

Village of Buchanan
Mayor & Board of Trustees
Workshop Meeting
August 30, 2022

PRESENT: (This meeting was held in person and via zoom)

Mayor Theresa Knickerbocker (via zoom)
Trustees Anthony Capicotti, Steven Laker, Daniel Stewart.
Village Administrator Marcus Serrano
Village Engineer George Pommer
Village Clerk, Treasurer Cynthia Kempter
Deputy Village Clerk Sharon Murphy
Village Planner David Smith
Building Inspector Brian Cook
Assistant Building Inspector Peter Cook

ABSENT:

Trustee Sean Murray
Village Attorney Stephanie Porteus

OTHERS:

Matthew Powers, Clean Path NY
Hans Detweiler, Senior Director of Development with Jupiter Power
Sean Kelleher, Engineer with Jupiter Power
Paul Rogers, Energy Safety Response Group

PLEDGE OF ALLEGIANCE:

Mayor Knickerbocker called the meeting to order at 7:12P.M. She led the Pledge of Allegiance. Mayor Knickerbocker explained that she is on zoom because she tested positive for COVID.

PRESENTATIONS:

Presentation by Clean Path NY regarding the installation of a high-power electrical line. Matthew Powers explained that Clean Path NY is comprised of a partnership of NY Power Authority, Invenergy and energyRe. There is a legislative mandate for the state to be 70% emissions free power for 2030 and 100% emissions free power by 2040. The public service commission which regulates energy and telecommunications in the state, asked NYSERDA

to develop a program called the Tier 4 large scale renewable program that would seek projects that would build a lot of clean energy and deliver it to the downstate region. Clean Path NY is building 3800 megawatts of new wind and solar generation sources. This will be all upstate or western New York. In order to bring that power to the downstate region they are developing a transmission link between Delhi and the western Catskills and the borough of Queens and New York City. They have to get into Queens in order to have the biggest impact on reducing all of the pollutants. All of the generation projects are in NY. They are creating 8300 jobs all across the state building and operating this generation and transmission portfolio. This results in a huge amount of energy being delivered to the system and will reduce the amount of fossil fuel to make electricity by 22% per year on average. The route starts in Delhi, NY to Orange County around Middletown, heads east through I-84 over to the Hudson River and makes waterfall into the Hudson around Newburgh. From there they are in the riverbed of the Hudson coming south. To the west and south of Verplanck is an area called Haverstraw Bay and to the south is Croton Bay. Based on prior DEC determination they cannot be in the Hudson River in Haverstraw Bay or Croton Bay. They are looking at making landfall at Lents Cove and utilizing the parking lot and the boat ramp. Then go south and go east on Bleakley Avenue to get to Rt. 9 and make their way down the county to Ossining. Then they will get back into the Hudson River and proceed down to the Harlem River and into Queens. This project is entirely underground. When on land there will be a manhole approximately every ½ mile. They will work with the Village to figure out what is important to make it beneficial to the Village.

Presentation by Jupiter Power regarding the construction and installation of 250MV of battery storage on property owned by Saint Gobain (Sheet Rock Plant)

Han Detweiler explained that Jupiter Power is an independent power producer that is focused exclusively on battery storage development. They are looking to build in the CertainTeed parking lot. Phase I will be approximately 125 megawatts. The whole site will use approximately 1 ½ acres, with the building being 40,000 – 50,000 square feet. They are looking at additional sites in Buchanan and the Town of Cortlandt. They estimate the revenue to the Village would be \$62,500 - \$80,000 per year. They are looking for a PILOT program. Questions were asked about fire safety. Paul Rogers stated that it is more about the prevention of fire. During an emergency situation, the gas is not required to be filtered before it is put into the environment. The building would typically be pre-cast concrete or steel with fire rated walls, climate control and sprinkler system. Jupiter Power would have a twenty-year lease with CertainTeed with additional extensions of five years. Mayor Knickerbocker stated that the Board is not ready to let them go ahead with the zoning text amendment because we are rezoning the Entergy property. The battery storage is not allowed by zoning. The Board will have further discussion.

