

**Village of Buchanan
Mayor & Board of Trustees
Special Meeting and Workshop
April 27, 2021**

PRESENT: (This meeting was done via zoom and zoom audio)

Mayor Theresa Knickerbocker
Trustees Richard A. Funchion, Sean Murray and Nicolas Zachary
Village Administrator Marcus Serrano
Village Attorney Stephanie Porteus
Village Clerk, Treasurer Cynthia Kempter
Building Inspectors Brian Cook and Peter Cook
Village Planner David Stolman
Todd Metcalfe of General Code

ABSENT: Trustee Capicotti

1. PLEDGE OF ALLEGIANCE:

Mayor Knickerbocker called the meeting to order at 7:32PM.

**2. CONSIDER A MOTION TO CONTINUE THE PUBLIC HEARING ON
2021-2022 TENTATIVE BUDGET:**

A Motion to open the Budget Hearing was made by Trustee Funchion, seconded by Trustee Murray, with all in favor and Trustee Capicotti absent.

Trustee Murray commented on the previous cost of the labor attorney. Mayor Knickerbocker asked Trustee Murray to be on future negotiations with the PBA and Teamsters in order to eliminate some of the cost for the labor attorney. In addition, if we go into any type of litigation, Trustee Murray will represent the Village. Trustee Murray discussed having Village Attorney Porteus review items prior to contacting the labor attorney. Village Attorney Porteus said that would be fine to pass items to her first before going to the labor attorney. The one thing Village Attorney Porteus would not want to do is to go to arbitration on a labor issue because she is not well versed on that and not a player in that field. Village Administrator Serrano stated that there will be a special meeting for the Board to discuss capital projects and BANS. Trustee Murray asked about the \$247,000 we may get from the American Rescue Plan. This will also be discussed at the capital project special meeting. Eileen Absenger asked what the final tax increase percent was. Village Administrator Serrano stated it was 18.97%.

A motion to close the Public Hearing for the 2021-2022 Tentative Budget was made by Trustee Funchion, seconded by Trustee Zachary, with all in favor and Trustee Capicotti absent.

3. **CONSIDER A MOTION TO ADOPT THE 2021-2022 BUDGET AND WATER RATES:**

Mayor Knickerbocker stated that the budget increase is 18.97% and the water increase will be 4.70%.

A motion to adopt the budget as is was made by Trustee Funchion, seconded by Trustee Zachary, with all in favor and Trustee Capicotti absent.

4. **2021-11 RESOLUTION RATIFYING THE MAYOR'S EXECUTION OF THE MEMORANDUM OF UNDERSTANDING AGREEMENT WITH NUCLEAR ASSET MANAGEMENT COMPANY, LLC, ("NAMCO") and HOLTEC DECOMMISSIONING INTERNATIONAL, LLC, ("HOLTEC") AND RATIFYING THE MAYOR'S EXECUTION OF THE JOINT PROPOSAL WITHDRAWING ALL COURT CHALLENGES WITH RESPECT TO CORPORATE LICENSE:**

Mayor Knickerbocker was happy to announce that we have come to an agreement. We will receive \$1,200,000 from Holtec for the next year. This will give us some financial certainty with the next budget. There is a provision in the agreement that any damage to the roads due to the decommissioning will be fixed. The agreement also states there will be an expedited release of some parcels of land. A contentious discussion between Mayor Knickerbocker and Trustee Murray ensued about the merits of the Villages intervener status.

A motion to adopt this resolution as is was made by Trustee Funchion, seconded by Trustee Murray, with all in favor and Trustee Capicotti absent.

5. **CONSIDER A MOTION TO WAIVE THE FEE FOR THE USE OF THE PAVILION BY THE B-V SCHOOL FOR THE PURPOSE OF DROP-OFF AND PICK-UP REGARDING THEIR PLANT SALE FOR THE DATE OF MAY 4TH:**

A motion to approve this as presented was made by Trustee Funchion, seconded by Trustee Zachary, with all in favor and Trustee Capicotti was absent.

6. **CONSIDER A MOTION TO AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH LOCAL 456, I.B.T. TO ALLOW A CLASS FROM THE HENDRICK HUDSON SCHOOL TO CLEAN UP SECTIONS OF LENTS COVE WATERFRONT ON MAY 17TH OR JUNE 1ST (RAIN DATE):**

A motion to approve this as presented was made by Trustee Zachary, seconded by Trustee Murray, with all in favor and Trustee Capicotti was absent.

