

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD WORKSHOP MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

September 2, 2025

7:00 p.m. - 8:30 p.m.

September 2, 2025

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Steve Laker, Trustee

Daniel Stewart, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

Cynthia Kempter, Village Clerk, Treasurer

Dominic Evangelista, Deputy Village Treasurer

OTHER SPEAKERS:

Jonathan Yanovsky, 4 Donahue Court

Eric Vancurra, 255 Westchester Avenue

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2 (The board meeting commenced at 7:30 p.m.)

3 MS. THERESA KNICKERBOCKER: Welcome to
4 the village of Buchanan September 2, 2025 board
5 meeting. Please join me in the pledge of
6 allegiance.

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

12 MS. KNICKERBOCKER: In case of
13 emergency, please use the exit door to my left,
14 to your right, and do not use the elevator.
15 Please use the staircase behind the elevator.
16 Next is approval of minutes, the July 22nd
17 special meeting and workshop meeting, and the
18 August 5, 2025 board meeting. Any corrections or
19 comments?

20 MR. STEVEN LAKER: No, I'm good.

21 MS. KNICKERBOCKER: Everybody good?

22 MR. DANIEL STEWART: I'm good, Mayor.

23 MS. KNICKERBOCKER: All right. So, I'd
24 like to make a motion to approve those minutes.

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2 Can I have a second?

3 MR. LAKER: Second.

4 MR. STEWART: Second.

5 MS. KNICKERBOCKER: All in favor?

6 MULTIPLE: Aye.

7 MS. KNICKERBOCKER: Thank you. Comments
8 from the floor, agenda items only. No comments,
9 okay. So, under new business, we're going to, I'm
10 going to make a motion to open the public hearing
11 for the NY2A New York State DEC requirements for
12 the permit upgrade at the wastewater plant. Can I
13 have a second?

14 MS. AWILDA BAEZ: Second.

15 MS. KNICKERBOCKER: All in favor?

16 MULTIPLE: Aye.

17 MS. KNICKERBOCKER: And we have our
18 engineer here this evening, George Pommer will,
19 who will explain what this means.

20 MR. GEORGE POMMER: Sure. Good evening,
21 mayor, board of trustees. Part of the NY2A permit
22 is, part of the upgrade is to have a public
23 participation plan. That's a DEC requirement.
24 It's explained, all this is on the website, by

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2 the way, and there's notices and updates on the
3 website. And part of this is to, as part of the
4 upgrade from .75 from -- I'm sorry from .5 to .75
5 MGD, it's for compliance with DEC environmental
6 commissioner policy 29, environmental justice and
7 permitting policy CP29. It provides stakeholders
8 the opportunity to be informed and involved in
9 the review process.

10 It involves the upgrade from, as I
11 mentioned, .5 to .75 MGD. The project is on
12 Greentown Road at the sewer treatment plant.
13 There are no residential properties surrounding
14 the sewage treatment plant. There will be
15 construction activities and everything associated
16 with it, noise, vehicles going in and out as part
17 of the project, going in and out of Greentown
18 Road. There will be no adverse environmental
19 impacts. Everything will be consolidated to the
20 footprint of the existing sewage treatment plant
21 or, or possibly slightly larger.

22 This is the public outreach process.
23 It's encouraged to have a dialogue and solicit
24 input from interested stakeholders, opportunities

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2 for the stakeholders to ask questions is part of
3 the process. What we're required to mention to
4 you tonight is a brief overview of the project.
5 We're basically taking our existing sewage
6 treatment plant, decommissioning it and building
7 a new one.

8 Updates, we mentioned the location.
9 There's a repository of documents at the village
10 website. Contact information, Marcus Serrano or
11 the village clerk can be contacted with any
12 questions or comments regarding the public
13 outreach. Future outreaches can be through, again
14 the public, through the village administrator or
15 the, or the clerk. And this, this meeting is a
16 public hearing which will be opened and closed as
17 part of the process.

18 Distribution, okay, after, after the
19 process is complete and the DEC reviews the
20 permit, and this is, this is one step in the
21 permit process, they will provide what is known
22 as a notice of complete application. Part of that
23 notice that will be put on the village website
24 and part of that notification comes an approval

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2 saying that you went from .5 to .75 MPD and
3 that's -- and then we have to certify that we
4 followed all the procedures mentioned in this
5 public participation program. And that's
6 basically, excuse me, everything that's in the in
7 the in the in the plan. And the stakeholders are
8 mentioned. We have listed the Village of
9 Buchanan, Town of Cortlandt, City of Peekskill
10 and Village of Croton on Hudson. They were
11 specifically reached out to. Information, the
12 notice is in Spanish as well. And that's, that's
13 pretty much it.

14 And as I mentioned, part of this is to
15 provide a resolution, which is, would be the next
16 item on the agenda. And again, it reiterates all
17 the same things that we just talked about, that
18 it's compliance with the New York State DEC
19 permitting process and that you held a meeting, a
20 duly held meeting, it was properly noticed and we
21 followed all the procedures mentioned in that
22 CP29 process.

23 MS. KNICKERBOCKER: Okay.

24 MR. POMMER: That's it.

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2 MS. KNICKERBOCKER: So, this is this is
3 -- yeah, this is the process that we're going
4 through to upgrade the plant. So, right now, our
5 permit allows us 500,000 gallons per day.

6 MR. POMMER: Correct.

7 MS. KNICKERBOCKER: And this would
8 allow, if we get approved, because we're putting
9 the application in up to 750,000 gallons a day.

10 MR. POMMER: Correct.

11 MS. KNICKERBOCKER: Okay. Because I know
12 you were you were saying, you know, it's just to
13 break it down to, you know, the public like what
14 is a what is a 500 MGD type thing. So, I just --

15 MR. POMMER: Correct.

16 MS. KNICKERBOCKER: -- wanted to just,
17 just clarify that a little bit.

18 MR. POMMER: Yep.

19 MS. KNICKERBOCKER: Okay. Does the board
20 have any questions or comments? No?

21 MR. LAKER: No. Just glad to get to this
22 point.

23 MS. KNICKERBOCKER: Mm-hmm.

24 MR. POMMER: Yeah. There was a lot of

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2 steps in the way.

3 MS. KNICKERBOCKER: Yeah.

4 MR. POMMER: We went through the, the,
5 the financial portion of it earlier in the year.
6 We went through this part. This actually started
7 in September. We sent a letter to the DEC. We had
8 a lot of input. We described to them what we were
9 doing, who was involved, and part of this big
10 driver of this is the closing of Entergy, right.
11 So that's, that's a big driver. And, and the
12 changing of the M2 zone and having that potential
13 or having that extra capacity for that
14 development of -- there's potentially 178, 170
15 acres out of 241 that could be developed sooner
16 than, than the rest of it. So, that was that was
17 one of the, one of the letters that we sent to
18 the DEC to substantiate the increase in flow. And
19 that was their September 18th letter, 2024.

20 MS. BAEZ: Just got to check all the
21 boxes, right, George?

22 MR. POMMER: Check all the boxes.

23 MS. KNICKERBOCKER: Any comments from
24 the floor? Yes, sir. Please come up to the

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2 podium. State your name.

3 MR. JONATHAN YANOVSKY: John Yanovsky,
4 Donahue Court. What brought me here? I'm
5 wondering, it talks about release of water into
6 the Hudson River and I want to understand what
7 that is and why that's happening.

8 MR. POMMER: So, back in, back when the
9 plant was first built and put into operation,
10 part of the process is to have a discharge. The
11 waste is actually treated to almost a drinking
12 water quality standard and discharged into the
13 Hudson. It's chlorinated and sent into the
14 Hudson. So all the solids, all the particulate,
15 meet the, the permit from the DEC. It's 95
16 percent, taking out 95 percent of the particulate
17 matter and it has a BOD, which is also the, the
18 organisms are taken out of the sludge.

19 MR. YANOVSKY: And they consider that to
20 be kosher?

21 MR. POMMER: Yes.

22 MR. YANOVSKY: Okay.

23 MR. LAKER: I believe it's being used in
24 several other municipalities --

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2 MR. POMMER: Right.

