

Village of Buchanan
Mayor & Board of Trustees
Board Meeting
July 7, 2015

PRESENT:

Mayor Theresa Knickerbocker
Trustees Nicolas Zachary, Richard A. Funchion, Duane M. Jackson and Cesare Pasquale
Village Attorney Stephanie V. Porteus
Village Board Secretary Susan F. Matthews
Village Administrator Kevin Hay
Bill Balter
Glenn Griffin

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:

February 17, 2015 Workshop: Trustee Funchion amended Page 5, paragraph 2, line 2: add an “s” to citizen; Page 6, paragraph 4: add commas to lines 4 and 6; Page 6, paragraph 4, lines 4 and 6: omit “with the square footage”. A MOTION to adopt these meetings as amended was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

March 2, 2015 Regular Board Meeting: A MOTION to adopt these meetings as presented was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

March 17, 2015 Workshop: A MOTION to adopt these meetings as presented was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

April 6, 2015 Organizational Meeting: A MOTION to adopt these meetings as presented was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

April 21, 2015 Informational Meeting: Mayor Knickerbocker amended Page 16, paragraph 1: change the amount to “\$765”. A MOTION to adopt these meetings as amended was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

PRESENTATION OF PROCLAMATION:

Mayor Knickerbocker presented a proclamation to Trustee Funchion and his wife Mary congratulating them on their 40th wedding anniversary. She noted that they celebrated by taking a transatlantic voyage to Paris. The Mayor read the proclamation. Trustee Funchion has been a Trustee since 2010.

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

None.

4. NEW BUSINESS:

a) PUBLIC HEARING: PROPOSED ZONING CHANGE ALLOWING A SENIOR MULTI-FAMILY ZONE

At 7:40 PM a MOTION to open this Public Hearing was made by Trustee Funchion seconded by Trustee Zachary with all in favor.

Mayor Knickerbocker said that we have been discussing this for a while. She advised that this Public Hearing will not be closed this evening but will be kept open for another month or whatever is necessary.

Bill Balter of Wilder Balter came before the Board. He said this is to have a zoning change. They have been before the Village Board for more than a year as well as before the Planning Board. He wanted to summarize where they currently are and what they have done. They applied more than a year ago. After a couple of Village Board meetings it was referred to the Planning Board. They returned their recommendations to the Village Board. The Village Board invited Norma Drummond from the County to come and talk about the settlement in general and this development. Mr. Balter commented that there was a lot of back and forth. This development started before he got involved. When he got involved, it was a 90 unit proposal. With that and a lot of other input from the Village Board and Planning Board, they have made a lot of revisions to address the concerns that have been raised. Present with him tonight is Gary Freidland the COO and director of his management company who can answer any specific questions about their management. He also has his development manager Jim Wending.

Mr. Balter said that they started out at 90 units. They were told it was too large and asked if it could be reduced. They went from 3 buildings to 2. It is now 66 units. It was to have been a 55 and older development which would have meant that at least one member had to be age 55 or older. They spoke about it with Westchester County, the funding agency. They and Wilder Balter were okay with a 62 and over development which would mean that no one under age 62 would be able to live there unless they were care givers. There were a lot of concerns raised

about the impacts on emergency services. They included whether the Fire Department needed another piece of equipment to fight fires there and if there was a need for an incremental policeman.

Mr. Balter said that right now the taxes are \$30,000-\$40,000 per year. Taxes on the development would go up to \$100,000. There would be no school children. There would be private sanitation and roads. He said that the taxing of the Village services would be limited to just the emergency services: fire, ambulance and police. He commented that if one looks at Jacobs Hill [in Cortlandt Manor], which they built 8 years ago and which is larger, and at what has been the impact on emergency services, they have not been particularly taxed. He noted that the Town Of Cortlandt ambulance is also volunteers. He believes that members of the Village Board have researched that and can speak to it. He noted that this is a private development. They have done about 3,000-3,500 units of this type of development. They own all of it. They built it all and manage it all. It is not government owned. The way that it becomes affordable housing is that it gets grants from Westchester County and New York State. It allows them to take over and make affordable a development that otherwise could not be without those grants. They went back to the County after hearing from the Village Board and members of the public. They got the County to agree that they would accept project costs in this development that would include impact fees that were more than \$500,000. They discussed that it could be partially used to build an addition to the fire house which they were told was necessary and to offset emergency services costs as the Village may choose. He commented that is \$500,000 on top of the incremental taxes.

Mr. Balter said that this development would provide affordable housing for Buchanan and other local residents. His company's experience is that people can apply from all over. He noted that they have to make it available for 9 counties including Westchester. He said that where people come from tends to be people who have a local connection. He cited the development that they recently completed in No. Salem and Jacobs Hill in Cortlandt Manor. He said that 40% to 50% of the people who live there have a connection. They either have lived there before, moved away and are now coming back; have a child who lives there; work there; or have other friends and family there. Generally speaking, he said that while people may express an interest in living somewhere they end up moving where they have a connection. He said that the second benefit with this is that they were coming at this property after it had been proposed as a commercial contractor's yard which is what the zoning allows. Glen Griffin, the owner, had come forth with a proposal and was told that the Village would rather see a Senior housing development than a contractor's yard. Mr. Balter said that is one of the reasons why he became involved with it. This development would avoid a contractor's yard on what is a gateway property to the Village of Buchanan. He said that they have worked with Sav-A-Tree who owns the land that abuts theirs and is the other owner of the clay pond adjacent to their property and Bleakley Avenue. They would build a trail that would go all the way around the pond and connect to the sidewalk.

