

**Village of Buchanan
Mayor & Board of Trustees
Village Board Meeting
August 4, 2014**

PRESENT:

Mayor Theresa Knickerbocker

Trustees Richard A. Funchion, Duane M. Jackson, Nicolas Zachary and Cesare Pasquale

Village Attorney Stephanie V. Porteus

Village Board Secretary Susan F. Matthews

Village Administrator Kevin Hay

1. PLEDGE OF ALLEGIANCE:

Mayor Knickerbocker opened the meeting at 7:30 PM, welcomed everyone, informed them of the fire regulations and led the Pledge of Allegiance.

2. APPROVE MINUTES:

May 20, 2014 Workshop: Trustee Zachary had a change on page 18, paragraph 1, line 15, change “other of the” to “are”. A MOTION to approve these minutes as amended was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

July 7, 2014 Regular Board Meeting: Trustee Zachary had a typographical correction on page 5, paragraph 2, line 7, change “RPF” to “RFP”. A MOTION to approve these minutes as amended was made by Trustee Jackson, seconded by Trustee Zachary with all in favor.

3. PRESENTATION: Senior Housing Project (Griffin Property)

Mayor Knickerbocker announced that Mr. Bill Balter is here to do a brief presentation following which he will answer questions.

Mr. Balter thanked the Board for having him and his associates at this meeting. He gave a slide presentation on the proposed Senior housing project for 66 units of affordable housing for Seniors on Bleakley Avenue and Broadway. Present was his Chief Operating Officer and his Development Manager.

Mr. Balter gave some background on their company and previous projects. They have done many projects like these both in and outside of Westchester. Most are Senior affordable communities. They have also done subdivisions, condos and rental apartments. They have done

projects in the Town of Cortlandt. He showed examples of various past affordable, Senior and family housing developments they have done in Westchester and Putnam Counties. He commented that they take pride in their housing looking like housing and not affordable housing. He noted that what makes them affordable is how they fund the development. They did Jacobs Hill in the Town of Cortlandt which is an affordable rental and condo development. There were affordable condos which sold for between \$225,000 and \$295,000. He noted there were also 103 Senior affordable units very similar to what they are proposing here. They did the Round Top condos in the Town of Cortlandt, a family development where they have half 1-bedroom and half 2-bedroom condos.

He noted that the site in Buchanan looks much bigger than it actually is. He said that before he got involved, it had been proposed as 90 Senior homes. When they got involved, they got into the site planning. The environmental issues, especially the steep slopes, made a development that large not feasible. They scaled it back from 3 buildings to 2 which fit much better on the land. It would be similar to Jacobs Hill. There would be 66 affordable Senior rental apartments funded through the Westchester County Fair and Affordable Housing program.

Mr. Balter explained that the way that these work is they get marketed to the general public. You get people who live in the community. He said that typically 50% to 75% have a connection of some sort to the community. There live or have jobs here, work in that town, have family or friends there or want to return. He commented that people want to live where they have a connection. This project would be similar to Jacobs Hill. They would be 3 story buildings. They are 100% handicapped accessible and 100% handicapped adaptable. He explained the latter as meaning that the median age would be 68-70 and over 10 years that would go up and people need to be able to age in place. He noted that 20 years ago, even Senior communities had stairs. When people moved in they were able to walk the stairs but as it becomes harder to find affordable housing, people who live there typically do not want to move out. So having an elevator and everything in the building being handicapped accessible allows people to stay. He showed a floor plan. He noted the 3,000 square foot community room. All their communities have a community room or club house. In a larger community like Jacobs Hill, they were able to have an extra club house and a pool. This development would be smaller but they can do a nice community room which he feels is important because that is where people will spend time. Mr. Balter noted that because this property has a nice pond they will have walking trails and a gazebo. He commented that in planning a development for Seniors they take into account that they are not going to be getting into a car to go to work then come back at night. He commented that one thing that is attractive about this site is that it is across the street from Lent's Cove Park so as the river walk is extended, the Seniors here would be able to take advantage of that.

Mr. Balter addressed the frequently asked question concerning unit density. He said that typically the majority of units would be 1-bedroom apartments, meaning that one or two people would live there. There will be some 2-bedrooms. He believes that here there would be 9 2-bedrooms and the rest would be 1-bedroom.

Mr. Balter said that concerning benefits to the community, first and foremost is that everywhere in Westchester County there is a shortage of affordable housing. They own and manage a lot of affordable housing in the County and there is a huge waiting list. They stopped theirs at a 5 year waiting list; that is, 5 years before anyone will be able to move in. They are satisfying the regional need. He commented that for Buchanan, it would be people from Buchanan and the Town of Cortlandt, people with connections to those communities, who would live here. He commented that developments like this create not just construction jobs but permanent jobs because the people who live here consume goods and services. There would be a couple jobs on site and it also creates jobs and business for local merchants.