7. **ADJOURNMENT:**

A motion to adjourn the Special Meeting and continue with the Workshop was made by Trustee Funchion, seconded by Trustee Murray, with all in favor, with Trustee Capicotti absent.

WORKSHOP AGENDA

8. **WORKSHOP DISCUSSIONS:**

Discussion of Building Department fees:

The Building Inspectors provided a list of recommendations for fees and inspections. Discussion followed on the necessity of electrical and plumbing permits, the demolition fee, the fire sprinkler system, solar panel permits and gas permits. Building Inspector Brian Cook stated that anything that is being removed from the tax role requires a demolition permit and a completion certificate. In reference to the temporary storage units, they are mentioned in Village Code Section 137-2.3 with a \$25 fee for a 30-day permit. The fee needs to be taken out of the code and listed on the fee schedule. The Building Inspectors will adjust some of the items on the fee schedule for further discussion.

Discussion of Reviewing the Village Code:

General Code has supplied us with a \$11,150 proposal to review, correct and update our Village Code. Todd Metcalfe explained that they will review for inaccuracies and conflicts with local or state laws. They will take our existing code and go through it line by line, and do an editorial analysis of the code, prepare a workbook with all the suggestions and provide it to the Village to answer the questions and make the changes we want. They will create a draft, fix any last-minute changes and produce the code. General Code will have ongoing discussions with the Village during this process. There will be a motion at the May meeting to approve General Code's proposal.

Discussion of Rezoning the Indian Point Property:

Village Planner David Stolman shared a map showing the Indian Point parcels. According to the map, parcels A, B and C might become available sooner than parcel D which is needed for the decommissioning. Discussion followed on the possible ideas for the parcels. Trustee Murray recommended that we work with professionals on development. Trustee Zachary suggested starting with his proposal and see where that leads. Trustee Murray suggested tabling this for a few months. Trustee Zachary feels that we need to come up with a plan for the wooded parcel B. This will be continued at the next workshop.

Discussion of Proposed Local Law Amending Chapter 195, Water:

Village Administrator Serrano explained that when the Albany Post Road leak was discovered, we also discovered that our code did not mirror the Village Law. Village Engineer Pommer provided a draft local law. There will be a public hearing at the May 4, 2021 Village Board Meeting.

Discussion Regarding a Bid Award to Install an Insertion Valve:

On May 4, 2021 Village Board meeting the Village Engineer will have a recommendation to award a bid for the insertion valve related to the leak on Route 9A.

Discussion of Workshop Minutes:

There is no requirement to have workshop minutes recorded unless action is taken. After discussion, the Board would like the workshop minutes to continue. They only need to be a synopsis of the meeting.

Discussion of Sale and Use of Cannabis Within the Village of Buchanan:

Mayor Knickerbocker advised that the City of Peekskill might have a potential spot close to Lents Cove for a retail dispensary. This needs to be discussed further and will be on the next workshop.

Discussion on Lents Cove:

Village Administrator Serrano discovered an issue regarding boundary line issues between the Village and the City of Peekskill regarding Lents Cove. A survey and title search will be done to clarify this.

Information regarding a new service of allowing credit card and E-check processing of tax payments.

Village Clerk/Treasurer Kempter explained that we are working with Orange Bank to provide tax payors another option of paying their taxes by E-check or credit card. Eileen Absenger asked why there is a fee when there is no fee with the Town of Cortlandt. Village Administrator Serrano explained that the Town of Cortlandt is paying the fee.

Trustee Zachary mentioned the Logo Redesign Contest. He would like to have a gift for the winner. Village Attorney Porteus will look into this to see if the Village is allowed to give a gift. Trustee Zachary got price quotes on the kayak dock and will send them to the Board.

Mayor Knickerbocker stated that the Seniors are ready to come back to Village Hall for their weekly meetings. The pin wheels at the circle are for Child Abuse Prevention. They will be up during the Beautification Committee's flower sale. There will be a Thank You to the Entergy employees at Lents Cove on Friday, April 30 from 1:00PM – 3:30PM. The money for this is coming out of grant money received from Entergy over the years for special events. This is not out of tax payer money.

9. COMMENTS FROM THE FLOOR: None

10. ADJOURNMENT:

At 11:03PM a Motion to adjourn this meeting was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.