

**Village of Buchanan
Mayor & Board of Trustees
Regular Meeting
January 2, 2024**

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

Mayor Theresa Knickerbocker
Trustees Anthony Capicotti, Steven Laker, Daniel Stewart, Robert Wheeler
Village Administrator Marcus Serrano
Village Attorney Stephanie Porteus
Village Planner David Smith
Village Engineer George Pommer
Police Chief Shane Farrell
Village Clerk, Treasurer Cynthia Kempter
Deputy Village Clerk Sharon Murphy
Building Inspector Peter Cook

OTHERS:

Mark Weingarten, Partner in DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
Stuart Lachs, Architect, Perkins Eastman
Peter Feroe, Senior Technical Director, AKR
Kevin Masciovecchio, JMC, PLLC
Ryan Sutherland, Director of Design, AMS

1. PLEDGE OF ALLEGIANCE:

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

2. APPROVE MINUTES:

November 8, 2023 Board Meeting
November 28, 2023 Workshop Meeting

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

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

4. NEW BUSINESS:

a. Update on AMS Project.

Mark Weingarten spoke on behalf of AMS Acquisitions LLC who are contract vendee on the property located at the intersection of Albany Post Road and Craft Lane. The request for site plan, special permit and steep sloped approval are needed from the Village Board. AMS appeared in front of the Planning Board in November and December 2023 for report and recommendation. There were many comments, letters and plans that were resubmitted with changes that were requested by the Planning Board. The Planning Board gave a positive recommendation. AMS is now in front of the Village Board so the Village can go forward with their public hearing and they can vote on the three approvals. Mr. Weingarten explained that last January they filed a petition with the Village to rezone the rear portion of the property of the site from M1 light industrial district to C-2 district and to map the entire site to the C1/C2 overlay zoning district. They also requested certain amendments to the C1/C2 overlay zoning district. The Village Board approved those requests in September of last year and therefore the project complies with all zoning requirements under the current ordinance. The proposed site plan consists of 148 luxury multi-family homes, (63 one bedroom and 85 two bedrooms) with upscale amenities in a five-story building. There is a courtyard, swimming pool, fitness center and resident lounge. It also provides green features which include bicycle racks, energy efficient appliances and lighting, water efficient plumbing features and twelve electric vehicle charging stations. 223 parking spaces are provided with 149 spaces provided in the structure underneath the building. The proposal will develop a long-time vacant site that will beautify the Village. They will build sidewalks which will create a village like community atmosphere. This will create a more diverse housing stock. It will create physical and aesthetic improvements to the streetscape on Albany Post Road. The project has numerous benefits to the Village. They estimate approximately \$250,000 property taxes to the Village. The project will create numerous construction jobs and local business will thrive with the increase in sales and will benefit with the new residents moving into the Village. They are also seeking steep slopes permits. They have avoided the disturbance to the maximum extent practical. The Village Board on September 5, 2023 concluded SEQRA in its role as lead agency when it adopted a negative declaration of environmental significance. On October 17, it was determined that the wetlands permit is not required and despite that exemption AMS submitted a wetland mitigation plan as part of the site plan to mitigate the impact to the small incursion into the buffer area totaling 10,670 square feet. The purpose of those incursions is to create the

sidewalk and the fire access lane on the southern side of the building that was requested by the fire department. They met with the Planning Board on November 13 and in response to comments received that evening they submitted a letter dated December 6 which provides a construction management plan and a draft construction logistics map. It also contains specific responses to questions raised at the November 13 meeting. They met again with the Planning Board on December 20 and the Planning Board positively recommended the applications with a number of comments and suggested revisions. Their engineer submitted further revised plans in response to the comments from the Village Engineer in his letter of December 6 and finally on December 27 their engineer sent a revised submission to the NYS DOT which addressed comments in the DOT review letter of December 7 and also comments received in the virtual meeting with DOT on December 12.