Mr. Balter showed a breakdown of their various developments and units and their rents. He explained that as an affordable development their rents are based on a percentage of the Westchester County median income. In this case, "affordable" would be two people making a family income of between 50% to 60% of the area median income. In Westchester County that is \$105,000. It is adjusted for family size. So for a 1-bedroom you are paying based on an adjustment for a lower family size. Mr. Balter thinks the income here would range from a maximum of \$50,000 for the 1-bedroom and depending on the family, sizes about \$60,000 for the 2-bedroom. If they are over that the rents would be about \$1200 for a 1-bedroom and \$1400 for a 2-bedroom, including heat and hot water. He commented that given that these are new apartments, it is probably 25% -30% less than the market including the heat and hot water in the area.

Mr. Balter commented that in terms of the process, tonight is very informal. It is just to introduce this to the community. He noted that they have not made application for anything nor are they sure that they are going to make application for anything. They want to see if this is something that the community wants. He commented that most communities they go into love that they want to do affordable Senior housing. He said that they have been successful in having most communities see why it is a good idea. They are here tonight to answer any questions anyone might have so that we can make a decision if it is something we would like to see here. If it is, they will come back and make a formal application. Mr. Balter asked if there were any questions he could answer.

Ben Martinelli, 91 Tate Avenue, Chairman of the Planning Board, asked what the tax benefit would be to Buchanan and the Town of Cortlandt. Mr. Balter said that it is tax positive in every way except in emergency services. There is basically private everything; private roads, private

carting. They have no school children but they pay school taxes. Because it is affordable housing, the taxes are less than if it were a luxury development. He noted that where we would see the difference is in emergency services. With Jacob's Hill in the Town of Cortlandt, they made a contribution to that in addition to taxes.

Mr. Martinelli questioned whether people in the Village could afford \$1200-\$1500 for these apartments. He commented that some Seniors will be paying less now because they have been living here for a long time. Mr. Balter commented that is true, that there are some people for whom this will not be right. Donna Edwards commented that she pays that for a 1-bedroom apartment in Springvale. She just wanted to let them know that nothing is cheap. Mr. Martinelli asked Mr. Balter to elaborate on his expectations from the Village's police, emergency vehicles, sanitation and other services. He also wanted to know if as a courtesy Mr. Balter will advise the City of Peekskill what is being contemplated. Mr. Martinelli feels that this will impact traffic in that area. Mr. Balter said that Peekskill would be notified if the project moves forward. Concerning services, he advised that they will use the fire and emergency services. They would not use the Highway Department because the roads are all private. They do their own snow plowing and clearing of the roads and sidewalks. Concerning garbage, he does not know what the Village does with private developments. Trustee Jackson advised that the Village has its own sanitation trucks. Mr. Balter commented that in certain municipalities they have private carters. He has not gotten into that yet for this development. Mayor Knickerbocker commented that it would probably be private.

Eileen Absenger, 138 Tate Avenue, commented that Mr. Balter made a statement that there will be less taxes because it is affordable. She wanted to know what percentage of taxes that would be. Mr. Balter advised that the taxes in any development relate to what things rent for. Because they are renting for less, the tax will be less. If for example, the home is rented for \$3,000 the taxes would be higher. He guessed that the overall taxes would be probably be somewhere between \$1,500 and \$2,200 per unit per year. It would probably pay \$70,000 to \$100,000 in taxes.

Ms. Absenger commented that at Round Top they have solar. She wanted to know if this development would be solar. Mr. Balter advised that they will do solar if they can. It depends on the orientation of the buildings and how the trees affect the ability to see the sun. They are putting solar in all their new developments where they can.

Mr. Martinelli asked Mr. Balter to give a rough estimate of how long it would take to complete this development if he gets approval. Mr. Balter advised it would typically be 16-20 months to build depending on the site work.

Ms. Absenger wanted to know, in regards to Peekskill since there is no bus route on Broadway does the project come out on Broadway or Bleakley Avenue. Mr. Balter advised it is Broadway. Ms. Absenger wanted to know if they change routes for people to take buses because there are Seniors who do not use cars. Mr. Balter advised that they work with the Bee Line Bus to see what buses are available. In North Salem there is no way to be next to schools and business centers and highways. You can be next to one but not all three. In that case, they are next to the schools but far from other things so they ended up having their own bus. They provided rides. It is a family development. They have a bus there. Their first choice is to work with available services. He said the Bee Line works with them and has been willing to extend their services because that is their mandate. He commented that one way or another, they will work on transportation. He noted that Seniors drive less and as was mentioned, there is very little traffic in 66 units. There is one car per home and over time less and less. At Jacobs Hill they have three times as many parking spaces as cars. Mayor Knickerbocker advised that there is a bus that runs on Bleakley Avenue. That came to light recently.

Mary Ingenito, 253 Westchester Avenue, commented that to her those rentals seem like a lot of money for the average person in the Village. She feels that with the STAR program most Seniors make out better staying in their own homes.

Mr. Martinelli commented that concerning the use of Bleakley Avenue for construction trucks and major equipment coming through for a period of 16 months, the Village spent a lot of money resurfacing Bleakley Avenue. Trustee Zachary thinks there are certainly a lot of ways around that. We could have construction come in on Louisa Street and Broadway and work it out. Mayor Knickerbocker advised that no semis can come in on Bleakley Avenue. She noted that we spent \$550,000 on that road. Mr. Martinelli is concerned with the enforcement of that. Mr. Balter commented that during the approval process of their project in Larchmont the traffic plan was one of the things they worked on. They agreed to come into that village one way and not another. He noted that he is very familiar with Louisa Street. He thinks that the majority of traffic would come in that way, especially the larger vehicles like the concrete trucks.