3 MR. LAKER: -- along the Hudson River.

4 MR. POMMER: Correct.

5 MS. KNICKERBOCKER: The Hudson River,
6 Long Island Sound --

7 MR. LAKER: Sleepy Hollow.

8 MS. KNICKERBOCKER: That's how the sewer
9 treatment plants work.

10 MR. YANOVSKY: All right.

11 MS. KNICKERBOCKER: Yeah.

12 MR. YANOVSKY: So, why are we increasing
13 the amount of water that we're doing that to?

14 MR. POMMER: So, Indian Point shut down.

15 MR. YANOVSKY: Yes.

16 MR. POMMER: And they, they, they at the
17 time only had about 10 or 20,000 gallons of, of
18 waste that they brought our way, sometimes more.
19 When they had outages, they had more. But when it
20 gets redeveloped, there's the potential or any
21 property in the -- not only that one but other
22 properties in the village get redeveloped, that
23 capacity is there. And it's also there as part of
24 the IMA agreement with the town of Cortlandt,

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2 where the, where the village working with the
3 town gave the town 100,000 gallons of sludge, us,
4 a waste treatment process.

5 MR. YANOVSKY: So what makes up the
6 other 650,000 then?

7 MR. POMMER: So about 250 or 300 is
8 about the average. Like right now in the
9 summertime it's about 250 300, but in the winter
10 or when there's heavy rain events or heavy
11 infiltration we can get up to 300, 350. And then
12 the capacity to give to the town is 100. And then
13 whatever gets built in the village, as far as
14 Entergy or any other property, actually we have -
15 -

16 MR. YANOVSKY: AMS?

17 MR. POMMER: AMS and, and Village
18 Square.

19 MR. YANOVSKY: This is for those new
20 developments like across 9A or --

21 MR. POMMER: Yes. It, it does help them,
22 yes.

23 MR. YANOVSKY: Okay.

24 MS. KNICKERBOCKER: All right.

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2 MR. YANOVSKY: Got it.

3 MS. KNICKERBOCKER: And then with the
4 increased capacity, the 250,000 the town also
5 gets, with the intermunicipal agreement, they get
6 25 percent of that, which is approximately I
7 think 62,000 gallons more.

8 MR. LAKER: Which we had to enter into
9 the agreement with the town in order to get the
10 release of the Holtec funds, correct?

11 MR. POMMER: Correct.

12 MR. YANOVSKY: How much burden does
13 Buchanan have to shoulder all of it or
14 financially?

15 MS. KNICKERBOCKER: No. No. In the
16 agreement, there's specifics on what they need --

17 MR. YANOVSKY: Separate parts?

18 MS. KNICKERBOCKER: -- to --

19 MR. POMMER: Correct.

20 MS. KNICKERBOCKER: -- yeah, pay. All
21 right. Thank you, some good questions, thank you.
22 Any, anyone else? Any other comments? Okay. I'd
23 like to make a motion to close the public
24 hearing. Can I have a second, please?

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2 MS. BAEZ: Second.

3 MS. KNICKERBOCKER: Okay. All in favor?

4 MULTIPLE: Aye.

5 MS. KNICKERBOCKER: All right. Thank
6 you. All right, I'm going to read a resolution
7 now. Whereas pursuant to the New York State
8 Department of Environmental Conservation
9 Commissioner Policy 29, Environmental Justice and
10 Permitting, CP29, the Village of Buchanan is
11 required to provide the public the opportunity to
12 participate, comment, and ask questions about the
13 New York 2A permit application to the New York
14 State Department of Environmental Conservation
15 for the increase in the allowable discharge from
16 the Village of Buchanan Wastewater Plant from .50
17 MGD to .75 MGD. Whereas on September 2, 2025, at
18 a duly noticed meeting of the Village Board of
19 Trustees, the application was presented to the
20 public and a public hearing was open and whereas
21 no -- and whereas comments were received from the
22 public which will be taken into consideration
23 during the application process. Now be -- now be
24 it therefore resolved that the Village of

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2 Buchanan Board of Trustees hereby closes the
3 public hearing for the NY2A permit application.

4 All right. Can I have a second?

5 MR. STEWART: Second.

6 MS. KNICKERBOCKER: All in favor?

7 MULTIPLE: Aye.

8 MS. KNICKERBOCKER: All right. Thank
9 you. Okay. We have a continued discussion on the
10 Complete Streets Program. Unfortunately, we did
11 not have it noticed in time to have the public
12 hearing this evening. So, we will be having a
13 public hearing on Tuesday, next Tuesday, October
14 (SIC) 9th at 700 p.m. here. And we've discussed
15 this a couple of times here on the board. The
16 Complete Streets Program is the county makes
17 available \$15 million for the 45 municipalities
18 in Westchester County to apply for a grant. We
19 have decided that we were going to put a grant in
20 for three areas of the village and one is the
21 Albany Post Road sidewalk across from Da-Ro's,
22 Westchester Avenue, there's only one section that
23 still needs to be finished, it's by the school
24 and then Westchester Avenue will be totally --

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2 have total sidewalks on it. And also, we've
3 talked about this quite a few times, the Bannon
4 Avenue, Tate Avenue, intersections. Yeah, we,
5 we've gone around and around with that, so we'd
6 like to apply for those grants and see what money
7 we can get, so that we can get those, those
8 sidewalks done for the village. Any comments from
9 the -- Marcus?

10 MR. MARCUS SERRANO: Mayor, I'll just
11 give you and the board an update on I, as the
12 mayor recommended, I called the school district
13 to get a letter of support. He gave us a
14 contingent letter of support based on his review
15 of the grant application. So he sent me a letter
16 says he's agreeable to those locations for the
17 safety for the children, but he wants to see the
18 grant application before he gives a formal
19 letter.

20 MS. KNICKERBOCKER: Okay.

21 MR. SERRANO: So I informed the grant
22 writer when he finishes the grant application,
23 before he submits it to pass it to the
24 superintendent for his review. I'm also still

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2 waiting for a email or agreement from the town,
3 that they're still an agreement in joining us on
4 that. I sent two emails to the, to the engineer
5 to ask him where's the update on that. So I'm
6 waiting, but he say he was going to go to the
7 town board to make sure the interest is still
8 there. We still got some time, but I want to give
9 you an update on that as well. So hopefully,
10 we'll get a letter of support from the town as
11 well as the school district.

12 MS. KNICKERBOCKER: Okay. And that grant
13 needs to be submitted September 17th?

14 MR. SERRANO: 19th.

15 MS. KNICKERBOCKER: 19th. Okay. So, we
16 got a little time, but --

17 MR. SERRANO: Yes.

18 MS. KNICKERBOCKER: -- starting to cut
19 it close. Okay. Any other board members like to
20 comment on this? No.

21 MR. LAKER: No.

22 MS. KNICKERBOCKER: Okay. Okay. The next
23 is a resolution to adopt an intermunicipal
24 agreement with Westchester County for mutual aid

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2 and rapid response for the police department with
3 Westchester County. And this will go for a 5 year
4 plan, it's July 31, 2025 to July 30 of 2030. This
5 is a standard agreement. The services from
6 Westchester County are free, but in case of a
7 catastrophic, I guess, situation where we would
8 have to call in other municipalities, other
9 police departments, they will come in and we
10 would have to reimburse the municipality. But
11 this is something good to have, because you never
12 know in today's world with everything going on.
13 So you know we work well with Peekskill, we work
14 well with other different departments. Everybody
15 works well together. So this is a good thing to
16 have. Any comments from the board?

17 MS. BAEZ: I'm in agreement.

18 MS. KNICKERBOCKER: Yeah, it's standard.

19 MR. STEWART: It's standard.

20 MR. CAPICOTTI: Yeah, I'm good, thanks.

21 MR. STEWART: And we discussed it the
22 workshops, thank you.

23 MS. KNICKERBOCKER: So I will read the
24 resolution. Whereas Westchester County and the

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police departments of Westchester County have developed a mutual aid and rapid response plan for the police departments of Westchester County, New York, to formalize operational procedures for obtaining and receiving law enforcement assistance in Westchester County and whereas it is necessary for the village to enter into an intermunicipal agreement with the County of Westchester agreeing to participate in the plan by which each participating agency agrees to make available its police personnel and equipment to other participating agencies upon the occurrence of an event or condition which is beyond the scope of its own police resources. Now, be it therefore resolved that the mayor being hereby authorized to execute said intermunicipal agreement and all other necessary documents between the Village of Buchanan and the County of Westchester for the purpose of participating in said plan and establishing the terms and conditions of same, including the reimbursements to be paid there under. And be it further resolved, the Chief of Police be and hereby is

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2 authorized to prepare and submit county claim
3 forms for reimbursement and such other records
4 and reports as are required by the next
5 intermunicipal agreement with Westchester County.
6 Can I have a second?