Stuart Lachs showed a presentation of the potential site. This is a four-story building over a level of parking. There is about 190,000 gross square feet of residential building plus the parking level. This is a U-shaped building. There is amenity space on the first level. He showed plans for a typical one- and two-bedroom apartment. All the apartments will be ADA accessible. Most apartments have balconies. The east elevation faces the Con Ed property. The garage is kept open to allow it to be naturally ventilated. The materials they are proposing is similar to Hardie board, heavy weight vinyl and stone at the base of the building. The elevator shafts, stairway and trash shafts will be CMU noncombustible two-hour rated. There will be one hour rated walls between apartments and half hour rated walls between the apartment and the corridor which is all in conformance with NYS code. There is a three-hour concrete slab that forms the separation between the garage and the residential above. The exterior wall construction, roof construction and floor construction are one-hour rated. This is all in compliance with the building code and the noise ratings between apartments.

Kevin Masciovecchio, JMC, PLLC gave a presentation on the design of the building and land. The southern side of the property has an existing pond with flagged wetlands and a wetlands buffer. The steep slope areas are located in the northeast and southeast portion of the property. The building is placed away from the wetland buffer and as much outside of the steep slope areas as possible. They are not currently proposing a retail component, but they are leaving room in the north west corner of the property for a potential future retail site of 2,000 square feet. They would have to add additional parking in the steep slope area. Mark Weingarten stated once they are open and operating if it turns out that they have more parking spots than they need, they will potentially come back for a variance to be able to create a retail store and not need additional parking which

is the constraint at the moment. They are proposing to remove 338 trees from the site as part of the development of the site. There is a landscaping plan that will replant trees and other landscaping features. The primary vehicle access point will be off of Craft Lane. There will be a secondary access for emergency vehicles on Albany Post Road. There will be one-way aisles and turn around lanes to help with circulation around the property. There is a covered drop off point for residents or visitors and there is a bypass area if you are going straight to the garage. There will be three means of access for residents to access the property with one of them being ADA accessible. Two will have stairs along the route. There are 223 parking spaces on site. There are nine tandem spaces which are not being counted toward the parking total. There are 12 electric spaces that are currently proposed. In addition, all surface parking spaces will be conduit run so in the future any surface spaces can be converted over to electric charging. Inside the building there will be twenty parking spaces that will be wired ready for charging. These will be on the exterior wall as coordinated with the fire department. The fire access roads were shown. One from Craft Lane and one from Albany Post Road. In order to mitigate the slopes, they are proposing rock cuts or retaining walls. Mr. Masciovecchio explained how they will treat the stormwater. Some stormwater will go towards the existing pond and the rest toward Craft Lane. Water will be captured and treated before releasing it into the existing stormwater system. They are proposing a green roof with planter areas and off the courtyard area there will be a larger planter area that will filter water through. Stormwater is also filtered through jellyfish filters and subsurface chambers. The sanitary connection is proposed to connect at Albany Post Road and the water is proposed to connect off of Craft Lane. There is a proposed gas connection that will come off of Craft Lane and the electric connection which will come off of the service pole and travel underground towards the building through a transformer. The gas service is proposed mostly for a backup generator. They are proposing 18' high post lamp lighting and 3'6" bollard lighting for pedestrians that will run adjacent to the sidewalk. There will be 12' foot lighting in the courtyard. They are proposing 74 trees around the property and a variety of different shrubs and grasses. They are looking to remove invasive species and put additional plantings in the wetland area. They are proposing a monument on Craft Lane and one of Albany Post Road. They are proposing a sidewalk from Craft Lane along their frontage and a series of crosswalks. They are looking to complete the sidewalk across Buchanan Commons up to Forest Hill Commons sidewalk.

Ryan Sutherland stated that they haven't designed the interior of the building yet, but showed some examples of other projects they have done. They will

have a grand staircase up to the second floor. There will be a demonstration kitchen with a bar. They try to have resident driven activities. There will be large oversized kitchens with islands with bar seating, quartz countertops, stainless steel appliances, soft close drawers and stackable washer and dryers. All units have balconies and oversized windows and walk in closets in the larger units.