Reed Outhouse, 241 Westchester Avenue, noted that they mentioned the emergency services. He asked if there were any examples in their past developments of arrangements that were made with local emergency services and what was done to compensate for that. Mr. Balter commented that he does not remember the numbers but they have done an annual contribution to offset charges. In the Town of Cortlandt it was for "Senior services" which he noted was a blanket term that they used. They gave an amount of money enough to offset the increase. He commented that it was not an incredible amount but on an annual ongoing basis the goal is that it is not intended to be a windfall to the municipality but that the Village would not lose money.

Mr. Martinelli wanted Mr. Balter to elaborate on the funding for Senior housing from various government sources. He wanted to know exactly where they are going to get their funding from. Mr. Balter advised that the funding would come from Westchester County for the Fair and Affordable Housing settlement they made with the Federal government. He noted that it is a private development but they get funding through the County. Funding will also come through the tax credit program. There will also be a conventional mortgage.

Mayor Knickerbocker noted that they spoke about taxes and that when we had the original presentation for 90 units it included a breakdown of estimated taxes which were \$94,000. She wanted to know after the units are built and it is \$94,000 if Mr. Balter's group get additional discounts off that amount because it is affordable housing. Mr. Balter advised that there is legislation in New York State called 581A. It governs how affordable housing can be assessed. It basically protects the Village, the Town, the school district and the property owner. It allows everyone to know what the taxes will be. It is based on the income stream from the affordable rentals. He advised that it is easy to see what the taxes will be plus or minus a few percent. Once it is established it can go up or a down a little, probably 2% or 3%. He commented that he rarely sees taxes go down. The Mayor commented that her concern is that if this project were approved and the original assessments and taxes are \$94,000 to start with, can something be put in later to significantly reduce that because it is affordable. Mr. Balter advised that they cannot grieve it. It is based on law.

Mayor Knickerbocker advised that the Board did a walk through Jacob's Hill. Most of the Board members were there. They had questions at that time and saw the development. She called for any questions from the Board.

Trustee Jackson wanted to know what was the height of the buildings. Mr. Balter advised that they are 3 story buildings; three stories facing you and two stories in the back where it goes into the hill. Essentially what you would see is 3 stories, probably about 35 feet tall. He commented that the thing about the site is that it is set back from the road so it will be pretty well buffered from the road.

Trustee Jackson asked Bobby Wheeler of Buchanan Engine Company how much room does the fire apparatus have to go up in that site. Mayor Knickerbocker advised that Trustee Jackson is a volunteer firefighter as are Reed Outhouse and Bobby Wheeler who are also present. Reed Outhouse advised that concerning their capability, Buchanan Engine Company does not have a ladder truck company. They are 100% reliant on mutual aid. They have basic ground ladders. He advised that they could not deal with a roof on a building like that. They have mutual aid set up and it would fall under that. Trustee Jackson referred to Mr. Balter's comments about doing some special things for developments for emergency services. He noted that one of his concerns

would be the ability to respond to an emergency at a site such as this. Mr. Balter advised that the buildings are fully sprinkler equipped.

Trustee Jackson commented that previously they had talked about underground parking. He wanted to confirm that has been taken out. Mr. Balter advised that was correct.

Trustee Funchion noted that there was about a five year waiting list. Mr. Balter said that was the waiting list in the Hudson Valley. In Jacobs Hill, depending on what is going on, they had to cut the list off. They have to renew the waiting list because if people are on it for a year, sometimes they find something else, move in with a relative or die. He commented that things happen. For some people, it took 5 years to get in. Trustee Funchion wanted to know if this project was approved and there is a waiting list, would those people get preference over people from Buchanan and the local area. Mr. Balter advised that the settlement does not allow that. It requires that they market to the general public and that they cannot use a waiting list from another development to fill it. Mayor Knickerbocker wanted to know if residents of the Village and the Town would be able to get on that waiting list first. Mr. Balter advised that what they did in North Salem per the settlement was that they had to market to the surrounding counties and had a lottery. They had between 450-500 people in the lottery. Those people are not income qualified. They take names and move through the list. If they are qualified, they decide if they want to live there or not. Mr. Balter said they go through 70% of the list for example, on the rental side. People who call after that are put on the waiting list. He said that the people who call then are typically local people. He commented that if you look at their waiting list after the lottery that is where anyone who is local who did not get in goes on the list. .

Trustee Zachary noted that the income levels that were quoted were \$50,000-\$60,000. He wanted to know if it is based just on annual income or does it include assets. He commented that you could have two people who each make \$50,000 per year in income but one might have \$5,000 in the bank for example, while the other has \$5 million in the bank. Mr. Balter advised that there is an asset test where they apply some percent of your assets. That could put you over income. He commented that it is really not designed for people who are selling a \$1 million dollar house to live in an affordable community.