WORKSHOP DISCUSSIONS:

Wastewater plant update

Village Engineer Pommer gave a recap of the STP. The plant was built in 1960 and services 2,200 residents and is functioning very well. The latest report showed the efficiency of the plant. The biological oxygen demand is at 98% (the measure of how well the system is working) and the suspended solid removal is also at 98%. The Village was awarded a WQIP Grant (Water Quality Improvement Program) and received \$1,620,000. The Village had to put in a match which is about 37% - this is a total project cost of \$2,500,000 for the rehabilitation of the tanks and the upgrades with the air bubble diffusers. Based on a reduced scope of the project which means that we are refurbishing the tanks rather than replacing them, the cost analysis would be \$2,190,000. This meets the DEC requirements and the SPEDES permit. Enecon can coat the tanks for \$300,000. Mayor Knickerbocker stated that the IMA discussion is not going well and this would be an option B. Trustee Capicotti said that this is good information regarding not going forward with the IMA. Village Engineer Pommer explained that the tanks are sixty years old and are showing some age. It is not uncommon to coat tanks. Yonkers Wastewater Treatment Plant, which is one of the largest one in the County, has a coating. Peekskill has also coated their tanks. It is an acceptable way to extend the life of the tanks. Village Planner David Smith explained that future development to the STP could be accommodated by the developer, since that is their impact to the community so they would contribute toward the mitigation of that impact. Village Engineer Pommer reached out to the DEC to up our permit from 500,000 to 750,000 gallons. The DEC has not responded yet.

Discussion on cost estimate for removal of concrete boat launch ramp at Lents Cove.

Village Engineer Pommer explained that the boat launch is not the safest. The concrete is peeling and the rebar is exposed. W.D Excavation and Contracting gave an estimate of \$17,180 to take the boat launch out, putting rock fill back in to make it stable and erosion control. The DEC would have to approve the work.

Village Engineer recommendation for the bid award regarding sludge removal at the Village wastewater treatment plant.

Village Engineer Pommer stated that Fred Cook was the only bidder at \$261,800 for 2,200,000 gallons of sludge which is \$1.19 per thousand gallons. This will be approved at the September Board meeting.

COMMENTS:

Mayor Knickerbocker stated that the highway department put a stone barrier at the boat ramp so no one gets hurts. Village Engineer Pommer said that if the Village wants to go ahead, he would get two more bids and tell the DEC that the Village does not want to replace the ramp, but have it removed. After discussion, it was decided to move ahead with removal of boat ramp. Village Engineer Pommer said that he met with Consorti Brothers and they will be back to do the curb work right outside of Village Hall and up Park Street and mill and fill on Henry Street. Mayor Knickerbocker said that Buchanan Day will be October 1st. There is a

Planning Board position open due to a resignation. Mayor Knickerbocker would like to appoint Nick Zachary. Nick was very involved in the overlay district on 9A and he won't have to take time to get up to speed on the issues. Mayor Knickerbocker stated that they will be going out to get prices to finish the landscaping at the Circle.

Mayor Knickerbocker stated that since the attorney is not here, we will not be discussing the following this evening:

Possible change to the Village Code related to Lot Coverage

Possible change to the Village Code related to Bulk Regulations

Possible change to the Village Code related to Accessory Apartments.

Trustee Dan Stewart said that the time frame needs to be looked at when the pavilion is being rented. He stated that people had complained about volleyball nets in front yards. If it's not a temporary situation, it should be looked at to see if it can be remedied.

Trustee Capicotti and Trustee Laker wished Mayor Knickerbocker a speedy recovery.

COMMENTS FROM THE FLOOR:

Eileen Absenger spoke about her neighbor having a volleyball net in his side yard. She thanked the Highway Department for cutting around the pole in her front yard. She wished Theresa a speedy recovery.

EXECUTIVE SESSION:

At 9:35P.M. a Motion to enter into Executive Session to discuss litigation was made by Mayor Knickerbocker, seconded by Trustee Capicotti with all in favor.

ADJOURNMENT:

At 9:56 P.M. a Motion to exit executive session was made by Mayor Knickerbocker, seconded by Trustee Capicotti with all in favor. At 9:56 P.M. a Motion to adjourn this meeting was made by Mayor Knickerbocker, seconded by Trustee Capicotti with all in favor. No funds were expended.