They would provide parking so that the public could drive in, park there and walk around the pond. Mr. Balter commented that in the last few months one of the concerns that has been expressed that they have not been able to deal with before is that they are unable to give preference to Buchanan residents for this development. He said that does not mean that Buchanan residents cannot live there. It is that they cannot give them preference. Mr. Balter said that after speaking to various members of the Board and other people in the Village, what they have decided to do is to agree to buy other homes in the Village that were under-utilized. They would provide 5 units of affordable housing in existing homes. They would knock down or renovate them. Those homes would be given to the Village to use in any preference way we want. He noted that in some municipalities that might be emergency services workers or school district employees. It can be affordable on any level, with any preference and at any income level the Village defines because Wilder Balter would be doing it outside of any County funding. He commented that one of the benefits is that it takes under-utilized properties, especially at the gateway to the Village, and allows them to beautify that. Mr. Balter said that in terms of physical benefits to the Village, in addition to more than \$500,000 of impact fees, they anticipate annual fees for recreation and perhaps ambulance services to help them offset the perceived impact on their services. Mr. Balter commented that Westchester County has a settlement with the Federal government to produce affordable housing. The County is tying a lot of other funding to the municipalities' success and assistance in creating this housing. He thinks that by doing this it would help put the Village in a very competitive position for other funding we might seek that has nothing to do with this development. He said that from a development, construction and permanent job standpoint based on accepted ratios of what this type of development creates, they assume over 100 construction jobs and 10-13 permanent jobs from this development.

Mr. Balter wanted to tell the public what they mean by "affordable". There would be 66 affordable homes. There will be 56 one bedroom homes which would run between \$970 and \$1170 per month including heat and hot water. There would be 10 two bedroom units which would go from \$1170-\$1400 including heat and hot water. The income levels would range from \$37,000 to \$57,000 per year.

Mayor Knickerbocker commented that Mr. Balter had mentioned taxes. She noted that currently Mr. Griffin is paying about \$40,000 per year on that property. Mr. Balter advised that is total taxes: school, Village and County. It would go from \$40,000 to roughly \$150,000. \$40,000 would go to the Village and another \$86,000 to the school district. Currently the taxes to the Village are \$16,000. That would go up to \$40,000.

Mayor Knickerbocker announced that members of the public can speak for 5 minutes each and if they need extra time, that is fine.

Glenn Griffin, the owner of the property, thanked the public for coming out and thanked the Village Board for the tremendous job they are doing. He did not think that the public knew how much they care and the effort they have put in. He said he has been working with them for 3 years and they have been very thorough. He said that this started about 10 years ago to be a contractor's yard. That did not work out. The economy fell apart. He came before the Village Board about 3 years ago and told them that the property with its taxes of \$40,000 per year had become a burden to him and asked what he could do with it. He said that led down this road to where we are today. He wanted to address each Board member. He commented that through this entire procedure there have been many concerns from the Board. They have been taken very seriously and Mr. Griffin believes that they have addressed them all.

He spoke to Trustee Pasquale. Mr. Griffin said that from the beginning, because of his background as a law enforcement officer, Trustee Pasquale's concern was crime and as Mr. Griffin understands it, that the people that would be here would have background checks. Trustee Pasquale said that he was specifically asking about criminal background checks. Mr. Griffin said that he wanted the community and the Board members to know that when the Board looked into the amount of crime in the other communities they found that it was very minimal. Trustee Pasquale confirmed that was correct. Mr. Griffin noted that was where there were kids and people below age 55 in affordable housing. When they then talked to Mr. Balter and everybody else, they do a thorough background of not only a person's history and financial background but also criminal background. No one is allowed to move in with any criminal background whatever. Mr. Griffin wanted to know if Trustee Pasquale had any other concerns. Trustee Pasquale said that was one of his main concerns. There is also the eviction process. If somebody comes into the complex and we need to get rid of them, he knows from his professional background that could take up to 7 months. Mr. Griffin believes that they do get people get out in under a month. Gary Friedland, COO of Wilder Balter, said that because they own the development it is in their interest to check every tenant. They do a careful screening. There is an extensive waiting list so they do not need to take people who have a background problem. The eviction process depends on the Village Court. Evictions and the length of time it takes depends on the local court. Some jurisdictions and big cities take longer. He said they have done evictions where there is a 6 week turnaround because the local judges handle the cases quickly. Wilder Balter pursues them aggressively. He commented that what matters is what the Village Court likes. He said that their evictions are no different than any others. When someone does not pay the rent or there is a problem, they have to follow whatever the process is here in the Village. Trustee Pasquale wanted to know if they have the percentage of evictions for all the complexes that they have built. Mr. Friedland said that they are extremely rare in the Senior communities. If they do 1 in 1,000 units every couple of years, Seniors do not get evicted. He said that every once in a while they have to go to court to get legal possession when someone is ill. He cannot remember the last time he had to evict a Senior Citizen. In other locations if someone loses their job and cannot pay the rent, they have to start eviction procedures. He said

that Seniors have very steady incomes from pensions and Social Security. He said that they do not have all the problems that other people have in life that cause them to not pay the rent on time. In most of those developments they collect the rent on time and have no arrears or evictions.

Mr. Griffin commented that the reason he is talking now is that this is his property and it affects him personally. He addressed Trustee Zachary. He said that Trustee Zachary has done a lot for this project; that he has done a tremendous job and been thorough. Mr. Griffin said that Trustee Zachary visited Jacobs Hill, Round Top, met with the head of North Salem and called every person that he had to make sure that this project would be viable and a benefit to the community. Mr. Griffin feels that he has addressed every single concern of Trustee Zachary's and wanted to know if anything was missed. Trustee Zachary said not really. He commented that basically he thinks there are a lot of positive reasons to go into this project. He has had concerns like a lot of other people. We need to address some of those in the agreement. He said that he is not supporting the project because he likes Mr. Griffin or Mr. Balter. He is not saying that he does or does not. He said he has been behind this because he believes in the project. He has a concern about the ambulance corps but believes that whatever concerns we have solutions. He said that today he spoke to Kathy Stewart, the head of the ambulance corps. He proposed that we also approach the County for impact money because the ambulance corps' issue is manpower. He said that the other departments – the Fire Department, Police Department, Recreation Department, the Seniors – may have other concerns. For the ambulance corps the key thing is getting people to do the work and volunteer. Trustee Zachary's proposal to her, which he said that she liked a lot and will talk about with her people, is to have dedicated money whether on an annual basis or a larger one time sum specifically set aside for recruitment and training of new members they could get. Trustee Zachary commented that he has always felt that whatever concerns we have had with this project, there are solutions that go with them, and if we start weighing the pros and cons it comes out to our advantage.