Trustee Zachary commented that when Mr. Balter first came in and the plan was being developed, they were talking about this being a market rate project with a percentage being affordable housing. Now it being presented as being affordable housing. Trustee Zachary wanted to know if they were doing market rate, what would the rents be and is market rate something they now deem to not be practical for this location. Mr. Balter advised that in order to be viable the market rate rents would need to be \$1600 for a 1-bedroom, and \$2200 for 2 bedrooms. He does not think it is viable or finance-able in this location.

Trustee Jackson wanted to know how many parking spaces there would be. Mr. Balter advised that they will work on that with the Village Board and the Planning Board. He said they are going to try to convince them that 1 space per unit is enough. They typically provide 1 and ¼. They do not pave the last quarter. If the Planning Board says that they have to preserve the space that is there and if they ask to do it, they have to pave it. He commented that no one wants more asphalt than they need. In New Castle, they “Item 4’ed” the area so that it stayed pervious. That was 20 years ago. He commented that is a good solution. It is not too much pavement while making sure you have enough parking.

Trustee Pasquale asked about emergency backups. He wanted to know if there is a fire, a gas leak or anything like that and people need to be put out of there for an extended period, who would be responsible for relocating the residents. Mr. Balter’s associate advised that if it is for a week or so, it would be through the Red Cross or family. The building is a fully equipped with sprinklers and fire alarms. He commented that in his 12 years with Mr. Balter’s company, they have had some fires caused by someone cooking on the stove where one or two apartments had a problem from the fire or water from the sprinklers. But they have never had a problem where a building or a half a building had to be relocated. He commented that typically if there are a couple of units, they work with them. Trustee Pasquale wanted to know if there are back up generators in case of power loss. Mr. Balter advised that they have a generator for the elevators. It is more and more common to include generators because power has become less reliable. He believes they would have generators for all the common areas like the community room so that people would have a place to go.

Trustee Zachary commented that they have discussed the outdoor space and the pond. It was suggested that it be space open to the public. He wanted to know if it would be. Mr. Balter commented that the pond is terrific and currently has no public access. They are trying to get their residents to be part of the community. They provide parking so they can drive in and walk around the pond and the boardwalk. He noted that there are times that Planning Boards do not want them to do that. They plan to do that here if our Planning Board approves. Mayor Knickerbocker commented that the pond is known locally as the clay hole. She noted that for those who grew up in the Village, it has a very special place in our hearts. She commented that over the years, mistakes were made concerning access to Lake Meahagh. There is no public access in the Village. She commented that when it comes to the clay hole, access to the residents will not be cut off.

Mayor Knickerbocker commented that she has spoken with Mr. Balter before and has stated her concerns, especially about the services. She had concerns about the Fire Department and is glad they are represented here tonight and that Trustee Jackson had asked those questions. She is also concerned about the ambulance service. The Mayor commented that if this goes forward and goes through the process that a lot of the questions will be answered. Another important concern

to her was that we have great services in the Village. She is happy to hear that there will be a private carter and that plowing will not stress our services. The only thing is that our Police Department only has one officer on duty each shift. She has spoken with Mr. Balter about that. Mr. Balter commented that if this were a family community like Round Top which is not age restricted, there would be some police calls. He said that we would have almost no police calls here. He noted that the Mayor had advised that our Police Department escorts ambulance calls. That would be the only situation he sees them involved here. He believes that in a development like this there could be an ambulance call per week.

Trustee Jackson noted that the age would be 55 and that he had expressed reservations about that. He thinks that it should be higher. Mr. Balter advised that in Federal housing law, age discrimination is illegal with two exceptions that Congress passed. One is 62 or older. The other is 55 or older. For the latter, one member of the household must be 55 or older with no minors under the age of 19. Mr. Balter advised that in order for it to be developable and finance-able for them, they will only do it as 55 and older. He said that 62 and older is too narrow a band. They need people who want to live here and can afford to live here but cannot be over income. He commented that when they have to be Seniors to begin with and you cut the age and say 62 and older, you have to be 62 and older. In this development if you were 55 and your wife was 49, with no kids, you could live here. He commented that in terms of all the things people are concerned about with the impact of development, you still have no school children. You still have basically a lot of retired people. He commented that essentially a youthful Senior can live here whereas in a 62 and over development no one under 62 can live there. Mr. Balter said that just does not work for them and is not finance-able. He has never done a development that is 62 and older. Trustee Funchion wanted to confirm that if it were 62 and older both people would have to be that age. Mr. Balter said that was correct. If it is 55 and older, only one person must be 55 or older. He commented that Heritage Hills in Somers originally tried to do 40 and older but that was struck down by the courts.

Eileen Absenger wanted to know if they manage all the properties that they build. Mr. Balter advised that they own and manage everything that they develop and build. Ms. Absenger wanted to know if they ever sold one of them to another company. Mr. Balter advised that they have never sold any of their rental properties. They built the Hollowbrook Golf Club and sold 85 town houses that were approved. Ms. Absenger commented that she asked because if it were sold it would be important that whomever it was sold to maintained the same standards as Mr. Balter is describing.

