VILLAGE OF BUCHANAN

BOARD MEETINGS

SPECIAL BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

September 8, 2026

7:00 p.m. - 7:40 p.m.

September 8, 2026

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Steve Laker, Trustee

Robert Wheeler, Trustee

ALSO PRESENT:

David Smith, Village Planner

Cynthia Kempter, Village Clerk, Treasurer

Mark Blanchard, Blanchard Law Group, PLLC

ABSENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

Sharon Murphy, Clerk

OTHERS:

David Cooper, Zarin and Steinmetz

Eric Werner, 159 Seward Street

John Keenan, 245 Catherine Street

Darlene Garrett, 159 First Street

Eileen Absenger, 138 Tate Avenue

Tania Drezek, 222 Travis Avenue

Lisa Mercora, 162 First Street

September 8, 2026

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

MS. THERESA KNICKERBOCKER: Hello. Welcome to the village of Buchanan September 8, 2026 special meeting. Please join me in the pledge of allegiance.

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

MS. KNICKERBOCKER: You know what? I'm sorry. I'm going to ask everyone to please stand for a moment of silence. We lost a Buchanan resident a few days ago. Let's see. What was he? Bob was, Bob Stein was 98 years, old and a half. And he was born here in the village of Buchanan. So there's not many of our old-timers who were actually born here in the village of Buchanan and lived here their whole life. So Bob was in the Buchanan Fire Department, just celebrated a big anniversary with Buchanan Engine and he was involved in a lot of different things. And he especially, I know, loved the seniors. He used to

go to the seniors meeting, and he was a big jokester. So the seniors loved his jokes, and he, he will very much be missed. So, if we could all stand for a moment of silence.

Thank you, everyone, thank you. In case of emergency, please use this exit door or the stairwell behind the elevator. Never use an elevator in case of emergency.

So this evening, the developer for 501 Broadway has asked us to have a special meeting to approve the board for being the lead agency for their project. So I'm going to turn it over to Dave Smith, our planner, and he can just do, for people who aren't up to speed on this, a review of what the process is. Thank you.

MR. DAVID SMITH: Thank you, Mayor, for the record, Dave Smith, planning consultant to the Village of Buchanan. So, the applicant in June submitted a formal petition to the village board for the rezoning of the subject property of 501 Broadway and an adjacent parcel and they submitted a complete package. And with that there was an environmental assessment form. So part of

this is related to the state Environmental Quality Review Act, the SEQR rules and regulations. At some point the village board, and because your board is the only board that can enact zoning map or text amendments we need to coordinate the environmental review.

So at the August meeting, your August 4th meeting, you declared your intent to act as lead agency. And all that means is that you will coordinate the environmental review. You're going to receive, at the appropriate time, you'll receive a number of reports on the proposed action, this proposed rezoning and the redevelopment of the property. So that notice of intent was circulated to a series of interested and involved agencies, including the City of Peekskill, Westchester County, New York State DEC. And to date you've only received two pieces of correspondence, one from the county and the other from New York State DEC, neither of whom objected to your board acting as lead agency to coordinate the environmental review.

So under SEQR, when you issue the notice

of intent, you're supposed to provide a minimum of 30 days, or up to 30 days, to allow for the other interested and involved agencies an opportunity to respond. So, by circulation of the notice of intent on August 5th, which is the day after the meeting, technically that 30-day period runs out on September 4th 2026. So, essentially what you're doing is you're just following the prescribed SEQR regulations with respect to the timing.

It's important to note that no decision is made on this particular application because you don't have the necessary reports and plans and associated documents in order to make an informed decision. So all you're -- procedurally, all you're doing is saying that yes, we've allowed for the time to elapse, nobody objects to our board acting as lead agency. So now you're going to assume that role.