Mr. Griffin addressed Trustee Jackson. He said that if this project goes through that Trustee Jackson and [Planning Board member] Don Zern would be the unsung heroes because from the beginning Mr. Griffin started with 120 units. Trustee Jackson immediately brought it down to 90. Mr. Griffin said that because Trustee Jackson stuck to his guns pretty much singlehandedly he then got it down to 66. He demanded that the age went from 55 to 62. Mr. Griffin said that they have listened to everything Trustee Jackson said. Mr. Griffin said that the last thing he recalls hearing, which has him slightly confused, is that Trustee Jackson is concerned about emergency services and the people in this community not being able to get into the project because they are over-qualified. Mr. Griffin said that they are coming up with a solution. They will buy some properties to the gateways to the community and put some nice properties there so that people of this community of the Village's discretion could live there. Mr. Griffin did not recall any other concerns from Trustee Jackson aside from that.

Trustee Jackson thanked Mr. Griffin for coming here. He noted that Mr. Griffin, as he has said, has owned that property for several years. Trustee Jackson said that when we first approached this over 3 years ago when Sean Murray was the mayor, we were talking about market rate housing. The Board was very intrigued by that idea and the possibility of going forward. He thinks that where we fell off the railroad tracks on that was the fact that the County settlement brought in a very different scenario. Not only what these income levels would be but now we are talking about using HUD money. That is our money. Not Washington's money but the taxpayers' money; the taxpayers of Buchanan, the Hudson Valley and the State of New York. It turned this development into a piece of a settlement. He commented that when we turned that corner, we got the County's attention. All of a sudden the County was our big brother telling us that they wanted to work with us on this. He commented that they are not doing any special favors for Buchanan. The County is working with us with our own money. At the time, he spoke to former Mayor Murray who mentioned some things about the distressed properties. He had gone to the County to try to get some money concerning the White Street property and other projects that we wanted to address that were eyesores. We did not get any help.

Mayor Knickerbocker wanted to clarify that the White Street house is one of the properties we are talking about. The Mayor said that has been in the works for some time. There have been difficulties settling this because at one time it was \$16,000 to take the building down. There were some arguments, not with the Village but with the contractors taking it down. A call was made to the Labor Department and suddenly because of the asbestos it was going to cost \$90,000. The Mayor advised that the Village was ready to take it down at \$16,000 and leave it because the agreement with the County with that property because currently there is a lien from the County on that property for approximately \$250,000. It was for the woman's [previous owner's] health care in her final years. The agreement was that the monies from the proceeds of the sale of that property would go to the County. It was never sold. The Village wanted to take it down because we know it is dangerous. We have been working with the Town of Cortlandt on that. The County said that any developer, not Mr. Balter specifically, could come in and buy the property for \$1.00. The Mayor advised the County that if they were going to sell it to a developer for \$1.00, the Village of Buchanan would very much want to buy it for that price. The Mayor commented that she appreciates what Mr. Griffin and Mr. Balter have been doing but she wanted everyone to understand that was already out there.

Mr. Griffin said that he would like to address the Mayor. Mayor Knickerbocker said that normally we do not let the people poll the Board. But Mr. Griffin is the property owner and we have not heard from him. Mr. Griffin commented that the Mayor has been nothing but professional and very gracious, and he thanks her. He said that the Mayor has made her stance very clear and he respects that. He is not exactly sure why, concerning her stance. He wishes that over the next month she would reconsider. He does not see how it is negative on the

community. There are taxes. There are 13 jobs. There are people who would be using the services. There will be no criminals. There will be no people who cannot afford to live there. No indigents. They are going to be people who are going to support the community. It is not in the middle of Buchanan. It is borders Peekskill across from the nuclear plant. He said that we have a one time chance to have this project. He asked why not take advantage of it. Mr. Griffin did not see how this has any negative effect on the Village.

Mayor Knickerbocker said that she has been against this project from the beginning. There are reasons why. One, we are a very small community; 1.4 square miles, 2200-2300 people. We do not have that type of high density housing. We have individual residences. She commented that Mr. Griffin has been here for a while and has seen that. Mr. Griffin said that he thought there were a couple of condos in the community but he may be wrong. The Mayor noted that there is a small condo with 4 or 5 units. There is an apartment house on Bannon Avenue of 10 units. That is the maximum. Mr. Griffin said he is a guy who is paying \$40,000 per year in taxes for the last 10 years and not getting any income from the property. Mayor Knickerbocker said that one of her biggest concerns is that as a lifelong resident, she has seen the Village grow and change. She was here before Entergy. The Village has expanded and built. One of her biggest concerns are the services. The Ambulance Corps and Fire Department are independent organizations. We do not control them. Her concern is from experience going back years ago. She did not wish to mention any ambulance corps but it was a very bad experience for her. It was 30 years ago. She is very afraid that this is going to water down our services and she does not want to ever see anyone in the position she was in at that time. She had owned a deli. Someone came into the store and said that her father was on the ground. He had suffered a massive heart attack. At that time there was another ambulance corps, not CCVAC. They were busy and could not immediately respond. She had to wait 40 minutes for the Peekskill Volunteer Ambulance Corps at that time. Our police officers did not know CPR at the time. She had to stand there and wait for help. She does not want anyone in the Village to ever have to experience that or the feeling she had. Her father died that day. We are a small community. Our services are limited. They are asking to put in 66-plus more people. She feels that our Police Department, which we do control, is at a tipping point. She is concerned about those services. Mr. Griffin thinks that with all the services and all the communities that have grown so large in the last 30 years that there is help out there for that.

Mr. Griffin addressed Trustee Funchion. He said that Trustee Funchion was a staunch supporter of the project from the beginning until Norma Drummond [from Westchester County] spoke to the Board. He believes that persuaded him because there were a lot of misconceptions.

Mr. Griffin asked to have Warren Lucas, the Supervisor of North Salem, address the Board. Mr. Griffin commented that if the Village has any concerns, Mr. Lucas has a very good story to tell. Mr. Griffin thanked the Board for all of their efforts.