Ms. Absenger commented that she was told that 62 plus means that both parties had to be 62. She wanted to know with the 55 and older what the stipulation is with the disabled and with veterans coming in to the project. She commented that Peekskill had issues involving the police with certain populations. She commented that New York State through the Federal government

is now possibly banning group homes. That means that anybody in group homes, noting that we have two in Buchanan, will be looking for housing. She presumes that would come under “affordable” because they will be subsidized. She wanted to know how that works with the 55 plus and with the 62 plus. Mr. Balter believed that in a 62 and over development, which is not what they are proposing, if someone is handicapped they can live there. In a 55 and older development, one member of the household must be 55 or older. As long as you are not a minor you can live there whether you are handicapped or not.

Walter Neurauter, 182 Fourth Street, noted that if they continue the program the police officer escorts the ambulance to the scene. He commented that is going to have to continue because we have a volunteer service. It takes a little longer for them to respond. It is essential for the police officer to get there first. They have the ability to save lives. He feels that is something that needs to be talked about and worked out. Mr. Balter said that he did not know if it is something that has always happened. He commented that what he is hearing is that we not have a negative cash drain on the Village in terms of the services. Mayor Knickerbocker said negative cash drain and drain on our services because we would be putting more people into the mix. That is why we are asking questions now.

Trustee Zachary commented that he or the Village Attorney should explain the process because a lot of people are not aware of what it is. He believes that a lot of people might think that if there is an application and the Village Board moves ahead with a zoning change that that grants permission for this project to go through. Mayor Knickerbocker advised that tonight is just a presentation. It is not a Public Hearing. Trustee Zachary does not believe that we have a formal application. For this project to even be considered the Village Board would have to go through a process to change the zoning for that site that would only open it for the application. That would mean we are open to listening. If we do the zoning change, then there is a lengthy process to go through the Planning Board which raises all the questions of site plan aesthetics, emergency services, turning radius for fire trucks, drainage and so forth. A full environmental review is included to determine that there is no serious environmental impact. The first two things in the process involve an application and change to the zoning of that site. Then a full review of all the details and whether or not this can happen takes place. Ben Martinelli advised that a Public Hearing will be held by the Planning Board as well. Trustee Zachary noted that the public will have the opportunity to ask questions and add input. Mayor Knickerbocker advised that Ben Martinelli is the Chairman of the Planning Board.

Mr. Balter believes that before he got involved there was a zoning petition put in for a larger development. He thinks that the first step would be for them to either amend or resubmit it for the correct size. They have taken the input that they got and reduced the size because it works better on that site. They are not asking for any kind of approvals tonight. He said that he would love to get feedback from the Board on whether they love the idea.

Mayor Knickerbocker appreciated that Mr. Balter came and did the presentation. She commented that there were two, the original and now this presentation. The Board is more up to speed. So will our residents be because it is being videoed and is on t.v. It is still has to go through the Planning process. Mr. Balter said that they have to submit back to the Village Board and then it will be referred to the Planning Board. The Mayor advised that she would like to talk further with the Board. She commented that it was a great presentation and that Mr. Balter answered a lot of questions that we all had. Trustee Funchion commented about this being on t.v. so that the citizens in the community can see and hear their presentation. He agrees that it was very good. He appreciates that Mr. Balter made the statement that they want to be wanted here and not barge their way in. Trustee Funchion feels that is very important. He would like to hear from residents in the Village. Mr. Balter thanked the Board for their time.

4. COMMENTS FROM THE FLOOR: (agenda items only)

None

5. NEW BUSINESS:

a) 14-32 RESOLUTION AUTHORIZING THE ENGINEER TO PREPARE SPECIFICATIONS AND FOR THE CLERK TO ADVERTISE BIDS FOR ROADWAY WORK.

Mayor Knickerbocker read the Resolution (*copy attached*).

Mayor Knickerbocker advised that this year she has a list of proposed road work. We are not doing as much as she would like to do. This year we will do curb repairs on sections of Cortlandt Street, Catherine Street and Donahue Court; concrete repair at the top of Lewis Street; and asphalt work on sections of Henry Street and Craft Lane. We will also do more crack sealing which the Mayor noted helped us during the winter. That is as far as our money goes this year. There will be some major road work next year. The Mayor commented that this Board is determined to do a lot of infrastructure work. Trustee Jackson wanted to know when the cost analysis by the Village Engineer will come out. The Mayor advised that he has gone out and looked at all the road work that he feels is the most critical and we put it into a bid package. Village Administrator Hay advised that the bids have to be back by August 15. Trustee Jackson wanted to know what number we are looking at. The Village Administrator advised that we will not know until the bids are received. We have about \$50,000 in CHIPS money and another \$20,000-\$25,000 in Street Maintenance. The Mayor advised that we received an additional \$5,000 from the State for pot hole repairs.

A MOTION to adopt this Resolution as presented was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

b) 14-33 RESOLUTION AMENDING MASTER FEE SCHEDULE FOR THE VILLAGE OF BUCHANAN

Mayor Knickerbocker read the Resolution (*copy attached*).