As part of the June 22nd memo that I had provided to the board, I included a flowchart that kind of tracks the different steps that your board will need to take. You've received the

zoning petition. You've circulated the notice of intent. Tonight is your opportunity to declare yourself to be lead agency. And it's important for the public to know that after tonight, the applicant needs to prepare a whole series of reports and they've had an opportunity to hear the comments that have been raised by the public and by your board at the various meetings and workshops. So they should be aware of what the issues are. So those reports need to be submitted eventually. They'll be reviewed by staff and by you to make sure that there's enough information and enough detail for the public to understand what the proposal is, what the proposed impacts are, and what any mitigation might be offered as part of the environmental review.

No decision is being made on this particular application, yes or no. You still need to have the facts. We're at a very preliminary stage in the environmental review process. And at the appropriate time, you will schedule a public hearing where you'll have additional opportunity to hear from the public. Public can also provide

written comments during that process. And then ultimately you'll make a determination of significance with respect to the environmental review.

So Madam Mayor that is a summary of the process. The resolution that's before you simply acknowledges that there are no objections to your board assuming lead agency and so it allows you to complete that portion of the process. And then it's up to the applicant to submit the documentation for your review. So that's a summary of the process to date.

MS. KNICKERBOCKER: All right, thank you Dave. As always, a good review and update on where we are. So I have a resolution to read.

Whereas on or about June 18, 2026, representatives Landy Associates LLC, the applicant, did submit a facially complete petition to the village board of trustees, the village board, for an amendment to the zoning map of the village of Buchanan from M-1 to C-2, general commercial, and the C-1/C-2 overlay zoning district, along with required special

permit, subdivision, and site plan approval collectively with the proposed zoning map amendments.

Whereas Article 12, Section 21153 of the code of the Village of Buchanan provides for the 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 23, 2026, at a regularly scheduled meeting of the village board, the board did review and discuss the proposed action.

Whereas the village board under section 7700 of New York State village law and Article 1221-53 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 Environmental Quality Review Act, the SEQR, that should be notified of the village board's intent to act as lead agency and using all due diligence, copies of the notice of intent along with the EAF and other pertinent information were circulated.

Whereas the village board, pursuant to Article 8 of the Environmental Conservation Law, SEQR, part 617 of the general regulations adopted pursuant thereto, part 617 83-11 of the village code hereby determine that the proposed action is subject to SEQR and is a type one action.

And now be it therefore resolved that the required time for seeking input on lead agency status has passed and the only agency to comment was Westchester County which did not object to the village board assuming the role of lead agency. And as such the village board does hereby assume the role of lead agency and will coordinate an environmental review as required by SEQR part 617-7. So on a motion?

MR. ROBERT WHEELER: Can I ask this

quick question?

MS. KNICKERBOCKER: Yeah, sure, I was going to ask.

MR. WHEELER: This is not voting on approval of the plan. You're just voting to move forward as the lead agency, correct?

MR. SMITH: That's correct. You're not, you're not voting on the plan. You're not voting on the zoning. This is just a procedural step as part of the environmental review process.

MR. WHEELER: We're not voting on the project yet?

MR. SMITH: You're not voting on the project, no.

MS. KNICKERBOCKER: This starts the process.

MR. SMITH: Yeah, you have started the process. This is just another step in the process, a formal step in that process, yes.

MS. KNICKERBOCKER: Okay. So, on a motion. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: on a question?

MR. LAKER: On a question, mayor?

MS. KNICKERBOCKER: Mm-hmm.

MR. LAKER: I'd like to have a discussion regarding, and I know the board has via email discussed the possibility of retaining the services of two professional consultants, in particular for public safety and fire protection as a result of some of the initial discussions with the public. I'd like to have the board consider hiring these two individuals, of course being paid by the developers, to further study public safety and fire protection in regards to this application.

MS. KNICKERBOCKER: Okay. So the on the question was in reference to the, to the resolution.

MR. LAKER: Okay.