Mayor Knickerbocker addressed Supervisor Lucas. She noted that she has seen him at several other meetings. She said that she just found out last evening when Trustee Zachary, who has been very involved in this project, mentioned that Supervisor Lucas was coming. Mayor Knickerbocker thought that as a courtesy Supervisor Lucas might have called her. Supervisor Lucas said that he had met Trustees Pasquale, Jackson and Zachary and asked them earlier today if the Mayor had been advised of his coming. When he realized that she had not, he called her about 3:30 PM and sent some e-mails. He apologized. Mayor Knickerbocker thanked him for coming. She commented that it is quite a distance. She knows that he is a very big proponent.

Supervisor Lucas said that he has no comment about this project. He is present to talk about Wilder Balter and what they have done in North Salem. He said that he was in the same situation when they were proposing a regular housing project and ended up switching to 65 units of affordable housing. They made some commitments to him. They changed the structure of some of the units a little bit. He said that the quality of the workmanship was phenomenal. We can talk to his Building Inspector. He would say that you do not even have to inspect it. Supervisor Lucas does not believe there was anything they had to do or correct on any of the structural work. He said that one thing that was important for their town when they sat down and discussed this with the County was that the person who built it had to run it because their town does not have the expertise to manage 66 units. They are a small township of 5200 people. Their housing board has the type of housing that you get points for if you are an ambulance corps person or Town worker. This did not follow that. It is much broader in terms of the marketing. So it was important to them that the person who built it would also run it. That is what Wilder Balter did. Supervisor Lucas said that everything Mr. Balter said to them whether it was rebuilding a building, noting that he even had the architect do the work for them where they agreed with the architect on what they wanted, or redoing something, Mr. Balter paid all the bills. Supervisor Lucas thinks that Mr. Balter spent possibly twice what he thought. He spent \$1.1 million redoing stuff. It has worked out very well. There is a new Town highway garage, court room and meeting room which he noted that our Village Board members have seen. He said when he asked how many people it would take to fill out this lottery he was told 240-300 people. They went through 909 people. One reason is the people that tend to come up to the northern part of the County to look at places. For example, 57 people from Mount Vernon signed up; 1 person actually has an apartment. The others had no interest. 15% are not from North Salem. Supervisor Lucas noted that there are people from upstate New York who are related to people who live or work in the town. The majority of the people are from North Salem. They had some kids come back. They had elderly people who sold their homes that they were having problems maintaining. He noted that 2% of what you have in the bank qualifies for income so you could sell a house and be pretty much set. They do not have a 62 and older. He said that as we are, he would be concerned about the impact to emergency services. They had 35 children added to the school district but that created no impact because they were down in

headcount. He recommended that if emergency services are a concern to go back to the County to see if we can get impact fees for that. His town is getting \$65,000 per year for other reasons. They are putting extra people on. Mayor Knickerbocker wanted to know if they are having the same problem with the services. Supervisor Lucas said that they have nursing homes in the town. Goldens Bridge is having the same problem. He noted that there was a recent article in Westchester Magazine about how the ambulance corps are having a problem getting people to take the EMT course because it is a lot of work. His town is trying to figure that out and enhance it with some part-time people on the weekends. He said that is one concern that the Mayor raised that he would be concerned with also. It was nothing to do with this project but they have had calls where it was 37 minutes to get an ambulance. They changed the rules on how the County does mutual aid. There were 13 mutual aid calls to get the ambulance there because their ambulance was out at a hospital some place. Mayor Knickerbocker commented that it is a common problem.

Supervisor Lucas said that there is no crime in their units. The cops drive up a couple times a day. In terms of evictions, they have had 5. Somebody's salary was not right or they had too many people. Their judge comes in and arraigns the people, and they are gone in a week. Supervisor Lucas said that he had no idea how they are gone so fast. That was a concern of their town and that did not come to fruition.

Supervisor Lucas apologized again. He thought the Mayor knew he was coming. He had met with three of the Board members. They asked him to come so he talked to some of Mr. Balter's people.

Trustee Zachary thanked him for coming. He had an ambulance question. He wanted to know if they were seeing a lot of calls for the new development. Supervisor Lucas said they have not. They have 2 nursing homes in their town so he knows that once you get a population over a certain age that you get a lot of ambulance calls. What they found is that most of the volunteer ambulance corps are very stressed right now in terms of volunteers. He feels that is because all the courses and EMT courses have been extended by the State.

Mayor Knickerbocker wanted to confirm that in No. Salem they have 65 units. Supervisor Lucas said that there are 64 units and 1 management unit. There are 20 one bedroom, 40 two bedrooms and 5 three bedrooms. The incomes are about the same. He commented that one of the hard parts is trying to have just enough but not too much money. He thinks that a 3 bedroom is up to \$62,000. A husband and wife qualify for a 2 bedroom if they are in the right range. If they are not, they could possibly qualify for a 1 bedroom. He commented that if you look at the numbers, a lot of people from down County – Yonkers and Mt. Vernon - do not want to come to No. Salem. He had a number of people from Brewster who are already in their school district and Danbury. After he realized that the zoning was already there and that it was going to happen,

they went out and notified everybody in No. Salem. He said that they have a large number of people from No. Salem there. He said that whether or not that would be appropriate for affordable housing that far north in the County is a different issue. He feels that so far it is working out well for them; much better than he thought. He commented again that you can build affordable units and the town can manage it. They did not want to be in that situation so they are glad that this company builds it and owns it. As an example of the quality of their work, Supervisor Lucas asked them why they put in stainless plumbing. He was told it was because they were going to be owning it for the next 30-40 years and they did not want to deal with it again. They put stress walls throughout the building because they did not want to be concerned with complaints about noisy people. Supervisor Lucas said that Wilder Balter did amazing work. They took an old highway garage with 8 bays. They did the architecture work. The town now has a new police station and court area. Their Building Department was in a trailer. They were going to go into another building but everyone told him that they did not have much space. Wilder Balter ended up doing a new 10,000 square foot Highway Department building. Supervisor Lucas had asked Mr. Balter if he would be willing to do that in lieu of taxes. Mr. Balter was and Supervisor Lucas said that he spent more money than he had thought. The town now has a gorgeous building.

Mayor Knickerbocker thanked him for coming.

