing. It doesn't really matter. My
9 next question is, is there underground parking in
10 that building?

11 MR. LAKER: There's a parking garage.

12 MR. CAVALIERE: There's a parking
13 garage.

14 MR. LAKER: Yeah. It's at grade, but
15 it's below --

16 MS. PORTEUS: It's not underground.

17 MR. CAVALIERE: It's below living space?

18 MR. LAKER: Correct.

19 MR. CAVALIERE: Okay. The firemen will
20 tell you, if they're still here. Those lithium
21 batteries, man, are --

22 MR. LAKER: Yeah, there's no electric.

23 MR. CAVALIERE: I just went to a
24 seminar. Huh?

1 July 7, 2026

2 MR. LAKER: There's no electric parking.
3 Electric vehicle parking.

4 MR. CAVALIERE: There's no electric
5 parking.

6 MR. LAKER: Underneath.

7 MR. CAVALIERE: Okay.

8 MR. LAKER: It's all outside. And that,
9 I believe, was a recommendation from the planning
10 board.

11 MR. CAVALIERE: Good job.

12 MR. LAKER: We listen.

13 MR. CAVALIERE: Because I just went to a
14 seminar and they, that is a nasty -- I'm a
15 volunteer myself, so, it's a very nasty thing to
16 try to deal with. Thank you.

17 MS. BAEZ: Mm-hmm.

18 MR. LAKER: That was something Jeff
19 pointed out during his review.

20 MS. KNICKERBOCKER: Good comment, Jeff.
21 So I'm just going to tell you very quickly, Nick
22 Zachary, it was, he was on the board when we did
23 the overlay district, he was the one that
24 initiated the overlay district. It took us about

July 7, 2026

a year to figure out how the overlay district should look. And the previous board came to it should be three stories because that was what the character of the village is. This developer came in, AMS came in and said that they wanted to do five stories, otherwise they couldn't do the project. So that was a code change that happened, allowing them to put the five stories. So, if there are no other comments, I would like to make a motion to go into executive session, a very quick executive session. Thank you all and have a great Buchanan day. As always. Thank you.

MR. LAKER: Second.

MS. KNICKERBOCKER: It's very, it's very, very quick. I had gotten some information today that I wanted to share with you guys quickly.

(The public board meeting concluded at 10:10 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on July 7, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: July 23, 2026

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003