7 MR. STEWART: Second.

8 MS. KNICKERBOCKER: All in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Okay.

11 MR. SERRANO: Mayor, I don't want to
12 interrupt.

13 MS. KNICKERBOCKER: Yes, I'm sorry?

14 MR. SERRANO: In case you want to let
15 George go --

16 MS. KNICKERBOCKER: No, I have a few
17 questions.

18 MR. SERRANO: Okay.

19 MS. KNICKERBOCKER: Can I -- can,
20 George, so what I'm going to do, I'm, I'm going
21 to go away from the agenda since we still have
22 the engineer here. So the big question is Church
23 Street. When, what's the estimated time for that
24 to be completed?

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2 MR. POMMER: So they, as you can see
3 they start -- oh, they started the curb work on
4 the, I'm going to say the right, so it's the west
5 side of the road going up.

6 MR. SERRANO: Yeah.

7 MR. POMMER: They got, they have the
8 catch basins were delivered, catch basins and
9 drain manhole structures were delivered to their
10 yard today, or was it is it -- today is Tuesday?
11 Yeah, they were delivered today. They're going to
12 stage them there and bring them up. The pipe is
13 going to be staged at the highway garage. And
14 we've been in discussions with the school and
15 they're, if things don't work out they're going
16 to enter and exit through the backside by Henry
17 Street. So that way they can get in and out and
18 the work doesn't impact them. But in the morning
19 for that one hour or whatever, they're going to
20 be away from that area. It's going to be -- if
21 you go down there now, you'll see it's plated.
22 People can get in and out of their driveways and
23 so forth. So, that's the same condition that's
24 going to be on the other side of the street.

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2 They're going to be able to get in and out. It's
3 going to be made safe every night. They're going
4 to start from the bottom up. And at this point,
5 they're going to -- the school's going to have to
6 go in through the back or the side for the
7 duration of the project. And, and that's going to
8 be left in a condition where people can get in
9 and out. But the, the main reason it got delayed
10 was the catch basin delivery, the structures.
11 Hard to, hard to do anything without structures,
12 so, but that's where we're at.

13 MS. KNICKERBOCKER: Okay. Good.

14 MR. POMMER: So.

15 MS. KNICKERBOCKER: And then the only
16 other question, we've -- you were here at one
17 meeting. We've had discussions about potentially
18 doing a ball field at Lents Cove and then there
19 was a discussion about doing borings to see where
20 the ground was uneven. Holtec has agreed to pay
21 for the borings.

22 MR. POMMER: Oh.

23 MS. KNICKERBOCKER: So I told them they
24 would need to contact you, so you will decide

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2 what the borings, how many and where they are.

3 And I think a really good asset for this would be
4 Bob Wheeler.

5 MR. POMMER: He would. He, he probably
6 knows that field like the back of his hand.

7 MS. KNICKERBOCKER: Yeah.

8 MR. POMMER: To go out there and lay out
9 the best spots and then put them on a map and
10 give them to somebody to, to check out. You know,
11 other than you typically you do a grid pattern,
12 you know, every so many feet throughout the field
13 and then that's, that's typical. But Bob might
14 say, oh over here in this location it sinks a
15 little more, I've put stuff here. So that's, you
16 know, that, that extra insight to somebody doing
17 that kind of work is helpful.

18 MS. KNICKERBOCKER: Okay. All right, I -
19 - does anybody else have anything -- oh, do you
20 have --

21 MR. CAPICOTTI: I do.

22 MS. KNICKERBOCKER: -- something for
23 George, Anthony?

24 MR. CAPICOTTI: Yeah. Why is Holtec not

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2 utilizing their own engineer for this to lay out
3 the grid for the, for the boring? Why are we
4 using ours?

5 MS. KNICKERBOCKER: They are have --
6 they do have an engineer involved, but we want to
7 make sure we don't want to just rely on their
8 engineer, because half of it is our property. So,
9 we want to make sure that we're protected.

10 MR. CAPICOTTI: But why are they not
11 using theirs?

12 MS. KNICKERBOCKER: No, they are. They
13 are going to use their engineer, so --

14 MR. CAPICOTTI: On their property?

15 MS. KNICKERBOCKER: Yeah, mm-hmm. So
16 their engineer will be involved and, you know, I
17 just think, you know, they could tell us, yeah
18 this is where we think the boring should be. But
19 we want to protect the village too, on our
20 property to make sure that we're, we're covered
21 too.

22 MR. CAPICOTTI: Well they're going to
23 lay out a grid and just like George said.

24 MS. KNICKERBOCKER: Mm-hmm.

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2 MR. CAPICOTTI: And they're going to
3 bore according to that grid, and that's going to
4 be their, the stabilization zone where they think
5 it's stable and where it's not.

6 MS. KNICKERBOCKER: Mm-hmm.

7 MR. CAPICOTTI: I mean it's not really -
8 - it's up to an engineer to determine that.

9 MR. POMMER: Yeah. They could, they
10 could submit it to us for review.

11 MS. KNICKERBOCKER: For review.

12 MR. POMMER: I mean, if we wanted to
13 look at it before they did it and say, oh, yeah,
14 you missed this corner of left field or that
15 corner or whatever. But yeah, they probably -- it
16 should maybe be initiated by them is -- is what -
17 -

18 MS. KNICKERBOCKER: Okay.

19 MR. CAPICOTTI: Absolutely.

20 MR. POMMER: Them initiating it and us
21 reviewing it, that that saves us a lot of time
22 and effort for sure.

23 MS. KNICKERBOCKER: Yeah. I just, I just
24 wanted our engineer to be involved in it. I just

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2 didn't want them to be the only --

3 MR. SERRANO: You, you think they'll be
4 willing to put escrow up, so that way taxpayers
5 not paying for George's time?

6 MS. KNICKERBOCKER: I could ask. How
7 much time do you think George to review?

8 MR. POMMER: It shouldn't only take a
9 couple hours to -- well, it's not just to look at
10 it. I mean, it's going to be a grid, but to go
11 out there with Bob and, or have Bob look at it
12 and say, yeah, let's, let's do a little bit more
13 over here or maybe that's off what, what might be
14 off the field and say, okay, let's go beyond the
15 edge of the field a little bit in this area or
16 that area.

17 MR. STEWART: But only part of that is
18 owned by Holtech and part of is by the village,
19 correct?

20 MR. POMMER: You know, I'm not sure
21 where the line is down there.

22 MR. SERRANO: It's around home plate and
23 second base.

24 MS. KNICKERBOCKER: Yeah, second base.

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2 MR. LAKER: Is it?

3 MR. STEWART: I think we should probably

4 --

5 MR. POMMER: Is it that --

6 MR. SERRANO: We don't have, yeah.

7 MS. KNICKERBOCKER: They are in the
8 process of, of surveying it, the property, so.

9 MR. POMMER: That's the first step. So
10 you got to get the survey, lay out the grid, and
11 then we take a look at it and then Bob can take,
12 even Bob could look at it and say, okay, go in
13 this area more. It doesn't really have to, it
14 doesn't have to be anything extensive, so.

15 MR. LAKER: But we just have to be
16 concerned with anything that's done on village
17 property as far as insurance is concerned and --

18 MR. POMMER: Yeah.

19 MR. LAKER: -- and who's doing the --

20 MR. STEWART: Liability.

21 MR. LAKER: -- approval that's done.

22 MR. POMMER: Yeah.

23 MR. CAPICOTTI: Well, Holtec's assuming
24 the responsibility to bore on our property.

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2 MR. POMMER: Yeah.

3 MR. CAPICOTTI: And they're going to
4 pick up the expense for that as well?

5 MS. KNICKERBOCKER: Yes.

6 MR. LAKER: And they should be held
7 harmless, so --

8 MR. POMMER: Yeah. But yeah, their
9 contractor has to submit the proper insurances.

10 MS. KNICKERBOCKER: So, we'll have to --
11 yeah, we'll have to see what those results are
12 with the borings.

13 MR. GRIFFENBERG: Sure.

14 MS. KNICKERBOCKER: Then we can make a
15 decision from there. At least we can make an
16 educated decision at that point.

17 MR. SERRANO: Mayor, can you ask Holtec
18 for a certificate of insurance then, so we have
19 our insurance broker check that over too?

20 MS. KNICKERBOCKER: Insurance to do the
21 borings?

22 MR. SERRANO: Yeah.

23 MS. KNICKERBOCKER: Okay.

24 MR. SERRANO: To get on our property. I

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2 don't want -- if one of the employees get hurt on
3 that property, they've got a worker's comp case.