Trustee Funchion said that he was very much for the project when it was first announced. He sees four sides in this. He agrees with everything that Supervisor Lucas said about Mr. Balter. He is very much up and above board. Trustee Funchion has no disagreement with the quality of his work based on what he saw at Jacob's Hill. He thinks that Mr. Balter's intentions are good. He is a businessman. He is here to make money. Trustee Funchion does not have any problem with that. He sympathizes with Mr. Griffin in having to pay taxes on a property that he is not getting anything out of.

Trustee Funchion said that his problem comes with the County. He noted that the difference between this and Jacobs Hill is that there was not a hard sell down County and in New York City. When two people from the County came here they stressed that - specifically said that - there would be a hard sell, a lot of money spent advertising in those communities. So essentially it is not the same and cannot be compared. They also stated that the Federal government would be involved with this project for 50 years. They would be monitoring it. He said that has nothing to do with Mr. Balter or Mr. Griffin. He commented that once the government gets involved and get their hands on something, he has problems with that. When it was initially proposed, Mr. Balter was not involved. It was proposed as 90 something units with 10 being affordable housing. We already have affordable housing in Buchanan. We do not have a need for more. He thinks that this is a community that is already diverse and maybe more so than many others in Westchester. He commented that the two representatives from the County told

him that they cannot do much in Bronxville because the cost of property there is so expensive. Trustee Funchion asked them why a community that is only .008% of the population of Westchester should have over 9% of the affordable housing that County Executive Astorino came to agreement on with the Federal government. Trustee Funchion sees all these monetary benefits being thrown out there and he still has an open mind at this point. But he is not seeing any tangible, really good things for the citizens of Buchanan. If there was a preference given to them that would be something worth considering. However the representatives from the County made it very clear that they would get their applicants from down County and New York City. That is the difference between this project and how it was done in No. Salem. Supervisor Lucas advised that they did advertise in New York City and down County and in a lot of Hispanic newspapers. It is the exact same marketing plan. 99 people from Yonkers applied. 8 are living there. Most of the people are from North Salem. He commented that a lot of people from the Bronx came up. But No. Salem does not have a lot of stores and that may have been a factor.

Mr. Balter said that Jacobs Hill was broadly marketed but not under the settlement. They will be doing advertising the exact same way. He said that at the meeting where Norma Drummond was present, she was asked to give an overview of the settlement. She was not being project specific. She was explaining how the marketing works. The requirement of the settlement is to broadly market specifically to 9 counties and to try to reach those least likely to apply. It was mentioned that they advertised in Hispanic newspapers. They would have to do that here. Mr. Balter said that the reason the people they must reach and market to are least likely to apply is because generally they do not want to live where they have no connection. The requirements were studied by Rutgers University. Initially, 25 years ago, there was a need for 10,000 affordable housing units in Westchester County. In 2014, the number was 20,000. The settlement only speaks to the 750 units. He wanted to note that the settlement does not speak to the whole need in Westchester County. Mayor Knickerbocker commented that the County is desperate. That is why they are giving the money. Mr. Balter agreed that the County is desperate. He noted that with Jacob's Hill, there was no settlement at that time. They got money from Westchester County and New York State. So they would like to be doing this development anyway. They would like to figure out how to make the development more palatable from an impact standpoint. He thinks as they have done for the last year, any one thing where the Board said "If you did this, then we would be okay with the development", there are certain things that they cannot do but they can come up with a work around. The ambulance services is one thing that he is sure that they can work out. He commented that it is hard because every time they think that they have worked things out, something else comes up. That seems to him to be the final big thing. He thinks that they should talk about it. He thinks it is something that the Village can make a condition of our zoning.

Mayor Knickerbocker commented that she hears the numbers that Supervisor Lucas gave for No. Salem but that is no guaranteed indication of how it would play out here. .

Trustee Jackson commented that he did visit North Salem. He recalled a class in college that talked about the pros and cons of real estate deals. He commented that looking at the No. Salem project, it worked for their Town. It was a deal that they could digest and see the benefits to their residents. The Supervisor took him around and he saw the highway garage and the new police station. It not only worked physically from an architectural point of view but for the residents of the Town. His concerns have been if these 66 units do it really work for the residents of the Village of Buchanan. That was the concern that he has been laboring on. He commented that last week we had a News12 interview talking about Buchanan and what Indian Point was like before it became a nuclear facility. As he talked to residents who were being interviewed about that, his concern was what are the tangible results of what a particular resident can gain by having this development go forward. He said that the amenities Mr. Balter is talking about are fine. But he thinks that piece of the people who may have an opportunity to move in there has diminished based on the incomes and income requirements. He commented that regardless of the statute or not, there is a thought out in our community that we are not getting a total benefit that makes sense for a good real estate deal. That has been his concern and he cannot get over that hump right now with the possible 5 other properties now being talked about. He commended Mr. Balter for thinking out of the box in helping us get rid of those eyesores and getting impact money for the project. He still asks if it is applicable to the residents of this Village. What he gets from his neighbors is that it does not meet that test. He commented that the North Salem project is great and works for them. He does not know if we can bridge that gap and make it work here in Buchanan. He would like it if we liked the building style, the occupancy numbers and that our residents are going to be able to have access to this and get involved in it. It is just not there.

Mr. Balter commented that what he thinks Trustee Jackson is really saying when he says "It is not there" is that he cannot guarantee that it is there. Mr. Balter said that having done 3500 units of this type of housing, he can say that it will be there. He cannot prove it and he cannot guarantee that our residents will get every home that they want to get. But the likelihood is very high based on what he has done for 25 years. Trustee Jackson said that he commended Mr. Balter for having been able to do that. The Supervisor from No. Salem has testified to that and Trustee Jackson saw that there. His concern is if it is applicable to what we are talking about here in Buchanan in 2015. Mr. Balter said it would be the same as what they are doing in Larchmont and Chappaqua. They did two in Cortlandt. He said that it is possible that they are going to fail in Buchanan where they have been successful everywhere else. But he feels that his history is that he is going to be right. Trustee Jackson thanked Supervisor Lucas for coming

Trustee Zachary thinks that this whole settlement that the County has requiring them to do this marketing is scary and has everybody freaking out thinking of all the weird people from south of here who would be coming up. He said that the reality does not bear that out. He said to look at

the numbers that these developments have shown. He noted that on the project in North Salem there were 293 applicants from the five boroughs of New York City. 3 of the 293 took apartments. That is 1 in 100. Of the 57 applicants from the immediate area of No. Salem, Croton Falls and Purdys, 14 took apartments. That is 1 in 4. The County is required to do that as part of the settlement. Trustee Zachary said that with all that marketing it does not mean that people want to live there. There will be a big discrepancy between the people who sign up on these lists and the people who come to these places. He said that the fact is that we would have two well built, attractive buildings that will be a desirable place to live. He said that unfortunately some people from Buchanan will get to live there and some will not. He thinks that it is going to be a desirable place to live that will in no way be a burden on us. He thinks that there are a few scary things that are making people's concerns exacerbated.

