

**Village of Buchanan  
Mayor & Board of Trustees  
Regular Meeting  
August 6, 2024**

**PRESENT: (This meeting was held live and via Zoom)**

Mayor Theresa Knickerbocker  
Trustees Awilda Baez, Anthony Capicotti, Daniel Stewart, Robert Wheeler  
Village Administrator Marcus Serrano  
Village Attorney Stephanie Porteus  
Village Engineer George Pommer  
Village Clerk, Treasurer Cynthia Kempter  
Deputy Village Clerk, Sharon Murphy  
Highway Foreman Scott Horton

**1. PLEDGE OF ALLEGIANCE:**

Mayor Knickerbocker called the meeting to order at 7:00 P.M. She led the Pledge of Allegiance.

**2. APPROVE MINUTES:**

June 4, 2024 Village Board Meeting  
June 25, 2024 Village Board Workshop  
July 2, 2024 Village Board Meeting

A motion to approve these minutes as presented was made by Mayor Knickerbocker, seconded by Trustee Wheeler with all in favor.

**3. COMMENTS FROM THE FLOOR (agenda items only): None.**

**4. NEW BUSINESS:**

- a. Alfred Roush on Buchanan Engine Company stated they received a grant of \$20,000 from Assemblywomen Dana Levenberg which will be used to update the rescue tools. They are updating the jaws of life system which is 15 years old. They are going from a hydraulic system to a battery system.
- b. Mayor Knickerbocker had the opportunity to speak to the DEC and the State. They talked about the money that is in the Entergy fund. They are waiting for the

WIIA and WQIP grant to see if the Village gets money from that. After that, they are willing to have a conversation with the Village about the Entergy money at the end of the year. Mayor Knickerbocker asked for an extension of the WQIP grant that was granted in 20/21. They said yes there could be an extension because those monies go from 5/2021 – 5/2026.

c. Update on Sewer Treatment Plant/Potential Painting Projects

Village Engineer Pommer stated that we requested an extension for the first WQIP grant and part of that is to provide a work plan that describes that we are doing this in two phases which is what they recommended to us so we can get the second grant. The current application for WQIP and WIAA talk about phase II. Phase I is approximately \$6,500,000.00 and Phase II is approximately \$4,800,000.00. We also put in the Albany Post Road pump station because that is resiliency and resiliency is a big thing for the DEC. We also put in the work on Rt. 9A and tied that into the plant as part of needed upgrades. Depending on how they view at our grants, hopefully we will move forward with the complete project. If not, we will do a modification. We had positive discussions with them and they said they will work with us. The latest grant went from 140 to 170 pages. There is a short summary on page 122-123.

Village Engineer Pommer stated that they met with the contractor for the 2024 roadwork. They can start in two weeks on Seward Street, Shedd Place and Sunnyside. They would like to get it done before school starts. They will be up there for about two weeks. There is some water valve work that is going along Tate Avenue. The 2023 road project is almost complete. They have some driveways to do on Lake Drive. The sewer pipe lining project bids will be open on August 22, 2024. Village Engineer Pommer stated that DPW worked on the gate at the Fourth Street Pump station. They do have some bids on that with the lowest being \$5,000. The Board decided that the gates need to be replaced. Village Engineer Pommer said we only have one estimate of \$37,000 for the fire escape at Village Hall. They received a price of \$261,500 for painting the steel at the pavilion. If you add the underside of the roof it is an additional \$130,000. There was discussion with Highway Foreman Horton on projects that need to be done. Mayor Knickerbocker mentioned that the highway garage needs to be painted.

d. Discussion Regarding Senator Harckham Grant.

Mayor Knickerbocker stated that Senator Harckham has \$100,000.00 grant for the Village. There is a list of items that the grant needs to be used for. This will be discussed at the workshop.

e. Waiver Submission.

Mayor Knickerbocker explained that a waiver is submitted to the State when someone who is retired from the state wishes to continue to work.

A motion for Trustee Stewart to sign the waiver was made by Trustee Baez, seconded by Trustee Wheeler with Trustees Stewart and Capicotti in favor and Mayor Knickerbocker not voting.

f. Update on Cell Tower.

Mayor Knickerbocker stated that the lease agreement is being worked on and will be sent to the Board when it is available. Village Administrator Serrano explained that there is a tentative agreement with a third party to review the lease when it comes in. This will be put on the September agenda to be approved.

g. Discussion on Employee Handbook.

Village Administrator Serrano had an estimate from a company to prepare our handbook. Mayor Knickerbocker felt that \$6,500 was a high price. Village Administrator stated that he doesn't feel comfortable doing a handbook with all legal, federal and state regulations that need to be done. That is why it would be better to have a third party do it. The Mayor will look into other companies. This will be put on the workshop agenda.

h. Discussion on Retaining Temps.

Village Administrator Serrano explained that there are many schedules that need to be done for the audit. He would like to hire a temp agency for one week at no more than \$2,500 to get those schedules up to date. Mayor Knickerbocker and Village Administrator Serrano had further discussion about who is responsible for finances.

i. Consider a Motion to Accept the Resignation of Keith Douglas as of July 19, 2024.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Stewart, with all in favor.

j. Consider a Motion to Accept the Resignation of Jennifer Bakker as of July 31, 2024.

A motion to approve this as presented was made by Mayor Knickerbocker,

seconded by Trustee Wheeler, with all in favor.

COMMENTS:

Trustee Wheeler stated that he has resigned as Deputy Mayor. He appreciated Mayor Knickerbocker appointing him as Deputy Mayor.