David Smith stated that the applicant has done a thorough job of providing information to the Village. He feels that the applicant has met the requirement for scheduling a public hearing. Mr. Smith feels there are two things the Board needs to be sensitive to. One is how they are treating the rock cut condition. They should try and stay away from the mesh. The other is how the frontage on Albany Post Road is treated and whether you want to have a stone wall separating the parking area from Albany Post Road. These are visual issues that are important for the Village to consider. Mayor Knickerbocker questioned the trees and shrubbery on the frontage of Albany Post Road. Mr. Masciovecchio replied that the trees will be Red Maple. The mature height will be 30' – 40'. Mayor Knickerbocker will like them to consider some evergreen trees for more screening.

- b. Consider a Motion Scheduling a Public Hearing on a Special Permit and Site Plan for the AMS Project.

A motion to approve a Public Hearing on February 6, 2024 was made by Mayor Knickerbocker, seconded by Trustee Stewart with all in favor.

- c. Continuation of Discussion on Crosswalks at Bannon Avenue and Kings Ferry Road and Tate Avenue and Kings Ferry Road.

Mayor Knickerbocker explained that she had a discussion with someone who walks a lot and they feel that these two intersections are dangerous. We would like to make sure that all the intersections are safe. The Town of Cortlandt has been notified since they put in the sidewalks on Albany Post Road. The Town is asking for a drawing of what needs to be done. Village Engineer Pommer gave the Village a drawing/proposal for crosswalks to be sent to the Town of Cortlandt.

- d. Consider a Motion to Open the Public Hearing Overriding the NYS Property Tax Cap.

A motion to open the public hearing was made by Mayor Knickerbocker, seconded by Trustee Laker with all in favor.

A motion to close the public hearing was made by Mayor Knickerbocker, seconded by Trustee Laker with all in favor.

e. 2024-01 Resolution to Adopt Local Law #1 Overriding the Property Tax Cap.

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

WHEREAS, the State Legislature and the Governor enacted legislation that establishes a “property tax levy cap” on the amount that a local government’s property tax levy can increase each year; and

WHEREAS, under this law, the total amount to be raised through property taxes charged on the municipality’s taxable assessed value of property, will be capped at 2 percent or the rate of inflation, whichever is less, with some exceptions; and

WHEREAS, the state legislation provides for local governments to override the cap to protect the Village from unforeseen financial circumstances; and

WHEREAS, state legislation requires that in the event that an override is necessary, the law enabling it must already have been adopted by the Board of Trustees; and

WHEREAS, Local Law Introductory No. 1 of 2024 has been drafted to override the “property tax levy cap” law enacted by State Legislature if necessary; and

WHEREAS, a Public Hearing was held and closed on January 2, 2024.

NOW, THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby adopts Local Law No. 1-2024 to override the “property tax levy cap” law enacted by State Legislature; and

BE IT FURTHER RESOLVED that the Village Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Village of Buchanan, and to give due notice of the adoption of said local law to the Secretary of State of the State of New York.

Carried by the Following Votes:

AYES: Mayor Knickerbocker, Trustee Capicotti, Trustee Laker,
Trustee Stewart, Trustee Wheeler

NAYS: None

**A LOCAL LAW (1-2024)
AUTHORIZING A PROPERTY TAX LEVY IN EXCESS
OF THE LIMIT ESTABLISHED IN
GENERAL MUNICIPAL LAW §3-c**

BE IT ENACTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF BUCHANAN AS FOLLOWS:

Section 1. Legislative Intent

It is the intent of this local law to allow the Village of Buchanan to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.

Section 2. Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

Section 3. Tax Levy Limit Override

The Board of Trustees of the Village of Buchanan, County of Westchester, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date

This local law shall take effect immediately upon filing with the Secretary of State.

- f. Consider a Motion to Open the Public Hearing Amending Chapter 189.5 Entitled Limited Parking - Snow Emergencies.

A motion to open the public hearing was made by Mayor Knickerbocker, seconded by Trustee Stewart with all in favor.