MS. KNICKERBOCKER: So if there's no on a question, if there's no questions on the resolution? There was a second. All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. So the board will now take lead agency. And what I would ask

the developer and your representatives, now that we're lead agency here, I would ask that any questions, comments, or concerns come, this time, come to the board going forward instead of going to the administrator. The board is the lead agency. So, we'd like to be in the loop of everything that's going on. So, I would very much appreciate that if we could do that.

The other thing is Steve, on your question I have asked the board if we could have a discussion on this at the workshop about hiring two people that were recommended. There is someone else that I did some research in lower Westchester County that has been used to do these studies also. I think it's premature to order, do a resolution or vote on this tonight. We're not doing our due diligence. We really need to look at this what the scope of work, you know, what is the scope of work? What is it that we're looking to do here? I have looked at one of the one of the people here and I'm not sure if the scope meets with what we need to do. So, I'd like to even interview these people.

We have not sent out a request for proposal asking any other people. We might very well hire these people, but I think for the residents, I think we have to do our due diligence and find the right people to do this, these studies for us. I'd like to look at other options. And I just think I I don't know what the emergency is to do this, this evening. That's that was my only thing. I'd like to be able to discuss it at the workshop and then vote on the October meeting.

MR. LAKER: These two studies and David, and maybe Mark correct me if I'm wrong, but they're not typical in an application such as such as this and they're not a requirement, correct? To this level?

MR. SMITH: They're, well, every project is different and has different requirements. I think the village or the community and the public have raised these issues with public safety. It's not unusual to have them reviewed. The one example that I have, there was a project in Portchester that was right on the Metro North

lines and they needed to bring in some, a specialist in fire safety and design to help review that particular project. I haven't, other than that, I really haven't come across a situation where you've had specific consultants hired to do the review. But I don't think it's unreasonable for the village to pursue that, particularly if there are concerns with the community about health and safety.

MR. LAKER: Understood.

MS. KNICKERBOCKER: So I just, you know, there were this was the issues that were raised during the presentations that we heard originally. So, you know, it is appropriate.

MR. LAKER: And I know we all had an opportunity to review the background of these individuals. I feel comfortable in retaining their services. The one particular gentleman had a PhD and over 20 years of firematic service. He does this in other municipalities all across the county, the state. The other gentleman has a long history in law enforcement and actually was a prior chief of the Village of Buchanan, so he

knows the village very well.

MS. KNICKERBOCKER: Yeah, I'm not saying anything negative about these two applicants, but I I think the board should do their due diligence. And we haven't even discussed, you know, I see on one of the things the scope of service. So, I'm just, I'm just saying for myself looking at this, I'm not sure if we need to do a five-year previous study. I think what the public has asked for is a accumulation and also of, with the all the new developments, I think they're looking for basically a projection of the possible impacts will have with more development. That's all, that's all, you know, I think we're looking for.

So, I would like to have a discussion with the board at the next workshop to just review some of these things to make sure that the scope that we're looking for is exactly what we're looking for.

MR. WHEELER: Well, I don't really have a problem with that myself. I know the community is very, you know, concerned about this situation

with the fire and police. I think it's good to look around and see what else is out there personally, myself also. So, I would tend to agree with the mayor on that.

MS. KNICKERBOCKER: And then maybe the applicants, maybe, you know, we interview people for different positions. So, you know, if the board is comfortable maybe we can have a discussion with the applicants and the other person that I had found or anyone else and then we'll get a comfort level to see if that's what we're looking for.

MR. WHEELER: I just don't think we need to rush through this process. That's all.

MS. KNICKERBOCKER: I agree.

MR. LAKER: But just to clarify, it's not a rush. There there's an enormous amount of studies that they are required to do. We're not interviewing the ones that, you know, are doing those studies. We're certain that, you know, that that are consultants on the traffic matter or any other any other matter, has the expertise to provide the information to the board.

MR. SMITH: Correct. The, the issue is that the fire and police are specialized, so you would want to have somebody who specifically knows that area of expertise.