Mayor Knickerbocker invited comments from the floor.

Don Zern, Westchester Avenue, asked to address Mr. Balter. He said he was not going to speak. He said that the Board knows how he feels about this project and that nobody is more outspoken than him. Mayor Knickerbocker advised that it was not the norm but that we would make an exception. Mr. Zern commented that he and Trustee Jackson were set on certain numbers and that Mr. Balter had come down from a high number of over 100 units to 66. Mr. Zern said that his biggest thing is that he wanted "feet on the ground" which he explained means that he needs volunteers for the ambulance and the Fire Department. He needs a residence some place for them to hang their hat on. He said that Mr. Balter stated that he would set aside 6 units. Mr. Zern is looking for 10. He said that Mr. Balter has answered everything that he wants. Mr. Zern wants some type of guarantee to the public and to him to try to change his mind and if it would be possible to get 10 units set aside somewhere in the Village. He said that he knows that with HUD we cannot have it. He researched it and did his homework.

Mr. Balter said that the answer is that if the Board came back to them and asked for something in order to make this happen in the last 2 years, they have said yes. If Mr. Zern asked if he could do 30, he would say no. If he were asked if they could do 5, he would say yes. He does not know what that number is because he does not know what else the Village is going to ask them for. He said that what is being asked is not unreasonable. But he has to understand what other things they are being asked to do. The rent would be set up completely at the Village's discretion. So if the Village wanted it to be affordable at some level but not have an income limitation to have a bigger window so people could qualify, that would make sense. They would help the Village figure it out based on whatever they want. Wilder Balter would own them but the incomes and the rents would be set in concert with the Village determined by whatever the Village wants. It would not be less than the rents in their development. The big issue brought up by Trustee Jackson is the concern that the people in Buchanan might be over income but they still want these affordable rents. They would be over income for Wilder Balter's development.

He suggested that what the Village might want to do is to say that they want the rents to be based on 60% of the area median income for example, but the income limit to be 120% so that anyone in Buchanan who is on our preference list will never be over income. He commented that they would help the Village figure that out because we have no experience doing this but they do. Mr. Zern thanked Mr. Balter for clarifying that.

Mayor Knickerbocker said that providing 5 renovated affordable apartments is on the list and looking at some of the homes that need to be renovated. But she is not sure. She needs guarantees. We cannot vote on this until that is a fact. Trustee Zachary said that Mr. Griffin and Mr. Balter have already started approaching some of the distressed properties. He commented that there are some real eyesore properties around the Village Circle. They affect all of our real estate values. He said that real estate agents showing a home in Buchanan will not come in through the Circle because there are 2 or 3 buildings there that they will not drive by with a prospective buyer. They come in some other way. He said that is a good indication that those distressed properties affect all of our values. Mr. Griffin and Mr. Balter are approaching some of these with the intention of fixing them up and creating apartments that can be set aside for Buchanan residents as the Board sees fit. Trustee Zachary said that it requires some working out on the part of the Village Attorney because he does not understand all the legal things involved. Wilder Balter would own the buildings. The Village would get the priority of who they would rent to. Trustee Zachary said that his feeling is that it has to be for EMS and Fire Department volunteers. He noted that this has not been discussed by the Board yet because people are not getting behind this.

Mayor Knickerbocker commented to Trustee Zachary that he has had this information. He has been dealing with Mr. Balter quite closely but has not conveyed all of this information to the Board. Trustee Zachary said that was an established thing. He said that there is no one here who does not know that they are looking at fixing up established units. The Mayor said that Trustee Zachary has had many meetings with Mr. Balter but the whole Board did not know about all these agreements. Trustee Zachary said it is another way to adapt to what our concerns were. The Mayor said that is why she is angry. Trustee Zachary said that he has a right as a Village Trustee to do what he thinks is in the best interest of the Village. If that means reaching out and getting information and seeing what the possibilities are for this project, he said that he is going to do it. The Mayor said that he needs to share the information with the Board. We are here to serve the public not this developer. Trustee Zachary said that no way is he here to serve this developer.

Mayor Knickerbocker thanked the audience for coming. She commented that we have been not been up front with a lot of the information.

Bob Outhouse, 200 Park Street and 236 Church Street, commented that he has hears the Board. They have a problem with a lot of different numbers. He commented that Mr. Balter has been

trying for a year now. The numbers have dropped from 100 to 66. The age was 55. Now it is 62. There are background checks and criminal checks. He said that we heard Mayor Knickerbocker's story. He also has a story. We all have stories here in the Village. He said that he was associated with those ambulance corps for the last 35 years. He has been an EMT for 23 years. He has not gone back for training because as the North Salem Supervisor noted, when he started in the 1980s the book was "this big". It is now [much bigger]. It is an enormous amount of training for EMTs. He said that he and his wife Angela have decided to go back and re-certify. They are supposed to be in class tonight but he thought it was more important to come here. He commented that the common denominator that he is seeing here is that no one from Westchester County is here making the Village do this. This is an offer coming from a developer and a property owner. It increases the Village tax revenue. There will be 13 jobs. There will be homes for 62 and older. He commented that a 62 year old can drive an ambulance. Out of the homes for 66 families, somebody may want to volunteer here. He applauds Mr. Balter for coming in because no one wants to get emergency services, fire or EMS housing today. Mr. Balter said that they do. Mr. Outhouse and his wife want to do it. It goes back to retention and recruitment. He said they have to keep the people here to keep the volunteer services alive. If we cannot house them, we cannot keep them. As taxes go up, they cannot afford to live here. He is talking about the 20 year olds and the kids coming out of college. They cannot afford it any more. He sees the concerns. He tries to picture the 66 units there and thinks it will be a beautiful place with the ball field and Lent's Cove. Mr. Outhouse was for it. The Village needs additional housing and additional people. If this was in the center of the Village, he thinks we would have to look at it differently. We are talking about a piece of property that borders the City of Peekskill. We need this housing. There are plenty of Seniors and Seniors to be who may want to stay here. We would have homes for volunteers, infrastructure money of over \$500,000, recreation money and Seniors' money. He commented how bad can it really be?