4 MS. KNICKERBOCKER: Okay.

5 MR. CAPICOTTI: Well with the type of
6 equipment they're using, they're going to have to
7 file for a permit anyway.

8 MR. SERRANO: Hmm.

9 MS. KNICKERBOCKER: Permit for boring.

10 MR. LAKER: But it sounds like the first
11 step is we need a survey to determine --

12 MR. SERRANO: Yeah.

13 MR. LAKER: No, you'd have a liability
14 issue, not a worker's comp issue.

15 MS. KNICKERBOCKER: Mm-hmm.

16 MS. BAEZ: And they're paying for the
17 survey?

18 MS. KNICKERBOCKER: Yes. Oh, yeah.

19 MS. BAEZ: Oh. Wow.

20 MS. KNICKERBOCKER: They're looking at
21 their property over there. So, they need to do --
22 they need to do a survey.

23 MR. STEWART: Is there any reason why
24 Holtec is pigeonholing us into just that specific

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2 piece of property? Is it because it's kind of
3 like split between us and them? There's other
4 areas in the village that need addressing it as
5 well. I mean, this is supposed to be a good faith
6 gesture on their part, correct? To give back to
7 the community for the years of service of
8 allowing them to operate a nuclear plant in our
9 facility or in our village?

10 MS. KNICKERBOCKER: So what other areas
11 are you -- because we were talking --

12 MR. STEWART: Well, I can --

13 MS. KNICKERBOCKER: -- about a baseball
14 field for a while but so I just would be
15 interested in your thoughts.

16 MR. STEWART: Well, I mean there was
17 also mentions of a pickle ball court. There's
18 mentions of, you know, the pavilion need needing
19 to be addressed. I mean --

20 MS. KNICKERBOCKER: Mm-hmm.

21 MR. STEWART: I don't, I don't think we
22 should just pigeonhole ourselves into one
23 location.

24 MS. KNICKERBOCKER: All right, let's see

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2 what they're willing to do.

3 MR. LAKER: There's the highway garage
4 that needs some --

5 MR. STEWART: Yeah.

6 MR. CAPICOTTI: And, and Little League
7 is basically already settled into Seabolt Field,
8 which is in the town of Cortlandt. I don't think
9 they're going to --

10 MR. STEWART: I'm all for recreation
11 facilities, okay. But I mean, I think we should,
12 if we're going to look at this, let's look at the
13 large picture, not let's just look at one
14 specific area and say, okay, that's what we do
15 and just, you know, just my thoughts.

16 MS. KNICKERBOCKER: Okay. All right. So,
17 I will ask them if they're interested in donating
18 to anything else, but I think it was because, you
19 know, we've had conversations about the baseball
20 field and being able to use it again and we abut
21 their property there or right next to it, so.

22 MR. POMMER: I understand.

23 MS. KNICKERBOCKER: All right. And I
24 think, I think -- my understanding with the

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2 Little League, I know about Seabolt Field is
3 their base there, but I, I'm understanding that
4 they're in need of more baseball fields or Little
5 League fields, should I say. All right. So, to be
6 continued, but we can at least look at this to
7 see if it's a viable option too.

8 MR. STEWART: Yeah. I just always think
9 it's better to look at the big picture rather
10 than pigeonhole yourself into one specific
11 option. That's just my opinion.

12 MS. KNICKERBOCKER: Okay.

13 MR. SERRANO: One major project the
14 board has to keep in mind is the pool.

15 MR. STEWART: Yeah, the pool as well.

16 MR. SERRANO: All the pipes in the pool
17 and the filtering system sooner or later will
18 have to be replaced. So, it's something to keep
19 in mind. We have to either set up a
20 [unintelligible] [00:26:28] fund for it --

21 MR. STEWART: Yeah, you bring up a very
22 valid point.

23 MR. SERRANO: -- borrow money for it or
24 do something. So, I just want to, since we're

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2 talking about recreation purposes, without that,
3 we don't have a summer camp.

4 MR. STEWART: Yeah.

5 MR. LAKER: That's true.

6 MR. STEWART: It's an integral part of
7 our summer camp. If we don't have a pool, how are
8 we going to have a camp?

9 MS. KNICKERBOCKER: All righty, to be
10 continued.

11 MR. SERRANO: One more thing for George
12 is here.

13 MS. KNICKERBOCKER: Yeah?

14 MR. SERRANO: I want him to provide you,
15 we keep on getting, you know, the Carbone project
16 is not moving forward. This rumor is going
17 around, they don't have enough money. They're
18 not, that they're not moving forward, they're
19 trying to sell the property. So I wanted George
20 to give an update. He's been he's been involved
21 since the beginning with the county department of
22 health and what the delays have been. So I want
23 George to let the board know and the public know
24 what's going on with the Carbone project.

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2 MR. POMMER: Sure. Last week was
3 actually a good week as far as the project. We
4 had a lengthy conversation with myself, Marcus,
5 the health department and the appli- and the
6 project owner. And it was -- it revolves around
7 the sewer and, and slopes and pipes. And we got
8 to the point where on Friday the health
9 department said, you know, this profile, this,
10 this is all set this is fine, you can move
11 forward with it. They have to give us an updated
12 engineer's report. And I gave I think I sent you
13 a letter about maintenance. So, we've got to
14 maintain our own facilities, but they want to put
15 that in writing specifically. So that was a good
16 week last week for that.

17 MR. SERRANO: I wanted the public to
18 know the big issue has been the county. But we've
19 got a new sewer main that's going to go in there
20 which is different from any other project.

21 MR. POMMER: Correct.

22 MR. SERRANO: Most projects are
23 connecting with a lateral, but we're putting a
24 brand new sewer line in there. So there's been a

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2 big delay and they can't move forward without,
3 without that. So, I wanted everybody to know that
4 was the biggest hold up and we finally got a go,
5 a go ahead just as of this Friday.

6 MR. POMMER: Yes.

7 MS. KNICKERBOCKER: Yeah. That was
8 mentioned, the health department was mentioned
9 months ago.

10 MR. POMMER: A couple times.

11 MS. KNICKERBOCKER: That that was a hold
12 up.

13 MR. POMMER: They, they were they had
14 one person that left the health department,
15 another person that left the health department.
16 The third person was from down county, was from
17 another department in the health department. He's
18 been there for 30 years. And then finally we
19 ended up getting the head of the health
20 department, well the interim head of the health
21 department involved and brought it to an end. So
22 that, yeah, it was --

23 MS. KNICKERBOCKER: It's out of the way.

24 MR. POMMER: It was, it was

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2 unbelievable, the things that were, were not
3 caught on by the first guy and not caught by the
4 second and the changes. And so there was there
5 was a lack of continuity. Whenever you change
6 people it's, it's continuity and that's, that's
7 the problem, so.

8 MS. KNICKERBOCKER: And, and for the
9 public, this is the Carbone project that's across
10 from St. Christopher's. That's an approved 51
11 units there. So, that's, that's what we're
12 talking about there.

13 MR. LAKER: I think an additional
14 concern too with the public is that fence. I know
15 George, you probably don't have any involvement
16 on that, but that that fence is constantly torn
17 down.

18 MR. SERRANO: He's talking about the
19 orange fencing.

20 MR. POMMER: Yeah, it's in constant need
21 of repair and maintenance and it's, it's not very
22 attractive to look at and it's, it's a problem --
23 it's not a problem, but it's, it's a maintenance
24 issue. So.

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2 MR. LAKER: There's been numerous
3 complaints about it and I've, I've spoken to
4 Peter Cook on it, our building inspector, several
5 times. And Peter's been diligent about getting
6 over there and requesting that they fix the fence
7 and also, you know, make the property look a
8 little more presentable as far as maintaining it
9 and cutting down the weeds. So, Peter has been on
10 top of it, but yeah.

11 MR. SERRANO: Hopefully with this,
12 hopefully there'll be some construction soon
13 hopefully.

14 MR. POMMER: Yeah, let's see. A permit
15 can be issued.

16 MR. LAKER: This is a big hurdle, right?

17 MR. POMMER: Yeah, a permit can be
18 issued, a building permit can be issued and they
19 can start moving forward and put up escrows and
20 all that stuff, so but.

21 MR. SERRANO: Thanks George.

22 MR. POMMER: Yep.

23 MS. KNICKERBOCKER: All right, George.
24 Thanks so much.

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2 MS. BAEZ: Thank you.