Mayor Knickerbocker advised that the reason why this came about is that we recently had a situation where a resident opened up one of our fire hydrants to water their lawn. The Police Department gave the person a fine. The Mayor asked all residents to please not open the hydrants. It is a safety issue. It can cause a lot of problems if there is a fire and that hydrant is needed. The water that came out of that hydrant is not metered so the person who used that water did not pay for it. The Village paid for that water. The Mayor commented that originally this fine was \$10 so it was well worth it to them to use the hydrant. It is a very serious thing. The Mayor reminded everyone to not use the fire hydrants.

A MOTION to adopt this Resolution as presented was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

Trustee Zachary commented that they just changed one item on the fee schedule but looking it over, he feels that the schedule merits some review. Mayor Knickerbocker advised that it could be done at the next Workshop. She agreed that we need to look at the schedule. She noted that as the \$10 fine for using the hydrant shows, some of our fines have been on the books for many years and are outdated.

c) 14-34 RESOLUTION AUTHORIZING THE PURCHASE OF A VILLAGE VEHICLE

Mayor Knickerbocker read the Resolution (*copy attached*).

Mayor Knickerbocker said that we have been speaking about replacing this truck. It has served its time. We got our needs out of it. It is time to replace it. She thanked Village Administrator Hay for getting the lowest bid. The Village Administrator advised that between the Town, State and County bids, Westchester County had the best price.

Trustee Zachary noted that at the last budget hearing, we only set aside \$15,000 for vehicle replacement. He wanted to know where the money will come from for this purchase. The Village Administrator advised that we have to do a budget transfer from another line. Trustee Zachary commented that at the budget hearing we identified possibly 3 to 5 vehicles that would have to be replaced over the next 5 years. He wanted to know if we are going to continue to just

buy them and transfer from other budget lines. He commented that he is a little annoyed that we did not budget for this even though we knew that it was coming. Trustee Funchion commented that we did budget the money. It is in another part of the General Fund that can be transferred over. We specified \$15,000 specifically toward automotive purchase but the other parts of the additional money that we spread across the General Fund can be used for the purchase of this truck. It is not from the Contingency Fund. The money is there for the purchase of this vehicle. We also voted on a specific amount to be taken out that we can probably accommodate every year in the budget. Trustee Zachary wanted to know if that meant it was coming from the fund balance. Mayor Knickerbocker advised that there is going to be a budget transfer. We have not hired a replacement employee. We have funds from that line that we can use. We have the money. Trustee Zachary commented that he is not questioning that we need the vehicle. He wants to see it budgeted differently. Mayor Knickerbocker commented that she knows he wanted to fund it differently and that the Board has discussed that. Fortunately, we were able to buy this truck with the money in that line. Trustee Zachary wanted to know if there were any other vehicles that we will have to buy this year. The Village Administrator advised that he did not foresee any. The Mayor advised that when we do next year's budget we will have an updated list of what needs to be replaced. She believes that the leaf vac was not in good shape. We are going to be doing a lot of talking in next year's budget about what needs to be replaced next.

A MOTION to adopt this Resolution as presented was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

6. INFORMATION FROM OFFICERS & DEPARTMENTS:

a) Justice Court Report – June 2014

Received

Trustee Funchion commented that they are doing very well and bringing in a lot of money. The Mayor noted that it was \$4,097 in June.

b) Wastewater Reports – July 2014

Received.

c) Zoning Board Minutes – December 2013; May 2014; June 2014

Received.

d) Planning Board Minutes – April-June 2014

Received.

e) Police Reports – May-July 2014
Received.

f) Fire Inspector's Report – June 2014; July 2014
Received.

g) Attorney's Report:

Village Attorney Porteus reported that it has been a busy month. She wanted clarity on some items. The Board had talked about a couple of local laws which she did not give them drafts of tonight. She has talked with the Mayor. For the Workshop, she wants to be clear on the Board's intention concerning permit parking within the Village. Mayor Knickerbocker advised that they discussed it as possibly allowing permit parking in some of the Village lots and charging for it. Village Attorney Porteus requested that any ideas and suggestions the Board members may have be passed to her because there are different ways that could be done. She will give the Board a draft and they can discuss it at the next meeting. Trustee Zachary wanted to know if we will discuss it at the next Workshop. Village Attorney Porteus commented that it is helpful to have the Board's input as early as possible. She commented that the same request applies to the sign ordinance. Trustee Zachary advised that that would also be discussed at the next Workshop. Village Attorney Porteus wanted to confirm that concerning the camping and sleeping overnight on Village property, that is something we are looking to prevent. The Mayor advised that was correct. The Mayor advised that we will also discuss the fee schedule. Trustee Zachary commented that perhaps we have too much scheduled for the next Workshop. The Mayor commented that our meetings have been going late but that there is a lot going on and a lot that we have been talking about.

h) Administrator's Report:

Village Administrator Hay reported that the aerators are in at the Wastewater Treatment plant. The steel work will begin. He advised that he received the estimates of new versus old. It is \$25,000 to repair. To do the whole thing over with new steel is \$125,000. The estimate is that it is good for 15 years or more. Trustee Zachary wanted to know if either the contractor or the Village Engineer will give us a guarantee in writing that it will last 15 years. The Village Administrator will speak to our Village Engineer to get some form of guarantee. He advised that on two of the motors the bearings needed to be replaced. We originally received quotes for \$900. We were able to get them done for \$255. Mike Baisley will bring them to the shop in Elmsford. The Village Administrator advised that the sludge holding tank roof will be approved by the insurance company. He had fears that they might try to not reimburse it. He got in writing from the insurance company that we will be getting a new roof. Mayor Knickerbocker

advised that the roof on the sludge holding tank collapsed under the weight of a lot of snow. Now the insurance company is going to pay for its replacement.