Mayor Knickerbocker explained that this will change our parking regulations during snow fall. Currently there is no parking from December 1st through April 1st. Mayor Knickerbocker read the changes to the law. Trustee Capicotti stated that he pushed for the law because it is time for a change. This will accommodate the community and is a good move in the right direction. Trustee Stewart stated that this is a fair compromise to what we had in the existing law. Trustee Wheeler questioned if the fines and towing would happen during the storm. Trustee Wheeler said that he had been foreman for a long time and he didn't see any problem with people getting their cars off the roads. He is a believer that if something has been working for years and makes our snow plowing program one of the best around, he doesn't believe it should be changed. Trustee Wheeler will be voting against this. Trustee Laker agrees that he also want the cars off the road during a storm, but the way the law is written it is time for a change. There are a lot of other municipalities in the area that do what we are attempting to change. This is a better solution for the residents. Mayor Knickerbocker stated that she understands what Trustee Wheeler is saying but she is willing to give this a try.

Vito Calcutti, 249 Gallagher Street, gave public comment in favor of this change. He stated that the fine of \$100 was too much for a first offense.

Eileen Absenger, 138 Tate Avenue, gave public comment in favor of reducing

the fine. She questioned how many people are on Code Red.

A motion to close the public hearing was made by Mayor Knickerbocker, seconded by Trustee Stewart with all in favor.

- g. 2024-02 Resolution to Adopt Local Law #2 Amending Chapter 189.5 Entitled Limited Parking – Snow Emergencies to the Code of the Village of Buchanan.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Capicotti, with Trustee Laker and Trustee Stewart in favor and Trustee Wheeler not in favor.

WHEREAS, a resolution was duly adopted by the Board of Trustees of the Village of Buchanan for a public hearing to be held by said Village Board at the Municipal Building, 236 Tate Avenue, Buchanan, to hear all interested parties on a proposed Local Law amending Chapter 189.5 entitled “Limited Parking” to the Code of the Village of Buchanan; and

WHEREAS, notice of said public hearing was duly advertised in the official local newspaper; and

WHEREAS, said public hearing was duly held at a regularly scheduled meeting of the Village Board on January 2, 2024 at 7:00 p.m. at the Municipal Building, 236 Tate Avenue, Buchanan, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

WHEREAS, the Board of Trustees of the Village of Buchanan, after due deliberation, finds it in the best interest of the Village of Buchanan to adopt said Local Law;

NOW BE IT THEREFORE RESOLVED that the Board of Trustees of the Village of Buchanan hereby adopts said Local Law No. 2-2024 amending Chapter 189.5 of the Code of the Village of Buchanan, a copy of which is attached hereto and made a part of this resolution; and

BE IT FURTHER RESOLVED that the Village Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Village of Buchanan, and to give due notice of the adoption of said local law to the Secretary of State of the State of New York.

Carried by the Following Votes:

AYES: Mayor Knickerbocker, Trustee Capicotti, Trustee Laker,
Trustee Stewart

NAYS: Trustee Wheeler

LOCAL LAW (2-2024)

§189.5 Limited parking. Snow Emergencies.

A. Upon the prediction of snow and ice accumulation of two or more inches of snow, no vehicle of any kind shall be allowed to remain standing/ parked on any street or public highway until the snow has ended and the road has been cleared of snow. Vehicles must be relocated to off-street locations and may be parked on the Village right-of-way area directly in front of the vehicle owner’s residence, except that

vehicles may not be parked on any part of a street, sidewalk, or curb. All vehicles in violation of this subsection are subject to fines and/ or towing at the owner's expense.

B. Limited parking due to snow emergencies will be announced by the Mayor or his/her designee who will publicly declare a snow emergency to exist and will notify residents via Code Red and other social media platforms including, but not limited to, the Village of Buchanan website.

§ 189-7 Penalties for offenses.

A. Any person violating any provisions under this article shall, upon conviction, be punished by a minimum fine of \$ 50.00 per violation and a maximum fine not exceeding \$250 for each offense.

B. Any person violating any of the provisions of this article as hereinbefore provided in Subsection **A** of this section and who, upon conviction, has been found to be a second or multiple offender of that applicable offense within 36 months of the last conviction or convictions shall be punishable by a fine which shall be no less than \$100.00.