Mayor Knickerbocker said that Mr. Outhouse had mentioned benefits. He did not mention the \$40,000 in property taxes and building an addition to the fire house that would allow the Fire Department to no longer have to buy expensive trucks. She understands that Mr. Balter approached the Fire Department about building an addition onto their building. Mr. Outhouse thought that money was included in the \$500,000 of infrastructure money. He was not sure of that figure. The Mayor agreed. She said that she will have Mr. Balter go over that again because there have been so many numbers put around in the last few months. Mr. Outhouse said that he did not hear a breakdown of that money tonight but he thinks that it is \$500,000 that includes a bunch of items.

Mayor Knickerbocker continued noting the proposed benefits. There would be \$20,000 to the Village Recreation Department. They had asked for a new roof at the pool. The Board is addressing that this year. There would be \$10,000 per year to enhance the Seniors' programs. She believes that each year the Seniors return money at the end of the year that they do not use.

There would be \$250,000 of additional impact fees to the Village to offset police, ambulance and fire services. The Mayor noted that these are all independent organizations. Finally, it was said that the Village would be in a very competitive position to receive additional grants for projects such as Lent's Cove through the County and New York State funding. The Mayor said that she would comment on that further at the end.

Former mayor Dan O'Neill, 190 Catherine Street, said that his comments were his own and not representative of anyone else or any organizations. He believes that the concept of Senior Citizen housing at the Lent's Cove area is a good one. It was recommended in the Village's most recent Master Plan. He cited the recommendation from that Master Plan. He noted that this Master Plan was prepared after a questionnaire was sent out to the entire Village. It was the result of a considerable amount of work by the Master Plan Committee, the Village Planner, Village Attorney and others. He thinks that the concept of Senior Citizen housing at that location is a good one. There are concerns, many of which have been expressed. It is the job of the Village Board to make it work. There is a proposal right now. It is not perfect. He posed the question of what would be the alternative. Having the property turn into a contractor's yard or other use? There has not been any serious proposed development for this property in the last 20 years. Now there is one. There are pros and cons. He thinks it is up to the Village Board to work those out and make it work and to make sure that any services and extras that are required are there and funded. He applauds the Board for getting the number of units down from 90 to 66. He commented that 66 may be a little high but that is a decision that should be made by the Board. Former mayor O'Neill fully agrees that there has to be a place for Buchanan residents to go to. He thinks that the concept of having 5 additional units that do not fall under the rubric of this development being set aside for Buchanan residents is a good idea. He said that perhaps more could be set aside in the housing unit itself. He knows that there are regulations but also that the County is under enormous pressure. The screws have been put to them by the Federal government. He thinks that the Village Board has a very strong hand to negotiate, to force the County to provide things that the Village needs and to provide a project that works for Buchanan. He thinks that fixing up those distressed homes is very important to the Village. All of us here take great care of our properties. We make sure that they look good. But there are some properties that really look bad. They detract from the quality of life and our property values. So he thinks that is a good proposal. He commented that change arises everywhere. Change is coming here and he thinks this is an opportunity for the Village Board to take the bull by the horns and do something good with it.

Mayor Knickerbocker noted that the Master Plan was last updated in 2005. It is recommended to be updated every 10 years. The Village has done substantial changes in the last 10 years. In 2000, we did not comply with the numbers. In the 2010 census, we do comply. The Village is naturally changing. It is a natural progression. The County is under pressure. That is why they were throwing the kind of money at us. The Mayor commented that she is not very happy with

the County. She commented that when we went through this whole issue with the pipeline, where was the County? They were nowhere to be found when we were fighting that 42 inch pipeline. She wanted to know where the County was when that electric line was coming through our area. They were nowhere to be found. The Mayor commented that she is a team player. But they have to play ball with the Village as well.

Heather McIlrath, 236 Church Street, commented that she has been a resident of Buchanan for 3 ½ years but she has been involved in all these communities since she was two years old. She came for the school districts and services. She commented that it saddens her to watch that especially in the last 2 years, she had seen things change drastically and not literally. She commented that she is probably the last person who should be up here right now. She commented do not these Seniors bring in part time jobs they might hold. When they have affordable housing they have disposable income to spend in our local communities. There are places that are failing. She cannot see where it is going to harm the Village. She has had intimate interaction with the emergency services between her daughter having very bad episodes and having her home burned down in Verplanck after moving out of Buchanan. She said that they talked about the houses in distress. She lived at the Circle. She commented that those houses are terrible. If there is some way to incorporate housing for EMS and first responders of any kind, that is the main thing. She said that you are bringing in a healthy, thriving Senior community. In her experience, she has never seen people from down County who want to come live here. It is going to be people from the area. She thinks that at every turn the developers have tried to meet everything that has been asked of them. She commented that of course they are here to make money. She does not see the huge negative impact that everyone else can see. She said that our volunteer ambulance corps is at a terrible disadvantage all the time. Concerning what is wrong with her daughter, they cannot transfer psych patients who have autism. There are always going to be problems in small communities. She commented do we rise to the challenge, improve the area and keep people here. Her son just graduated high school here. He is going to a wonderful college because of the decisions and teachers he had at the high school. But she sees it falling apart. She would like to be able to buy the home that she is living in and all of this impacts her decision. She does not see the huge negative impact in any of this. She commented that as has been said, change comes. The Board can make more out of this change before it gets forced on us by a different developer and a different situation. The Board gets to stand up and say, "No, this is what we need." From what she can see, the developer has met every request that has been asked of him. She is for it. She thinks that the first responders in the area are amazing. We do survive on volunteers. They have saved her life and her home and her family. She does not want to tax them but she thinks that the Seniors they are bringing in will become volunteers. She commented that Seniors typically do a ton of volunteering. They are an integrated part of society. It is no longer that when you turn 60 you go sit on the couch. They are active members of the community. They will bring new life and new breath to the community.