Village Administrator Hay reported on the LED lights. The pilot lights will be arriving this week and will be put up shortly after that. He advised that NYPA is trying to put together a group LED project with all the municipalities and services in Westchester County. There was a start up meeting while he was on vacation. He spoke with Kevin Dolan, Vice President of Inter-Government Relations. Participation does not commit us to anything. They will send us a loan agreement. They are trying to gauge interest from municipalities. In response to a question from Trustee Jackson, the Village Administrator advised that we are still waiting to hear from Representative Nita Lowey's office. He advised that with this project NYPA will do all the engineering and bidding and finance it in a way that we would reimburse them through our savings at what would hopefully be no cost to the Village. The Village Administrator will have more information as more meetings are held. Mayor Knickerbocker wants to have herself or another Board member also attend.

Village Administrator Hay reported that the Village's Facebook page launched last month. We are working to put out daily activities, special events, service updates and changes. As of this morning there were 60 "Likes" for the page.

i) Mayor's Report:

Mayor Knickerbocker read a letter from the VA (*copy attached*) thanking us for the donation of the items in the food basket which went to the Veterans Food Pantry. She thanked everyone for being so generous. They appreciate it and need it. She commented that when she goes to drop the food off, it is heartwarming. They all come out and help her take the food out and express their gratitude. The Mayor commented that it is the least we can do for these veterans.

Mayor Knickerbocker announced that we have a hot line for anonymous tips for potential crimes and suspicious activity. Through a grant our Police Department has been enrolled in the tips hotline program of the Westchester County D.A.'s office. Tips can be anonymously reported through a smart phone, text message or e-mail. More information is on the Village of Buchanan web site. The Mayor thanked Police Chief Tubbs and members of our Police Department who got us this grant.

j) Trustee's Reports:

Trustee Jackson wants our residents to be aware that there have been people knocking on doors with a petition about the proposed pipe line. They tell you that they know that you are against the pipe line and that they want you to sign their petition. He said that at the end of their spiel,

they ask you for a donation. Mayor Knickerbocker advised that if that happens to call the Police Department. Do not donate. The Mayor advised that the Village of Buchanan and Town of Cortlandt are working together on this. No money has been asked of anyone. We do not know who these people are so if they come to your door, call the Police Department and let them know. The Mayor thanked Trustee Jackson for bringing this up. Trustee Pasquale commented that the people came to his door. It was a young person who came to his door. It happened twice last week.

Mayor Knickerbocker announced that a meeting with the Federal Energy Regulatory Commission (FERC) will be on September 11 at the Town of Cortlandt Community Center at 5 PM. The Mayor advised that Spectra, who is doing the gas line, was supposed to be here in September. They will now be here in October. She has asked them to look for an alternate route away from the school and not 450 feet from the school. They should have enough information at our October meeting to do a presentation and answer questions. The City of Peekskill will be passing a resolution tonight against the proposed Spectra/Algonquin gas line. The Village and Town of Cortlandt have already done that. The Mayor spoke to County Legislator John Testa today. The Westchester County Board of Legislators passed a bi-partisan resolution asking for strict environmental and operational guide lines when they are developing this gas line. They have not passed a resolution against it. They have passed a resolution to make sure that things will be stricter. The request that they are doing with the environmental is going to be stricter. They have not done a resolution against it.

Mayor Knickerbocker reported that the dedication of the 9/11 Memorial in Croton will be on September 11 at 5 PM.

Mayor Knickerbocker commented that as she was driving around the Village she saw our summer help and Todd Travis of our Highway Department. She said that as you come in from Peekskill and cross over Dickey Brook, they did a great job. They painted the bridge white and green. The Mayor commented that it looks great. She commented that we are doing a lot of clean up in the Village.

Mayor Knickerbocker commented that someone from the Village is going to be honored on August 7 at Yankee Stadium. Mr. Perugini lives on Westchester Avenue. He is one of the last 7 surviving members of the Band of Brothers who jumped into Normandy on D-Day. There were only 7 survivors. The Mayor commented that perhaps we can get him to come to our next meeting where we can honor him.

Trustee Jackson reminded residents that if you see something in front of a catch basin, like soda cans and trash, to take the time to pick it up because it goes right into the lake. He commented

that he has noticed a few cans here and a few bottles there and it is incumbent on us to get out of our car, pick it up and dispose of it the right way.

Trustee Jackson commented that we have a couple of sink holes around the Village. He does not know if we have a schedule to take care of them. He asked that if you see a sink hole anywhere in the Village, to let the Village office know. He knows of a situation on Tate Avenue and another on Westchester Avenue. Be mindful of that. He noted that a lot of times it is around the manholes.