Mayor Knickerbocker appointed Trustee Capicotti as Deputy Mayor.

5. INFORMATION FROM OFFICERS & DEPARTMENTS:

a. Justice Reports – June 2024

Received and filed.

b. Police Report – June 2024

Received and filed.

c. Highway Report – June 2024

Received and filed.

d. Wastewater Treatment Plant – June 2024

Received and filed.

e. Building Department – June 2024.

Received and filed.

f. Buchanan Engine Company – June 2024

Received and filed.

g. Zoning Board – June 26, 2024 minutes

Received and filed.

h. Prosecutor's Report – None

i. Attorney's Report

Village Attorney Porteus stated that Marcus, David and herself were on a call with the AMS team and they want to move forward with the 55+ tenancy. This is mostly for financing reasons. They want to come in and explain it to the Board. Village Attorney Porteus stated that she has reached out to Holtec attorneys regarding the PILOT. There are one or two paragraphs that the Village has an issue with and those paragraphs continue to be an issue with Holtec. Holtec is trying to work it out. She will continue to reach out to them. Village Attorney Porteus will draft a document for Planning and Zoning Board members to let them know what the training and attendance requirements are. This should also be put in the Village Code.

j. Administrator's Report

Village Administrator Serrano said that AMS will also come with some renderings of what the wall in the back of the property will look like. The digital sign is now up and running. Even though it was a new sign it needed a new controller. Survey Monkey is now ready to go so the Recreation Committee can set up the survey. The WQIP grant was submitted on July 30<sup>th</sup>. The cessation fund application has been submitted. Regarding the wading pool, it will be approximately \$300,000 to bring that back or put in a spray pool. The new requirements have to be handicapped accessible, there has to be a ramp going into the pool, and the filtering system has to be separate and will be a sand-based system. There was an issue with the pool being cloudy. The Department of Health gave us a violation. There was a problem with the filtration system and the chemicals. We were able to fix everything and now have a better testing kit.

k. Mayor's Report

Mayor Knickerbocker stated that we need an emergency plan for the Village. She spoke to the Fire Chief and the Police Chief and would like to bring in Susan Spear from the Westchester County Emergency Management for a meeting.

l. Trustee's Report

Trustee Baez stated that the Recreation Committee is coming up with a lot of ideas that will engage our residents. Pickleball introductory lessons will start on August 15<sup>th</sup> in the pavilion.

Trustee Wheeler thanked the highway department for the installation of the digital sign. They did a great job. He mentioned the massive trees that are leaning over the pavilion and will cause major damage if they come down.

Trustee Capicotti thanked Mayor Knickerbocker for the Deputy Mayor position and the confidence she has in him in holding this position. Trustee Capicotti suggested asking the Town arborist to look at the trees by the pavilion. Trustee Capicotti stated that he is still behind the AMS project, and understands the financial aspect. He would like to speak to AMS. He would like to see the Lents Cove property used for some youth activity.

Trustee Stewart thanked Jennifer Bakker and Keith Douglas for their service to the Village, as well as Bob Wheeler for his stint as Deputy Mayor. He would like to have a discussion with David Smith regarding the Business Development and Economic Committee and then they can move forward. He thanked the Board for a productive meeting tonight.

#### 6. COMMENTS FROM THE FLOOR:

Anthony Morando, attorney for CertainTeed stated that they are concerned with the proposed comprehensive plan update language as well as the rezoning. They don't want to wait for a public hearing because they are the only active business and property owner in the area of the zone the Village is considering. Their position is their site should not be included in the rezoning proposal and should not be part of the public hearing.

Nina Peek is a licensed AICP certified planner. Their group is helping CertainTeed understand how the Village's proposed zoning would impact their operation. She stated that as written currently, the proposed base zoning of the CertainTeed parcel would not allow this use to continue operating. The overlay that the Village proposes would create a special permit that CertainTeed would have to apply to the Village Board for. The special permit comes with conditions attached to it and no one talked to CertainTeed about it. Mayor Knickerbocker stated that it is safe to say that the Village is not looking to shut down CertainTeed. Ms. Peek stated they would like a meeting. Village Attorney Porteus stated that she has spoken with their attorney and said that as soon as the Village declares lead agency the Village will meet with Ms. Peek, Mr. Morando, Mr. Smith and the Mayor.

Paul Woolweaver, Plant Manager of CertainTeed Gypsum gave public comment concerning statistics from CertainTeed. He stated they have been here for 55 years and want to be here another 100.

Lance Morgan, maintenance manager, gave public comment about how important the plant is to families and how they are living the American dream.

Bruce Major, Vice President of Operations for CertainTeed US interior products group gave public comment about having a strong, personal connection to the plant. New York is the biggest wallboard market in the U.S. Buchanan is the only operating wallboard facility in NYS. They want to be a partner to the Village of Buchanan.

John Bell, 208 First Street, on behalf of the Buchanan Running Club asked if there would be a Buchanan Day this year. Mayor Knickerbocker will let him know the date.

7. EXECUTIVE SESSION:

At 8:59 P.M. a Motion to enter into Executive Session to discuss union negotiations, personnel and negotiations was made by Mayor Knickerbocker, seconded by Trustee Stewart with all in favor.

8. ADJOURNMENT

At 9:20 P.M. a Motion to exit executive session was made by Mayor Knickerbocker, seconded by Trustee Wheeler with all in favor.

At 9:40 P.M. a Motion to adjourn this meeting was made by Mayor Knickerbocker, seconded by Trustee Capicotti with all in favor. No monies were expended.