3 MS. KNICKERBOCKER: Thanks for coming
4 in.

5 MR. POMMER: You're welcome. Have a good
6 night.

7 MS. KNICKERBOCKER: Yeah, you too. Okay.
8 So, the next is a resolution for a New York
9 scenic byway. It's a Harriet Tubman Underground
10 Railroad, New York Scenic Byway. We happen to be
11 one of 22 -- well, we're in 22 counties. The
12 corridor goes, I have a map here, the corridor
13 goes from really almost Long Island to Niagara
14 Falls area. So, we'll be part of the scenic byway
15 at no cost to the village. Are there any
16 questions from the board on this? We had gotten
17 the information. It's pretty straightforward
18 also. So, I'll read the resolution.

19 Whereas the historic qualities of the
20 Harriet Tubman Underground Railroad New York
21 Scenic byway, as described in the quarter
22 management plan, and the surrounding areas have
23 been appreciated and to celebrate it for over a
24 century by the residents of New York State, as

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2 well as tourists, historians, artists, authors,
3 and other visitors to the region. And it is this
4 unique combination of the journeys of Harriet
5 Tubman and those freedom seekers who traveled on
6 the Underground Railroad that create the special
7 sense of place that is vital in telling the New
8 York story of the human desire for freedom and
9 the historic sites they created during their
10 journey to emancipation.

11 And whereas the steering committee of
12 the Harriet Tubman Underground Railroad New York
13 Scenic Byway, composed of representatives 22
14 municipalities along the proposed scenic byway
15 route committed to work cooperatively to protect
16 and promote the historic, scenic, recreational
17 and economic wellbeing of the 544-mile corridor
18 throughout the state and agreed to pursue the
19 nomination of the Harriet Tubman Underground
20 Railroad New York Scenic Byway.

21 And whereas under the leadership of the
22 Harriet Tubman Underground Railroad New York
23 Scenic Byway Steering Committee, each of the 22
24 counties contributed to the development of this

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2 corridor management plan by forming local byway
3 groups, encouraging public participation, and
4 leading individual meetings of the collaborative.

5 And whereas the advisory committee of
6 the Harriet Tubman Underground Railroad New York
7 Scenic Byway, consisting of relatives of Harriet
8 Tubman, descendants of freedom seekers, Harriet
9 Tubman and or Underground Railroad historians,
10 representatives from, from the state and federal
11 agencies has strength strengthened the historic
12 integrity, representation and principles of the
13 corridor management plan.

14 And whereas in the process of developing
15 this -- developing this corridor management plan,
16 the Harriet Tubman Underground Railroad New York
17 Scenic Byway Steering Committee has strengthened
18 the bonds of intermunicipal cooperation and the
19 involved entities envision further benefit
20 through scenic byway designation including
21 sustained collaborative progress, increased
22 funding opportunities for recommend-
23 recommendations identified in the plan, enhanced
24 partnerships with agencies responsible for the

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2 stewardship of resources along and adjacent to
3 the byway route and an improved transportation
4 experience that preserves, interprets, and
5 promotes the corridor's intrinsic qualities and
6 resources.

7 And there's more. Now therefore, it be
8 resolved that the Village of Buchanan supports
9 the designation of the Harriet Tubman Underground
10 Railroad New York Scenic Byway which includes
11 programs for stewardship and enhancement of the
12 scenic byway and guidance to manage future
13 activities along its corridors. And be it further
14 resolved that the Village of Buchanan confirms
15 that this -- they will -- that they will not
16 approve any requests for new off-premises outdoor
17 advertising signs, this is big, along the
18 designated Harriet Tubman Underground Railroad
19 New York Scenic Byway route.

20 And be it further resolved that the
21 village of Buchanan will work in partnership with
22 the other municipalities along the Harriet Tubman
23 Underground Railroad New York Scenic Byway and
24 local and regional stakeholders in order to

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2 support future byway program development and
3 collaborate with these interested entities to
4 explore opportunities for cooperation and method,
5 and methods to advance the scenic byway.

6 One thing I do want to mention, I, I
7 said it was a big thing is the outdoor
8 advertising signs. The Village of Buchanan, gosh,
9 many years ago, and it was spearheaded by Gary
10 Bell, we had some of the outdoor advertising
11 signs and there was legislation passed in the
12 Village of Buchanan to not only take down the
13 outdoor advertising signs, so, some of the people
14 that have been with us here for a while know
15 where those signs were. And there was legislation
16 passed at that time that there would be no future
17 outdoor advertising signs. So, we, we fit into
18 that criteria.

19 Any comments from the board on this
20 scenic byway nomination? No. Okay. All right. So,
21 can I have a second?

22 MR. STEWART: Second.

23 MS. KNICKERBOCKER: All in favor?

24 MULTIPLE: Aye.

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2 MS. KNICKERBOCKER: All right. Thank
3 you. Okay. The next is a motion authorizing the
4 employment of Andrew Arellano for seasonal help
5 from September 5th to December 23, 2025 at a rate
6 of \$18 an hour. Can I have a second, please?

7 MS. BAEZ: Second.

8 MS. KNICKERBOCKER: All in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Okay. The next is a
11 motion authorizing the employment of Sean
12 Stewart, John Golio, and Michael -- oh, I'm
13 sorry, Matt Eichler for seasonal help from
14 October 3rd to December 23rd, 2025 at a rate of
15 \$18 an hour. Can I have a second?

16 MR. CAPICOTTI: Second.

17 MS. KNICKERBOCKER: All in favor?

18 MULTIPLE: Aye.

19 MR. STEWART: Mayor, I just want to make
20 note that I abstained.

21 MS. KNICKERBOCKER: Okay. Thank you,
22 Dan. Okay. Justice reports, now information from
23 officers and departments. Justice reports for
24 July 2025. We have one is 3,622 from the justice

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2 court and one is 1,056. Police report?

3 MS. BAEZ: The chief was on vacation so
4 there is no report.

5 MS. KNICKERBOCKER: Okay. Highway
6 department?

7 MR. CAPICOTTI: The report for the month
8 of July, 101.7 tons of garbage, seven tons of
9 metal, 16 TVs, and four monitors. Numerous
10 pictures here of projects that went on in the
11 village. They fixed the drainage behind the wall
12 in the circle. Just gave it some, daylighted the
13 drains that were, were put in originally. You
14 notice the, at the end of Tate on Albany Post
15 Road, the little structure they built out of
16 Wallstone for the village use, they did a nice
17 job on that. So, I commend them for their work
18 and, and maintaining the ball fields and the
19 trees and everything else during the summer
20 months. I want to thank them for all their hard
21 work. That's it.

22 MS. KNICKERBOCKER: All right. Thank
23 you. The wastewater plant, treated wastewater
24 7,854,000 gallons, sludge removal 104,000 gallons

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2 removed. Building department?

3 MR. STEWART: Yeah, that's me. Yeah,
4 Peter's been busy, Peter and his dad. One court
5 appearance, looks as if on Blakeley Avenue that
6 was been postponed to an August, or it looks like
7 it's, it's been adjourned. We also have building
8 permits issued or reviewed, 15; inspection
9 required for newly issued permits, 13;
10 inspections on file for permits and compliance
11 inspections, 19; certificate of occupancy and
12 completion issued, 14; compliance inspections for
13 resale or refinance, five. And very busy over
14 there with the ongoing construction with AMS, but
15 everything seems to be in compliance with AMS.
16 That seems to be operating smoothly so.

17 MS. KNICKERBOCKER: All right, thanks
18 Dan. Buchanan engine?

19 MR. LAKER: Okay for the month of July,
20 there were 20 total alarms. Eight of those were
21 EMS assists with SEVAC, four of those are
22 automatic alarms. Two public assists, four mutual
23 aid given and two motor vehicle accidents.

24 MS. KNICKERBOCKER: All right. Thank

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2 you. Prosecutors report none.

3 MR. SERRANO: Mayor, I've got an update
4 on that one, to follow up.

5 MS. KNICKERBOCKER: Oh, thank you, yes.

6 MR. SERRANO: So, let's give the board
7 an update. There's a follow up on the, the report
8 from the building department. 300 Blakeley
9 Avenue, it's been almost four court appearances.
10 Just to let the board know, he finally appeared,
11 the owner of the property finally appeared two
12 months ago. The judge told him to come with a
13 lawyer next time, which was last month, two
14 months ago. He didn't come to that to that court
15 proceeding. Our prosecutor asked for a warrant
16 for his arrest for not appearing. The judge says,
17 oh, I don't want to do that yet. I want to give
18 him another warning letter. So they sent another
19 warning letter. So he's supposed to appear,
20 they're supposed to appear this month. So
21 hopefully we'll see what happens. There's
22 numerous violations on that property. We'll see
23 what the, what this court appearance, if it even
24 shows up this time as well and I'll give you an

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2 update at that point.