C. The owner or operator of any motor vehicle parked in violation of §§ **189-4, 189-5** and **189-6**, in addition to any other penalties which may be imposed, shall be liable for any expenses incurred by the Village in towing said unlawfully parked motor vehicle, such charges not to exceed the actual cost incurred, together with any charges for storage, such storage charges being the customary fees charged by the towing company.

h. 2024-03 Resolution Stating Polling Places and Hours for the Next Village Election.

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

WHEREAS, the next General Village Election shall be held on Tuesday, March 19, 2024; and

WHEREAS, according to New York State Election Law, §15-104, Sub 3, the Board of Trustees of the Village shall adopt a resolution which states the polling place in each election district and the hours during which the polls shall be open;

NOW BE IT THEREFORE RESOLVED, that the polling places for the next General Village Election for District No. I and No. II are located in the Community Room on the 2nd floor of the Municipal Building, 236 Tate Avenue, Buchanan, NY; and

BE IT FURTHER RESOLVED, that the hours which the polls shall be open will be between the hours of 6:00 a.m. and 9:00 p.m.

Carried by the Following Votes:

AYES: Mayor Knickerbocker, Trustee Capicotti, Trustee Laker,
Trustee Stewart, Trustee Wheeler

NAYS: None

i. 2024-04 Resolution Appointing Registrar and Deputy Registrar of Vital Statistics.

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

WHEREAS, it is necessary to appoint a Registrar and Deputy Registrar of Vital Statistics for the Village of Buchanan; and

NOW BE IT THEREFORE RESOLVED, that the Mayor hereby appoints Cynthia Kempter as Registrar, and Sharon Murphy as Deputy Registrar of Vital Statistics of the Village of Buchanan for a period of two years from January 1, 2024 through December 31, 2025.

Carried by the Following Votes:

AYES: Mayor Knickerbocker, Trustee Capicotti, Trustee Laker,
Trustee Stewart, Trustee Wheeler

NAYS: None

j. Consider a Motion to Approve the Fund Balance Policy.

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

k. Consider a Motion to Add Sewer/Wastewater Connection Fee and Stormwater Fee to the Village Fee Schedule.

Village Administrator Serrano explained that this is a new fee for new connections that will connect to our sanitary sewer system as well as our stormwater system. This is a one-time fee at the time of construction.

Sewer/Storm water connection fee

Sewer (Wastewater) connection fee

A onetime fee will be paid before any connection to the Village system.

RATE CATEGORIES:

A. Residential.

Any improved property classified as residential on the Assessor's records, including 1, 2 and 3 family homes, apartments, condominium and co-ops

| | Within the Village | Outside the Village |
|-------|----------------------------|----------------------------|
| RATE: | \$124.11 per dwelling unit | \$161.37 per dwelling unit |

B. Hotel.

Any property containing a hotel or motel

| | Within the Village | Outside the Village |
|-------|---------------------------|----------------------------|
| RATE: | \$124.11 per hotel room | \$161.37 per hotel room |

C. Non-Residential.

Any improved property not considered residential or hotel as defined above.

RATE: Based on parcel size as follows:

| | Within the Village | Outside the Village |
|-----------------|---------------------------|----------------------------|
| Up to .2 acres | \$178.42 per parcel | \$231.95 per parcel |
| .21 to .5 acres | \$356.84 per parcel | \$463.86 per parcel |
| .51 to 1 acre | \$535.26 per parcel | \$695.84 per parcel |
| 1.01 to 2 acres | \$713.68 per parcel | \$927.78 per parcel |
| Over 2 acres | \$892.10 per parcel | \$1159.73 per parcel |

Stormwater connection fee

A onetime fee will be paid before any connection to the Village system.

| | Within the Village | Outside the Village |
|-------|---------------------------|----------------------------|
| RATE: | \$600 per connection | \$780.00 per parcel |

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

- l. Consider a Motion to Approve the Retention of JHW Plan Review Services for Plan Review as Determined by the Building Inspector.

Village Administrator Serrano explained that this is for the AMS project and Village Square project. The fee is paid out of the building permit fee. There is no cost to the tax payers. Building Inspector Cook explained that this company will review the plans and will give the state reference to what has to be done if they find an issue. This will take the liability off of the village and the building department. They are all engineers and code officials.