Trustee Jackson reported on the Historical Society. It is in the Newsletter. They want to continue collecting stories, pictures and memorabilia of Buchanan. They are continuing to put together the individual taping of lifelong residents. Call Trustee Jackson to set up an appointment. They will come to you or you can come to the Historical Room at Village Hall and tell us your story. Bring in your old pictures. He said that there are some wonderful volunteers helping with that. He thanks all of them. He thanked everyone for being here tonight because showing concern for what is going on in our Village is very important. Trustee Jackson reported that in October they hope to have their first Historical Society Open House and getting some of the young people from the Elementary and Middle Schools to see what has been collected and their historical meaning. Trustee Jackson asked that any suggestions anyone has, they should contact him. He commented let's keep Buchanan beautiful.

Trustee Funchion reported that in July he attended a hearing by the New York State Department of Environmental Conservation about closing Indian Point for a couple months every summer. He said that everybody who got up to speak commented that doing that it is the most ridiculous thing to do at the time when we need electricity the most. He was shocked by how many people came from New York City to give testimony that they could not exist if the plant was taken down during the summer. He commented that hopefully the State will see some sense in that and that people are worth a little more than the fish.

Trustee Funchion has been attending the Buchanan Day committee meetings. Trustee Zachary is leading the way. Trustee Funchion congratulated him for the upcoming concert on August 24 on the lawn at Village Hall. It is a great idea. It will be really nice. Everybody should come out. It brings the community together. Trustee Funchion hopes that Mother Nature cooperates and we can sit outside, have a nice evening of music, relax and meet our neighbors.

Trustee Funchion reported that he has been involved with the Police and Highway Department contracts. They are working on that. It is a lengthy process. He hopes we resolve it to everybody's liking.

Trustee Funchion wished everyone a Happy Labor Day. The summer is almost over. Mayor Knickerbocker announced that our next meeting will be on Tuesday, September 2.

Trustee Zachary also attended the DEC hearing where they were proposing intermittent shut downs of Indian Point in order to save fish during their breeding season. He reported that he spoke that evening. He felt that one thing is that people get a little extreme in their views. He feels that it is not as easy a question as we make it out to be. He thinks Indian Point is important to this area in terms of jobs and tax revenue. He thinks that people are more important than fish. He commented that there have been proposals that had they been implemented would have been saving fish for years now. The State seems intent on shutting down the plant. Too prematurely, he feels. He commented that we will see how it plays out.

Trustee Zachary reported that the 9/11 Ceremony will be at the same time as the Public Hearing on the Spectra proposal. It will be at 5 PM on September 11. It will be a very touching ceremony. The Buchanan/Cortlandt/Croton 9/11 Memorial is quite nice. The bronze statue was just placed a month ago. It could be difficult to walk to. You can park at Croton Point. It is a 10 or 15 minute walk. They will have a shuttle when they have these events. He hopes a lot of people can make it there.

Trustee Zachary reminded that Buchanan Day will be on September 13 with a rain date of September 14. They are working on some new things this year. There will be a more specific flyer in the September Newsletter with the times of the various events and activities. They hope to pull in even more people this year. Trustee Zachary reported that thanks to the Village office staff we now have a Facebook page. That is one way you can get news about Buchanan Day. He commented that obviously there are a lot of young people who use it. Our Village web site is updated. It is on-line thanks to Village Administrator Hay. He commented that they are nice changes. The concert at the gazebo on the lawn at Village Hall will be on Sunday, August 24. Bring a blanket or lawn chairs. In the event of rain on the 24th, we will move it to the pavilion where we will be sheltered. He commented that the band is a group he saw performing at the Croton Tavern. It is acoustic music and popular songs from the last 20, 30 and 40 years. They are a very nice group called The Apostrophe.

Trustee Pasquale wanted to know if there is a way to leave comments on the Village's Facebook page. Village Administrator Hay will look into that. Trustee Zachary thinks that you can and commented that if there is a way to eliminate that, we will. We do not want comments that are inappropriate. Trustee Pasquale said that we may need a monitor.

7. COMMENTS FROM THE FLOOR:

Mary Ingenito, 253 Westchester Avenue, commented that she has noticed over the past months that one of the ladies in the Village office works on the weekend. She wanted to know why that is. Village Administrator Hay advised that was before when we were catching up on work that we had. They were catching up on back minutes and audits. That was overtime. That was taken out of the current budget. Ms. Ingenito wanted to know if the money paid for the weekend work was different than the money paid during the week. The Village Administrator advised that it is. That was taken out of this year's budget. There is no work being done on the weekends. Mayor Knickerbocker noted that last Sunday she noticed that somebody was in the Village office. The Village Administrator advised that was one of the people catching up. They were working on their own time, not for any extra pay.

8. EXECUTIVE SESSION (PILOT Negotiations and Employee Issues)

At 9:08 PM, a MOTION to enter into Executive Session was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

At 10:02 PM a MOTION to return to the meeting and exit Executive Session was made by Trustee Jackson, seconded by Trustee Pasquale with all in favor.

Mayor Knickerbocker noted that no decisions were made and no funds were expended.

9. BOARD MEMBER REBUTTALS:

None.

10. ADJOURNMENT:

At 10:03 PM, a MOTION to adjourn was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.