3 MS. KNICKERBOCKER: All right. Good.

4 MR. LAKER: Thank you Marcus, for the
5 details, thanks.

6 MS. KNICKERBOCKER: All right. Let's
7 see. I will go and then the board members.
8 Buchanan Day, September 13th starts at 10:30. The
9 Buchanan Running Club will have their 5K, annual
10 5K race. This will be at the pavilion and I
11 believe this year the Alpacas will be leading the
12 race. So the fire department will be there
13 cooking hamburgers and hot dogs. Six String
14 Country will be there for entertainment and we'll
15 have bouncy castles and other fun things going on
16 at the Annual Buchanan Day.

17 I did mention this last week, but I want
18 to repeat it again. The Tri-Village 9/11
19 remembrance ceremony will be at the Croton
20 Landing. It's quite a walk from the parking area.
21 It's a beautiful walk along the river, but there
22 are shuttles available. And it's to remember and
23 honor the 2,996 people that perished on that day.
24 In case of inclement weather, it will be at the

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2 Harmon Firehouse and that's 30 Wayne Street in
3 Croton and that will be at 4:00 p.m. So, it's 25
4 year, 24 years after 9/11 and each year the town,
5 the Tri-Village does a very moving ceremony. And
6 we must never forget the loss of all those
7 innocent people.

8 I mentioned last week there's a CPR
9 training. Mike Rakey [phonetic] had set that up
10 at the Montrose Firehouse. That's on September
11 28th and that's from 11:00 to 3:00. There's a \$5
12 fee. It's called Stop the Bleed.

13 And for those that can't attend on that
14 day, on o Thursday, October 9, 6:30 to 8:30 at
15 the Cortlandt Ambulance, they will also be doing
16 a CPR first aid AED and Narcan. The AEDs, we do
17 have them here in the village hall and, and what
18 that's -- there's a way, it has directions on it.
19 I took this class like five years ago, but we do
20 have donated by Cortlandt Ambulance outside the
21 senior and our community room. If we're ever, if
22 we ever need that there are directions on how to
23 use that. So, we do have that available in the
24 building.

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2 When they did the drainage out at the
3 circle on the wall, they replaced the dirt that
4 was on the top of the wall -- on the top of the
5 wall there because the, the contractor originally
6 just threw any kind of dirt in there. It was all
7 gravel and rock and everything. So, it's a nice
8 planting area. So, we tried to do this once
9 before, but the soil was horrendous there. So the
10 beginning of October, I think it would be a great
11 thing for the beautification committee and just
12 to have a community event, of planting daffodils
13 out at on the wall there or wherever else in the
14 village. So more details for that when that date
15 will be.

16 Dan, you mentioned our, our birthday is
17 coming up here, our centennial here in the
18 village. I think what we should do just to get it
19 moving at the next workshop, we can invite those
20 that were interested and we'll start out with
21 that at the workshop having a discussion on the
22 centennial celebration.

23 MR. STEWART: That'd be great. I think
24 Cindy has a --

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2 MS. KNICKERBOCKER: You have a list?

3 MR. STEWART: -- an ongoing list, yes.

4 MS. KNICKERBOCKER: Okay, good. Perfect.

5 Thank you. I sent the information to the board.
6 Remember, the board decided to join in with the
7 other municipalities in Westchester County
8 against Con Edison with a rate case. I have sent
9 the board, forwarded the information. So that
10 continues. A lot of the information is
11 confidential. So, but when we can say something,
12 we will, we will let you know. But that
13 continues, that rate case. and I think that's all
14 I have. All right. We'll start with Awilda
15 tonight. We'll do something different.

16 MS. BAEZ: Good. I'm not last today.

17 MS. KNICKERBOCKER: Nope.

18 MS. BAEZ: I just want to share the
19 property on -- well, not the property, the
20 concern on Seward where they wanted the children
21 at play sign. The chief set up a monitor. He said
22 that he did not find tremendous speeding, but he
23 did say one percent of cars traveling in that
24 area were speeding. So, it's up to the board at

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2 this point if they want to put the sign up. In my
3 opinion, if it brings peace of mind to the block,
4 there is some speeding. Is it an expensive sign,
5 Marcus?

6 MR. SERRANO: No, it doesn't, it doesn't
7 cost much to do that.

8 MS. BAEZ: Okay. So, in my opinion, if
9 it brings peace of mind and it makes the
10 community feel safer, I would say we should put
11 the sign up. But that's just my opinion. Just to
12 make sure I understand, there's no additional
13 fines or penalties, it's just a sign.

14 MS. BAEZ: No.

15 MR. SERRANO: As long as people
16 understand that. It doesn't make better
17 enforcement. It just --

18 MS. BAEZ: It's just for an enforcement
19 purpose.

20 MR. SERRANO: It doesn't enforce
21 anything.

22 MS. BAEZ: I understand.

23 MR. SERRANO: Right.

24 MS. BAEZ: But it was a request, you

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2 know.

3 MR. SERRANO: Yep. No problem. Whatever
4 the board decides.

5 MS. BAEZ: Yeah.

6 MS. KNICKERBOCKER: No, I, I think
7 that's --

8 MS. BAEZ: It's up to the board.

9 MS. KNICKERBOCKER: I think that's a
10 good idea because, you know, I think sometimes
11 when people are driving around, they're not
12 really paying attention. And maybe that sign will
13 be like, oops, you know, I got to pay attention,
14 there's kids in the area.

15 MR. SERRANO: Yep.

16 MS. KNICKERBOCKER: And one thing I
17 found out that they closed the back gate at the
18 high school, but they have the sidewalk open. So
19 that should cut off all that school traffic. Like
20 in the morning there was issues with people
21 racing on Seward Street, trying to get to the
22 school, dropping their kids off the back, also on
23 the way back out. So we had an issue opening and
24 closing of school coming up Bannon Avenue,

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2 speeding. Speeding down, you know, they're
3 running late. They have to drop their kid off, go
4 to school. That is no excuse. You should not be
5 speeding on the roads, but that's what people do.
6 So, I think that should curb that situation on
7 the back roads.

8 MR. LAKER: I believe the gate is still
9 open.

10 MS. KNICKERBOCKER: Oh, they -- I was
11 told today it was closed.

12 MR. LAKER: This morning, it was --

13 MS. KNICKERBOCKER: Oh, was it? Okay.
14 All right, then. I will, I will follow through on
15 that, but I know they had left something open for
16 the kids to walk there.

17 MR. LAKER: Mm-hmm.

18 MS. KNICKERBOCKER: So, all right. I
19 will --

20 MR. LAKER: Yeah, they, they expanded
21 that area. They, they put a nice sidewalk, a
22 different gate, but that gate is open and that is
23 the direction that they've informed everyone to
24 go up the school, out the gate, Seward and then

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2 disperse from there.

3 MR. SERRANO: Yeah, my understanding was
4 the gate was going to remain open. It was just
5 during some construction.

6 MS. KNICKERBOCKER: Yeah, I was told
7 something different today. So, I will verify
8 that. Thank you, Steve. Okay, Awilda, you're
9 good?

10 MS. BAEZ: Yes.

11 MS. KNICKERBOCKER: Okay, Steve, what
12 could we get for you today? Or what are you doing
13 for us?

14 MR. LAKER: All right. So, looking
15 forward to everyone on the 13th, Buchanan Day,
16 I'm looking forward to having the race return. I
17 know Coach Bell is here, part of the race
18 committee. And just wondering though, I, I did
19 see the sign up. Were there any corporate
20 sponsors for this year's event?

21 MS. KNICKERBOCKER: Oh, the sign was up.
22 We had certain teams.

23 MR. LAKER: Okay.

24 MS. KNICKERBOCKER: Yeah. They've done

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2 for years now. Holtec, I mean, Entergy used to
3 support us every year, but they can no longer,
4 Holtec can no longer do that.