MR. LAKER: Absolutely. And I think having looked at the background of these two individuals, I feel comfortable that they have that expertise.

MS. KNICKERBOCKER: Mr. Cooper, would you like to say something?

MR. DAVID COOPER: Yes. I'm just buttoned up here, but I apologize. I don't know if it'll help or hurt, but I just I thought it might.

MS. KNICKERBOCKER: Okay.

MR. COOPER: Just for the record, David Cooper, Zarin and Steinmetz representing the applicant. And thank you for declaring yourself lead agency, because now we know who to submit the materials to. They are forthcoming. And the reason why I'm saying that is because what I'm hearing with respect to consultants is twofold. One, there is references to traffic cumulative

impacts, which is a fiscal impact, the what I'll call the typical or planning studies that are very typical in a SEQR analysis. I think you already have an expert on staff and on retainer on those issues. The fire safety and public safety, to the extent that the board is lead agency, I understand you're taking your comments from the public. Although of course the board will need to act whichever way based on the facts and verifiable data in the record, not just because someone stands up and says, I think this building is a fire hazard, so you guys are going to vote based on that.

If there is a legitimate concern about fire safety and public safety, then of course the board should retain its experts. You're going to have this material forthwith. And so I understand what the board is saying is look, you know, let's interview, let's talk, let's have meetings. Now that we've got a lead agency and we're in the process, we're going to be moving forward. So, to the extent that the board wants a fire safety expert or something like that other than your

fire department or any other of your professionals that you already have on staff, we would ask that you move, you tell us who that is because we're going to be submitting and we want to hear from them quickly so that we can give them whatever information they need.

MS. KNICKERBOCKER: Oh, absolutely. Yeah, that that makes sense. But it's just, you know, it's to the questions that have been asked by the public, you know, we got into a fire safety issue, you know, discussions on that. We got discussions about the police staffing. So, you know, I think for this project and the board, I believe, does too, why we have these two applicants that, you know, they just wanted a little more to drill down on it a little bit more.

MR. MARK BLANCHARD: The only thing I would add is that I think what Mr. Cooper is saying the applicant is not objecting, nor should they, about to a, to a specialized consultant coming on board for the fire and safety. But what I'm seeing is that the board, what had resumes

presented to it this evening. That's been tabled and now my understanding is that you're going to begin, you'll be getting substantial information by the end of this week from the applicant. If you're discussing resumes at your October workshop, there's going to be a time, a lag that's created in getting the newly hired consultant up to speed.

MR. LAKER: And that was my intention to try to get ahead of this.

MR. BLANCHARD: Right.

MR. LAKER: Because we know the concern or at least some of the concerns of the residents, particularly when it involves public safety and fire services. So to get two individuals on board who obviously have vast amount of experience sooner rather than later I think is only beneficial to the residents.

MR. BLANCHARD: That's all I'm saying is that I think if you're waiting till October and then acting even after that meeting, you could be looking at a month or longer lag where those particularized consultants are not reviewing

material. So I would just, I would just want the board to take that into consideration.

MS. KNICKERBOCKER: I understand what you're saying, but, you know to me, I don't know what the rush is. Okay, first of all, I'm just saying that, you know what, we really, we were told, sent these applications and I have nothing against, once again, I have nothing against either of the two people. But you know what, I think for due diligence, I think I'm looking at some of the things here and I'm not sure that's the scope that we need to be doing. So before we hire somebody, I'd like to drill down on the scope of what are we looking for as a board, these special not just being handed what somebody thinks should be done. So, you know, a couple more weeks in the scheme of things, I mean we could actually have a discussion at the workshop and decide at the October meeting. So we're just we're just looking at a few weeks. We're not looking at months. I think we can make a decision pretty quickly with the information that we'll get. That's all I'm, that's all I'm saying. I

think we need to get a better grip of what we're looking for. But any other comments? Anyone else? Any thoughts? Okay.