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

- m. Discussion of Potential Sidewalk on Rt. 9A.

Village Administrator Serrano explained that in doing the Carbone and AMS projects, the Village wants to continue sidewalks along Rt. 9 from the high school as far down into the Village that we can. AMS will do sidewalks in front of the hardware store and possibly the adjacent property. Carbone will be doing sidewalks from the high school to the end of their property. The missing piece is a house between Village Square and the other Carbone building. The DOT believes there is enough right of way to put a sidewalk in that property, but they want the Village, not the developer, to be the lead agency in that project. The developer will pay for the cost, but the Village will be lead agency with DOT. The Village Board agrees.

5. INFORMATION FROM OFFICERS & DEPARTMENTS:

- a. Justice Reports – November 2023

Received and filed.

- b. Police Report – November 2023

Received and filed.

- c. Highway Report – November 2023

Received and filed.

- d. Wastewater Treatment Plant – November 2023

Received and filed.

- e. Building Department – November 2023

Received and filed.

- f. Buchanan Engine Company – November 2023

Received and filed.

- g. Prosecutor's Report – None

- j. Attorney's Report

Village Attorney Porteus stated that there are three more applications coming to the Planning Board.

- k. Administrator's Report

Village Administrator Serrano stated that the Village Square has been approved by the Planning Board. Mr. Carbone is working on getting a commercial use, but is waiting on the DOT to approve the drive thru. The property at 3176 Albany Post Road (Raulindo Sarmiento) went in front of the Planning Board and found out they need a variance of 1.1 feet on the White Street side. They will go in front of the Zoning Board for the variance. Mayor Knickerbocker stated they have been working on getting better cell phone service in the Village. Village Administrator Serrano explained that the person they have been speaking with is working on getting contact information. The order has been placed for the three

entrance signs to the Village. In regards to the digital sign, we are still waiting on proposals from the electricians.

l. Mayor's Report

Mayor Knickerbocker stated that the Board received a complaint about the parking at the post office. Mayor Knickerbocker is waiting to hear from Holtec for some dates to start up negotiations.

m. Trustee's Report

Trustee Laker asked for an update on the fire truck. Village Administrator Serrano stated that the fire truck has been ordered with a delivery date of late August or September. Trustee Laker wished everyone a Happy and Healthy New Year. He encourages the residents to get out and get involved. Trustee Laker thanked the Planning Board for their efforts with both the AMS and Village Square projects.

Trustee Stewart would like to discuss the letter to Governor Hochul regarding the cessation fund at the next workshop meeting. Trustee Stewart stated they need volunteers for the St. Patrick's Day Parade Committee. If you have any nominees for Grand Marshall or Aides, please go to the website. Trustee Stewart said Happy and Healthy New Year to everyone.

Trustee Capicotti hoped everyone had a great holiday. Trustee Capicotti agreed with Trustee Laker and Trustee Stewart that it is important for residents to get involved. Trustee Capicotti stated that the AMS development looks great. The presentation given tonight touched on a lot of the components they will use as far as construction and layout. He also liked the fact that they offered to add the commercial component in the front. This is something we stressed to them numerous times because it does fit in the overlay and takes away from the big parking lot in the front. Trustee Capicotti is also happy that the Carbone development was approved. Trustee Capicotti wished everyone a Happy New Year and 2024 will be great for the Village of Buchanan.

Trustee Wheeler stated that the AMS presentation was a good visualization of what it will look. It looks spectacular and will be a great thing for the community. Trustee Wheeler said Happy New Year to everyone.

6. **COMMENTS FROM THE FLOOR:**

Eileen Absenger, 138 Tate Avenue questioned what side of Albany Post Road will the sidewalks be on going north. Trustee Laker stated they would be on the fire house side. Trustee Capicotti stated that drainage on the other side is an issue.

7. **EXECUTIVE SESSION:** None

8. **ADJOURNMENT:**

At 9:29 P.M. a Motion to adjourn this meeting was made by Mayor Knickerbocker, seconded by Trustee Capicotti with all in favor.