5 MR. LAKER: Great. And then regarding
6 the workshop, it's something, you know, I brought
7 up last month at our workshop meeting and I think
8 that you know it's really important, this past
9 month we didn't really have much on our agenda.
10 And I think we do have things in the pipeline and
11 it would be important to have whoever is part of
12 this committee or, you know, group here and we
13 advertise it as the Centennial Committee meeting.
14 It's not to say that's the only thing we discuss,
15 but that should be the focus on it. And the same
16 goes with the recreation committee or anything
17 else that we have. I think we should promote it
18 as, you know, the committee so that all the board
19 members are present. Anybody in the community can
20 attend if they like to.

21 MS. KNICKERBOCKER: Okay, good.

22 MR. LAKER: Marcus, I know at the last
23 workshop too, I had mentioned about the, the
24 videotaping of the planning and zoning boards. Is

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2 there any update on that?

3 MR. SERRANO: Sure. As part of your
4 request, what I try to see different options. So,
5 I actually talked to our, our webmaster which we
6 worked with and she found a solution that we
7 might be able to take the Zoom recording and put
8 it out there. It cost between \$30 or \$50 per
9 meeting, if we have a meeting. With the
10 understanding that, you know, we don't we're not
11 we're not going to have Mike's at expertise those
12 meetings.

13 MR. LAKER: Sure.

14 MR. SERRANO: It'll be what the best I
15 can do or the best that staff can do to record
16 the meetings and then we can put it up on Zoom.
17 We can put on our website if that's the way you
18 want to start. Mike does a great job. Just a
19 problem with the sound, increases the sound. So,
20 it's what you see, what you get, per se, and we
21 can try it out and then we can put it up there
22 and, and see how it goes.

23 MR. LAKER: I think it's a good way to
24 start. I think it's, you know, a cheap option and

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2 we go from there.

3 MR. SERRANO: Okay.

4 MS. BAEZ: We trust you, Marcus.

5 MR. LAKER: Yeah.

6 MR. SERRANO: You got to trust Peggy on
7 that one. But we'll get it out to them, yes.

8 MR. LAKER: The last point I have, I
9 know Marcus, you sent us an update, the board an
10 update about the AMS project and all the things
11 that they've accomplished. One of the things you
12 had mentioned in there, I believe it's next week
13 they're doing some sidewalk improvements or some,
14 some of the roadwork. Just are we going to be
15 notifying the residents of that?

16 MR. SERRANO: Yeah, let me double check
17 on that.

18 MR. LAKER: And is that going to have
19 any impact on traffic?

20 MR. SERRANO: I don't think so because
21 everything has to go through the county
22 department. Most of the DOT work has to do is
23 with the, the storm water system.

24 MR. LAKER: Okay.

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2 MR. SERRANO: So let me find out exactly
3 what's going on. And again --

4 MR. LAKER: Just so we notify the
5 residents in case there is --

6 MR. SERRANO: Yeah, the worst case
7 scenario will be just like when they were working
8 on the other side of the road with the storm
9 water, it might be the same issue on the other
10 side. But as soon as we get a start date, we'll
11 put a code red out and we'll put it on the
12 website.

13 MR. LAKER: And that's it for me.

14 MS. KNICKERBOCKER: All right, thank
15 you. Anthony, what do you have for us tonight?

16 MR. CAPICOTTI: I don't have much.
17 Awilda, just a question, just to touch base on
18 Seward Street.

19 MS. BAEZ: Mm-hmm.

20 MR. CAPICOTTI: What was the percentage
21 of speeding?

22 MS. BAEZ: He said one percent.

23 MR. CAPICOTTI: One percent. Now, is he
24 willing to keep that active through this first

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2 month of school?

3 MS. BAEZ: I can ask. Sure.

4 MR. CAPICOTTI: I think that would help.

5 MS. BAEZ: I know he's been putting the
6 monitor in different areas.

7 MR. CAPICOTTI: Yeah, I know. Because we
8 used that before and it it's very effective. It
9 works well to figure out on what's going on. But,
10 you know, in the summer months, it's a little
11 different than what's going on with school right
12 now. So, maybe we should try and keep it out
13 there for a couple more weeks to see what we get.

14 MS. BAEZ: Okay.

15 MR. CAPICOTTI: You know, I know the
16 mayor once spoke about speed bumps on Lindsay,
17 you know, the temporary speed bumps that, that I
18 don't agree with temporary. But if we were to
19 look into some kind of a permanent speed bump
20 where it's part of the street, that may be
21 something we can look into. The signage, you
22 know, that's what they requested. I believe that
23 it, it's I guess maybe somewhat effective. But
24 maybe we should look into something else as well.

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2 Um, but let's start with keeping that sign there
3 for a couple more weeks and see what if that
4 percentage rises and maybe we can take a step
5 from there.

6 MS. BAEZ: I'll talk to him tomorrow.

7 MR. CAPICOTTI: All right. Steve, there
8 are going to be shoulder closures on Route 9 when
9 they do the sidewalk. That is DOT. I do know
10 because I, I just know those things. And I know
11 the guy who's doing it. So, so they are closing
12 the shoulder on Route 9 to do this curb and
13 sidewalks over there. And that's about it. Coach
14 Bell, good luck in your race on the 13th. Thank
15 you for doing that again. I, I look forward to
16 it. I don't know if I will be running. I haven't
17 done much running lately. But thank you again for
18 being a part of our event and, and keeping
19 Buchanan healthy. Thank you. That's all.

20 MS. KNICKERBOCKER: Yeah. I wanted to,
21 you mentioned the speed bumps. So, do you think
22 if we if we do, you know, it's something the
23 board has to discuss yet. If we do a permanent
24 speed bump, do you think that'll be a problem?

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2 That's why I mentioned the temporary ones. Do you
3 think what during the winter. do you think it'll
4 be a problem if it snows the snow plowing and
5 stuff?

6 MR. CAPICOTTI: No. I actually, I
7 installed speed bumps in Mount Vernon and Yonkers
8 permanent, all over the place. It's part of our
9 contract of, of our highway improvement. So, no,
10 it's not a problem. It's actually, the temporary
11 ones are a problem, you know, because they're
12 temporary and they and they're actually, you have
13 to actually almost come to a complete stop to go
14 over those. You know, it's not it's, it's, it's
15 not the way, you know, there are DOT drawings on
16 speed bumps that are, you know, it's, it's a
17 speed bump. It's not a stop bump. So, you want
18 the car to be able to go over it at a, no more
19 than a 20 mph speed. And that's what, so it's a
20 it's, it's just an increase in, in elevation of
21 three inches, believe it or not.

22 MR. SERRANO: Yes, it's considered a
23 hump.

24 MR. CAPICOTTI: Yeah.

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2 MR. SERRANO: It's a gradual up and
3 down. It's longer. Yeah.

4 MR. CAPICOTTI: Yeah. It's longer,
5 wider.

6 MR. SERRANO: Yeah.

7 MR. CAPICOTTI: It doesn't, it doesn't
8 stop the drainage on the curb side. It's all,
9 it's a better way to look at it. I mean, I'm all
10 for stuff like that because it's permanent. It's
11 done right and it's, it's effective.

12 MS. KNICKERBOCKER: I mean, we could
13 look.

14 MR. SERRANO: Can you give me the cost
15 on that?

16 MR. CAPICOTTI: I can give you an exact
17 cost of it tomorrow. It does require signage
18 though.

19 MR. SERRANO: Yeah.

20 MR. CAPICOTTI: You know, on both sides
21 and striping.

22 MR. SERRANO: Right.

23 MR. CAPICOTTI: So.

24 MS. KNICKERBOCKER: I mean if the board

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2 is interested we could look at one street to see
3 how it would, you know, work. And then, you know,
4 but I know we had the discussion before but, you
5 know, it's something to think about if we just
6 experiment with one street and see how it works
7 and then go from there. Because we do, we do get
8 complaints and I know, I know the chief has had
9 that up there, the, the bump -- the, the radar
10 thing, but, I don't know. We get complaints, Tate
11 Avenue all over, we, we hear of speeding. So, I
12 don't know. We'll, we'll see. We'll figure it
13 out. All right. Dan is next.

14 MR. STEWART: Yeah, just a couple
15 things. I know we discussed in the workshop about
16 a revised master plan. I think the last one was
17 done in 2005. I'd really like to move forward and
18 try and form a committee, so that we have outside
19 opinion and try and move that along forward. I
20 don't know if we heard anything from David. I
21 know you were going to get some soft costs.