MR. LAKER: Will the board be provided the information of this other possible consultant?

MS. KNICKERBOCKER: Absolutely. I'd like to see if they will be available to, for questions from the board.

MS. BAEZ: But will you have a resume?

MS. KNICKERBOCKER: Yeah.

MS. BAEZ: Because we received resumes from the other ones.

MS. KNICKERBOCKER: Yeah. Yeah.

MS. BAEZ: Okay.

MS. KNICKERBOCKER: No, because I just was in contact with them last week, the holiday and everything. So, I finally caught up with them to be able to have that conversation. So, they'll be sending us more information. So, we'll, if we could discuss it at the workshop that would be super, and then we'll make a decision at the October meeting and we will immediately forward

the information that's already available to whoever we decide to hire. Because you have a lot of studies to do, so yeah, this is just one piece of it.

MR. COOPER: Yeah. Well, we'll let's when we get all the material, we'll see if there's a basis to say a building that's designed under normal standards and building building standards that you apply everywhere is a higher risk for a fire, a fire risk or a safety risk, but let's get the material before you.

MS. KNICKERBOCKER: Okay.

MR. COOPER: Yeah.

MS. KNICKERBOCKER: Thank you.

MR. COOPER: Thank you very much.

MS. KNICKERBOCKER: All right. Thank you so much. So, what would the board like to do? I know your opinion, Steve, Bob, mine.

MR. CAPICOTTI: Do you have the names of these individuals that you'd like to bring on? I mean, so we can be proactive and --

MS. KNICKERBOCKER: Yeah, I'll send it tomorrow. Yeah, I'll send you the information

tomorrow to the board.

MR. CAPICOTTI: Okay.

MS. BAEZ: We will get, we will get the resumes tomorrow, too? Okay.

MS. KNICKERBOCKER: I'll try to get the resume tomorrow, yes.

MS. BAEZ: All right. Because we've had the resumes for the other two for like two months already.

MS. KNICKERBOCKER: Okay. All right.

MR. LAKER: Yeah. This wasn't just brought up.

MS. BAEZ: No.

MS. KNICKERBOCKER: Yeah. No, I know. Just --

MS. BAEZ: We've had the resumes for a while now. All right.

MS. KNICKERBOCKER: Okay. All right. I think All right. Are we ready for comments from the floor?

MS. BAEZ: Yep.

MS. KNICKERBOCKER: Okay.

MR. ERIC WERNER: Good evening, Eric

Werner, 159 Seward Street. Steve, I do have a couple questions for you on this matter. The person you're bringing in for emergency services, was he actually ever a firefighter or a chief or is he deemed a chief because he got a doctorate? Because there's two different worlds.

MR. LAKER: Yeah, you could look up Dr. Charles Jennings. You could look him up and you could see his extensive background that he --

MR. WERNER: But he was never really a firefighter or a fire chief.

MR. LAKER: And he's planned -- I don't have all his resume in front of me right now, but he's done planning for municipalities for quite some time.

MR. WERNER: Sure.

MR. LAKER: And he has a PhD in in planning and in firematic service as well.

MR. WERNER: Well, I read his resume and by the way, he was never a fireman or a civil servant in a job like New York City or something else. Also to add to that, I know the person you're talking about for the police. Eric

Johansson, I've known the guy 30 plus years. But we should not bring people in here who have been attached anybody in this place. And they should have to sign something saying they never worked with anybody in this place, including Marcus. Eric worked for him.

MR. LAKER: Is that really the underlying concern that these two gentlemen came as a recommendation of Marcus?

MR. WERNER: Yeah, it is.

MR. LAKER: I just want to make sure that everything is out on the table.

MR. WERNER: And there are plenty of guys at FDNY, NYPD, Jersey, Boston that you could bring in here.

MR. LAKER: Do you have other recommendations, professionals that that you or others would like to provide?

MR. WERNER: Next meeting, I'll have a bunch. I'll give you, I'll get you a couple guys.

MR. LAKER: Great.

MS. BAEZ: Email them. Email.

MR. WERNER: Okay, not a problem.

MR. COOPER: That's not how this this works. Sorry. And I apologize for the --

MR. WERNER: Sure, Mr. Cooper.

MR. COOPER: That's not how this works. Somebody who just walks up to the mic and says, oh, I think this is going to be a fire hazard. And then the next month says, I'm going to give you your consultant. It just it would be just like if I were to walk in this room and say, hey, I've got a guy for you as well. This has got to be an independent.

MS. KNICKERBOCKER: I would love that. Independent is a good word. That's a really good word.

MR. COOPER: To the extent that this board has something in front of it that it believes justifies hiring a fire safety expert that it cannot be anybody that that either quote unquote side comes in and says you've got a good guy.

MS. KNICKERBOCKER: Well, we'll look into it. Thank you.

MR. WERNER: So, if you'd like resumes,

I can get you guys resumes that are out there in the field.

MR. LAKER: Sure. I just want to make sure that it was Marcus' recommendation that's causing the concern.

MR. WERNER: Right. And a lot is. And it's a concern for a lot of the village people not just myself, just my concern.

MR. LAKER: He is our village administrator and it is his job to provide those recommendations.

MR. WERNER: Yeah. We understand that and there's a lot of concern by the village residents not just myself. So we're clear on that issue. And the other question is, I've still got like a minute, why was this big rush to have this special meeting anyway tonight? Why couldn't we wait till the October meeting? Was, is there a timeline here or something that we're not know about that's got them like let's go? Because in everybody's eyes in this village, you guys are pushing us through like it's a freight train. And you're not even having your own buildings filled.

Not to mention, you already have a couple issues over your new building that maybe Mr. Wheeler knows about. I'll leave that to him to bring to the board, with some of the smoke detectors going off over there. We've had a couple alarms over there. There is some serious issues over there from what I'm being told by guys on the, in Buchanan that they're concerned about. So, when we're doing this stuff, do your homework very, very well and not just bring in somebody because they're recommended by somebody else. Do the homework. The guys got a PhD. Great.

Out in Oklahoma, the bombing. Yeah, we had guys show up. I wasn't on the job then, but I was taught by those guys and they buried the engineers out there who showed up who told us we couldn't do stuff. So, this guy's got a PhD means nothing to me. If he's got tackle experience and both together, hey, have at it, no problem. So.

MR. LAKER: Thank you.

MS. KNICKERBOCKER: Anyone else? We good? Oh, okay.

MR. JOHN KEENAN: John Keenan, 245

Catherine Street. Will your experts that you're bringing in, will they be available to the public for questioning?

MS. KNICKERBOCKER: I think when once they finish their studies, they'll come in to give their thoughts, their reports, and then the public will be able to speak to them or ask questions at that time.

MR. KEENAN: Okay.

MS. KNICKERBOCKER: Yeah.

MR. KEENAN: Thank you.

MS. KNICKERBOCKER: Thank you. Sorry.

MS. DARLENE GARRETT: Darlene Garrett First Street. So I think Mr. Cooper, maybe the difference or question would be will these studies take into consideration all the developments in the village as compared to the consultants that the board wants to bring on? Because I think that the report is going to show, just like AMS report showed, you know, their particular development. Will the same be for what is being maybe I have to ask you, Mr. Blanchard?

MR. BLANCHARD: Yeah, if you could

direct your questions up to me or to the board. The, as part of the SEQR process, the totality of the review the applicant is required to look at other projects that are permitted and under construction. So that that is part of the process, part of the review process.

MS. GARRETT: So under construction, or already been developed. So we have AMS which is done. Would that would be part of taking --

MR. BLANCHARD: You can't look --

MS. GARRETT: -- for public safety?