22 MR. SERRANO: Yeah. Based on your thing,
23 David, if the board is willing to, he can attend
24 the next workshop and talk about options and how

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2 the village will proceed. So, I won't be, I won't
3 be here at that meeting, but Dave say he's
4 available. So, if the mayor wants to put him on
5 the agenda we could.

6 MS. KNICKERBOCKER: Yeah, bring him in.
7 Cindy, just put that down, yeah.

8 MR. STEWART: I think we should, I think
9 that's something we should move on.

10 MS. KNICKERBOCKER: This way we can all
11 ask what we need to ask.

12 MR. SERRANO: Perfect.

13 MR. STEWART: Centennial Committee, just
14 to reflect again. Again, Cindy's got a ongoing
15 list of people that are willing to volunteer and
16 I think the mayor hit on a good point. We should
17 get these people together. I, I'd really like to
18 see the recreation committee heavily involved as
19 well, so the sooner the better we can get moving
20 on that, I think that's a good thing. A couple of
21 residents brought up to my attention the, I
22 guess, over the weekend there were some
23 situations going on up, on up on your street,
24 Steve, as well as Seward, where there was some

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2 kids running in and doing Tik Tok pranks of Ding
3 Dong Ditch. If you parents are aware of kids
4 talking about it, strongly suggest not to do it.
5 Talk to your kids, just be aware of it. But it's
6 a situation where they go up and just, you know,
7 loudly bang on a door and, and run and hopefully
8 the homeowner doesn't catch them and then they
9 keep going back and doing it. And it's situation
10 where, you know, some people just get, you know,
11 really afraid about the situation and either they
12 call the police or, you know, other instances
13 they take matters into their own hands, which we
14 hope doesn't happen. But, just be aware of it,
15 please. The police department knows about it. I
16 know they were put on notice, but.

17 And then the other thing I have is just,
18 you know, schools are open. Just please drive
19 carefully, especially on side roads. I mean, I
20 saw a car coming down First Street while trying
21 to get my mother in the car on Sunday after
22 dinner. And it was I mean, traveling way too
23 fast. So, people, please just be cognizant. It's,
24 we live in a small village. It's a bedroom

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2 community, you know, especially on the side
3 streets and with school open now. Just please
4 drive carefully.

5 MS. KNICKERBOCKER: Thank you, Dan.

6 MR. STEWART: That's it. Thank you,
7 mayor.

8 MS. KNICKERBOCKER: Okay. I, yeah, there
9 was there was something I saw with that ding dong
10 ditch thing where, where one kid had gotten very
11 badly hurt.

12 MR. STEWART: Interesting, yeah, it was
13 interesting.

14 MS. KNICKERBOCKER: And you notice like
15 just before school starts, the kids get very
16 antsy.

17 MR. STEWART: Yeah, it's, you know.

18 MS. KNICKERBOCKER: Not that that's an
19 excuse, but I know I had a situation out at the
20 circle too, with something happening, too. And I
21 just like. they're all wound up going back to
22 school. So, but now they're back in school.
23 They're studying hard and they won't be out doing
24 these things.

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2 MS. BAEZ: Hopefully. Hopefully.

3 MS. KNICKERBOCKER: Yeah. I, the only
4 other thing I want to mention is I'm just filling
5 out my raffles here. The beautification committee
6 at the Buchanan Day will be having a 50/50
7 raffle. So please support them. They were there
8 last evening weeding out at the circle. It was a
9 large group of beautification committee. They
10 work very hard for the village. It's all
11 volunteer. So please support them. And Mr. Bell
12 and Ms. Stella and Ms. Stella, thank you for
13 putting together the 5K. It, it's I guess it's
14 building every year. It's very exciting and, and
15 who you all donate to in the, in the community.
16 So, thank you. Good job. All right, attorney
17 report.

18 MS. STEPHANIE PORTEUS: Attorney report.
19 I don't have anything unless you have something
20 for me.

21 MS. KNICKERBOCKER: I don't think so.
22 No, I think we're good. Marcus, what do you have
23 for us tonight?

24 MR. SERRANO: Nothing. 300 Blakeley, I

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2 wanted to give you an update on that. Besides
3 that, we're good to go. Thank you.

4 MS. KNICKERBOCKER: All right, good. Any
5 comments from the floor? And, and just please
6 state your name. Thank you.

7 MR. ERIC VANCURA: Eric Vancura, 255
8 Westchester Avenue. Good evening, mayor and
9 members of the board. Before discussing Parcel B,
10 a quick alert. The spotted lantern fly threatens
11 our trees. Trees of heaven, the ones that seem to
12 grow overnight along roadsides, are highly
13 invasive and often thought of as weeds. Lantern
14 flies prefer feeding on them. Residents can help
15 by scraping egg masses into bags of soapy water
16 or rubbing alcohol and by removing any of these
17 trees from their yards. Acting now protects our
18 neighborhood and shared spaces, like Parcel B.

19 Speaking of which, thank you for the
20 opportunity to speak about the strip of land
21 between 253 and 255 Westchester Avenue, I
22 prepared a packet for your review providing a
23 concise overview of the land's history, current
24 use, and potential solutions.

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2 Parcel B has been used exclusively by my
3 family for 55 years as a driveway. During that
4 time, we've maintained it continuously, keeping
5 it safe, functional, and free of hazards. Since
6 Village Hall moved here in 1976, Parcel B has
7 never been used or maintained by the village. My
8 family has taken full responsibility for its
9 upkeep. Without parcel B, my mother, who has
10 lived here for decades, would have no practical
11 way to use a vehicle safely. Its narrow width,
12 slope, and lower blind spot make public traffic
13 unsafe. So, its primary value is as the driveway
14 for 255 Westchester Avenue.

15 Several options have been considered,
16 including informal use, partial access, easement,
17 lease, or nominal sale. The most practical low
18 risk solution is a nominal sale or alternatively
19 a formal, excuse me, easement. This acknowledges
20 decades of responsible use, secures permanent
21 legal access and eliminates potential liability
22 for the village.

23 Local comparable vacant lots show Parcel
24 B has modest financial value. Considering decades

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2 of attentive care, the cost of maintaining safe
3 access is minimal. National examples show
4 municipalities often formalize small parcels
5 through nominal sales or easements, a
6 straightforward low cost solution.

7 In summary, Parcel B's long-term use,
8 modest financial value, and proven national
9 precedent make a nominal sale the simplest,
10 fairest, and most practical solution.

11 Please do refer to the packet I prepared
12 for additional context and supporting details.
13 Thank you for your time and consideration.

14 MS. KNICKERBOCKER: All right. Thank
15 you.

16 MS. BAEZ: Thank you.

17 MR. VANCURA: Thank you.

18 MR. LAKER: Thank you.

19 MR. VANCURA: Do you want them now?

20 MS. KNICKERBOCKER: Yes, please. If you
21 could hand it to the board now, that would be
22 great. Thank you. We will review that, look that
23 over. Oh, great.

24 MS. BAEZ: They're all over.

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2 MS. KNICKERBOCKER: Oh, it's so bad.

3 MS. BAEZ: They're all over my yard. And
4 I don't have trees.

5 MR. LAKER: Thank you.

6 MS. BAEZ: They're all over. They're all
7 over.

8 MS. KNICKERBOCKER: And remember, I had
9 mentioned with the lantern flies, back months and
10 months ago that the county does have access to
11 like a vacuum cleaner. So if you see massive
12 amounts of them on trees, that we can borrow
13 these vacuum cleaners from the county.

14 MS. BAEZ: Thank you. Oh yes sir?

15 MR. VANCURA: And so you know the trees
16 that -- the trees of heaven, those are the ones
17 in the lot next to 257.

18 MS. KNICKERBOCKER: Okay. So there's
19 they're all over. Yeah.

20 MR. VANCURA: Yeah, they are. That's
21 like a smorgasbord for them.

22 MS. KNICKERBOCKER: Yeah. And to try to
23 control them is a whole other thing.

24 MS. BAEZ: They're hard to kill.

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MS. KNICKERBOCKER: It's a weed tree.

MR. LAKER: You've got to get them from behind.

MS. KNICKERBOCKER: You really have to rip up the roots. That's the way to kill them. Any other comments from the floor? No? All right. No executive session items. Okay. All right. So, I'd like to make a motion to close the meeting.

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: All right. Thanks and have a great Buchanan day and we'll see you at Buchanan Day.

(The public board meeting concluded at 8:30 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board of Trustees workshop meeting of the Village of Buchanan on September 2, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: September 15, 2025

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