MR. BLANCHARD: -- you can't look at your -- you can't look at your project as like in a bubble, like as if it's not having impacts that are related, related to the larger community. So that will be, that's part of this public transparency. It's part of reports that are submitted. It's part of reports that you get to review and have public comment on. So you're not looking at a project in isolation in a vacuum. The project is looked at in the totality of the other projects around it that it might have an impact on.

MS. GARRETT: Okay. And I mean I appreciate that the board is looking to bring on, you know, consultants to look at this because you know EMS, fire is certainly one of them and it was brought up by the public. I mean unfortunately what I think I've heard over here is that you really don't have to listen to the public of what the public wants, right. We can get up here and talk, but the process is the process and that's what you need to go through and that's what I just heard from the lawyer and speaking for the developer here.

And that's pretty sad. And I'm hoping and I know the board is better than that and we'll move forward because I for one would be fine if you spent our tax money actually getting some outside consultants, if you feel because Marcus, you know, whatever whether it's somebody that he recommended, if you guys feel that that's the right, whatever. But to get some outside consultants, because what I hear over here is stop listening to the public that's not part of the process.

MS. BAEZ: I just want to ask, Darlene, because you said something. Who pays for the consultants? The village or the developer?

MS. GARRETT: What I just heard you guys wanted the developer too.

MR. BLANCHARD: Developer funds the escrow account and they pay, reimburse the village or they pay directly out of that escrow account to the, to the consultants.

MS. BAEZ: Okay.

MR. LAKER: And these two consultants and my reasoning for having them retained is exactly that, because of what we've heard from the public already.

MS. GARRETT: And I thank you for that.

MR. BLANCHARD: I think there needs to be an understanding moving forward that the comments that are made from members of the public are valuable to the process and nowhere on the village board side or the consultant side has anyone been saying, and frankly I didn't even hear the developer's attorney say it. But there, at no point has anyone in this process and I

don't mean to scold you or anything. I'm not trying to --

MS. GARRETT: Oh, yeah, no.

MR. BLANCHARD: But at no point, even Mr. Smith's memo, the way he lays out the step-by-step process, which is now a public document and available for you to review, at no time is anyone saying that you are shut out and it's a faid accompli and the process is over, it's just a like a sham. The public's input is a valuable part of the SEQR process.

MS. GARRETT: Well, what I just heard by Mr. Cooper were those and we can, you know, go back to the tape later on. I don't want to get into semantics here, but was the underlying point was the public can't just come up here and, you know, you go and request based upon, do what the public -- if the public says they have it, know there's an emergency, you're going to get it in their reports. And that's what, you know, you should go by, not by what the public is asking as a concern. So that's what I heard. Maybe I'm the only one.

MS. KNICKERBOCKER: Okay. Anyone, anyone else? We're good. Oh, there's Ms. Eileen.

MS. EILEEN ABSENGER: I have a very simple question. David, you mentioned that you're going to -- you've give -- you have a flowchart or some kind of process that everybody's going to follow?

MR. SMITH: Yeah, there was a review memo that was submitted on June 22nd to the village board which outlines in general terms the SEQR process, that's the State Environmental Quality Review Act process that the board needs to take. It's similar to what AMS had to go through with respect to timing and when documents need to be submitted, the lead agency, which we just discussed, the circulation of. Once the reports come in they'll get circulated to other agencies, including the planning board and the zoning board for review and recommendation. So there, there's a process that's prescribed by SEQR and the flowchart simply puts those steps into a visual form so that --

MS. ABSENGER: Okay. It's more

important, the reason I'm asking that is that the public needs to be able to access that. Is that available for them to see in the developments of 501 Broadway?

MR. SMITH: We could ask to have it placed on online. We, I could certainly send that to Cindy. She --

MS. ABSENGER: Would you like to see what the process will be?

MS. KNICKERBOCKER: Why not? And then everybody understands the process. That's all.

MS. ABSENGER: I mean, at least if there's something that they can access it gives them an opportunity to question it, to understand it a little bit more. This is a huge undertaking, so, not only for the developer, but for the board and for the village and the residents. So any and every single thing that you can provide for the residents I think is imperative.

MR. SMITH: Okay.

MS. ABSENGER: Thank you.

MR. SMITH: You're welcome.

MR. LAKER: Thank you.

September 8, 2026

MS. BAEZ: Thank you, Eileen.

UNIDENTIFIED MALE: State her name.

MS. BAEZ: Eileen.

UNIDENTIFIED MALE: She came up. I don't know if that's important.

MS. KNICKERBOCKER: Eileen Absenger.

UNIDENTIFIED MALE: Okay.

MS. CYNTHIA KEMPTER: I have it.

MS. KNICKERBOCKER: You don't know her by now?

UNIDENTIFIED MALE: Okay.

MS. KNICKERBOCKER: We all know Eileen.

MS. TANIA DREZEK: Hi, Tania Drezek. Mr. Blanchard, I have a question for you. I had submitted a protest against the proposed zoning map amendment for 501 Broadway and I was just wondering have you seen that?

MR. BLANCHARD: Well, why don't I speak to that to the board? I mean, it's not really typical in a public hearing for you and I to go back and forth for you to interrogate me.

MS. DREZEK: I'm not trying to interrogate you. I'm just asking if you saw it.

MR. BLANCHARD: It's unusual in this setting, but let me let me speak to that issue because that's an open issue for the board. I did get the, I did get a copy from the, from the clerk of the written petition. I'm sorry, the written objection, the notorized written objection. Looking at your village, also the village attorney forwarded this to the village engineer. They confirmed the addresses that were part of the petition. The petition is valid. The objection is valid. It's a low threshold in your code. It's a 20 percent threshold of the land -- of the affected land owners. The petition is valid. That only means that now a vote on the zoning amendment action requires a supermajority, so four out of five with the validity of that petition. I did discuss it with the applicant's attorney and they are willing to move forward with that voting requirement. But it is not some kind of an objection that halts the process. It just simply imposes upon the process a greater voting responsibility. That's it.

MS. DREZEK: Thank you.

September 8, 2026

MS. LISA MERCORA: Hi there, Lisa Mercora of 162 First. So, as far as the comment about taking the residents opinions and whether that can't be valid if someone just jumps up and says the building's not going to be safe, I think that that was the comment that came from here. I think that nobody would ever say anything so irresponsible, but we have had residents with very good experience and very good knowledge bring up to you guys very good points and very good data that did not arise in past discussions. And I think the fact that there's so many people here constantly now, you can see that we're very interested. And I know for myself I think I've brought I've brought forward information that escaped the last review of the last project and I think it's valuable.

I think the fireman that got up, sorry I get so nervous, the fireman that got up and spoke with such professionalism and such experience that is different. Back to the consultant conversation as far as books smart or street smart and all of this experience is so is so

enlightening, and the fact that they were able to really get up here and give you such great information. So, I would hope that any leaning towards not taking the residents information as seriously and as importantly as you can and really listen and hopefully maybe make you guys want to look into things even deeper. I hope that that can happen.

And that remark, I didn't care for it either. So, so that's where the reply came that no, you know, no one's going to say something just as a statement that you have to not do something. That's not our role. But our role to bring you forward good information and good experts that we know about, that can come and speak in our behalf, I mean I hope we continue to do that and I hope you continue to listen. So, thank you.

MS. KNICKERBOCKER: Thank you, Lisa.

MS. BAEZ: Thank you.

MS. KNICKERBOCKER: All right, anyone else. All right. So, I'd like to make a motion. Thank you first of all everyone for coming out.

I'd like to make a motion to close the meeting. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Thank you. Thanks. Thank you everyone. Have a great Buchanan day.

(The public board meeting concluded at 7:40 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Special Board meeting of the Village of Buchanan on September 8, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castaño

Date: October 12, 2026

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