Sergeant Mike Guida has been a police officer for 28 years and an officer of the Buchanan Police Department for 25 years. He advised that Chief Tubbs could not be present and wanted Sergeant Guida to convey the impact as far as the Buchanan Police Department and the Cortland Community Volunteer Ambulance Corps where Chief Tubbs is President. Sergeant Guida commented that it was stated earlier that CCVAC had taken a stand. He advised that Chief Tubbs just sent him a text message to advise that they had not. They are neutral on this. He talked to Kathy Stewart who conveyed that to him. Sergeant Guida commented that as far the Police Department, this is not the same Buchanan as when he came here 25 years ago. We still have one officer on at all times driving around constantly. In that car we have a defibrillator, oxygen and all the officers are CPR trained which was not the case years ago. Chief Tubbs saw to that. Sergeant Guida said that he could not say enough about the volunteers. But sometimes at night or overnight, they cannot get a crew. Thankfully the police officers have this in the police car. They are the first responders for 5 or 10 minutes. He commented that if there are 66 units there which could add up to 100 people, it dilutes the whole service that they can provide. He said that they are not looking for any more police officers because they do not think that the tax base can handle that. They are happy with what they have if it stays the way that it is. If those units are added there, it will dilute it even more. He commented that they do not just respond to criminal calls. If they are down there answering a call, he does not want to have to face a long time resident who may have lost someone because he was down there answering another call and he is the only car on the road. He commented that he has dealt with Senior Citizens before. They are great. He does not believe we will have an issue with them. He said that in his experience where the issue will come from is that sometimes they might have a family member who is down on their luck whom they bring in to stay for a while. He commented that it is said that they will not be allowed but he does not believe they will be able to do that. He believes that the Police Department's choices are going to be diluted. He does not want to have to face long time residents following a death and have to say that the reason he did not respond is because he was over there handling a minor call instead of where he was really needed.

Elizabeth Faiella, Craft Lane, is totally against this project. She agrees with Sergeant Guida that we do not have the resources. She commented that he is a police officer and he knows. She moved here from Ossining to be in a small community. She did not move here to have buildings around her. She hopes that the Board understands that we do not have the resources.

Reed Outhouse, 241 Westchester Avenue, commented that everybody brought up great points. As far as the services, it is an issue it has to be addressed. If we do not address it, we cannot do anything in the Village. The Village will stay as this little bubble. He has heard people say that we need businesses here for tax revenue. If somebody opens up a business that has 25 or 30 employees, he asked if the Board is going to be saying the same thing and turn down more tax revenue because we cannot provide the services. He commented that it is up to the Board and the emergency services to work together. They have to rise to the occasion because now they are

basically locking themselves in and are saying that we cannot expand the Village tax base any more because we cannot do the services. He wanted to know if that means that we are not going to let businesses in. He commented what if someone wanted to put in light industrial or an office building there with 25 people who are going to be there for 8-10 hours a day. Is the Board going to tell them no and turn down the tax revenue. He sees that as an issue that has to be figured out. He commented that in the old days emergency services were not what they are. We have to figure out how to rise to the occasion. He thinks that Mr. Balter has tried to rise to meet every concern that was thrown in front of him. This has been going on forever. There will always be concerns, some of which were brought up tonight. They are valid and the Board has to hash through them. Mr. Outhouse likes the idea of emergency responder housing. He wanted to know if the Board is willing to let these properties continue to sit in complete disrepair. He wanted to know if the Board was that much against this project that they would rather see a contractor's yard with 20 roll off dumpsters and a pile of wood chips go up on that property there. He commented that if they are then that is the way to vote. He sees some negatives but he does not see negatives that cannot be worked through. As far as services, we have to work with that. He commented that we just signed a PILOT agreement with Entergy. They are not going to be there forever. He said the Board has to start planning for that and figure out other ways to get revenue. He thinks that if the Board is saying that we cannot get businesses in here because we cannot provide the services then we are dead before we even start.

Mayor Knickerbocker advised that if a contractor's yard were to be proposed the Planning Board would be responsible for possible screening. She hears what is being said. There is still property that has to be developed. She said that maybe we do a cost analysis of the potential added stresses to the Village and see if the taxpayers are willing to pay the additional money. She commented that we are talking substantial money and the bottom line is that people want the services but they do not want their taxes to be raised.

Trustee Zachary spoke in response to Sergeant Guida's comments. He said that we are all concerned about the services. He thinks that whatever services are impacted, there are ways to work through it. There are solutions. Chief Tubbs gave the Board some figures last year relating to police calls at Jacobs Hill which is a Senior development. For the first 10 months of 2014, it showed about 40 police calls which is one per week. Sergeant Guida said that the reason for that is that city police and the County Police are primary agencies for Jacobs Hill. The State and County Police do not respond to every call. They do not go to what are basically minor calls like noise complaints. He commented that his mother lives in the Town of Cortlandt. She has waited for up to 45 minutes for one of those agencies to respond and she is in a private home. He said that the Buchanan Police Department responds to everything. He advised that those numbers are probably arrests. Trustee Zachary read the breakdown which was 28 State Police calls; 4 attempts to locate lost persons; 3 burglaries; 21 EMS. Sergeant Guida wanted to know how many they did not respond to because they did not deem them important enough. Trustee

Zachary did not have numbers for that. Sergeant Guida said that is what he is talking about. He said that he has been a police officer for 28 years. There are times when calls are pushed off. If there is an arrest being made, 10 times out of 10 that is the call they go on. He noted that the Buchanan Police Department has the numbers to show that they respond to every call. Chief Tubbs holds them accountable. The other agencies do not respond to all the calls that they do.

Mr. Balter said that what is different about this from any other residential property in Buchanan is that they would have a full time person on the job. The first call generally will generally go to their on-site person. He believes that we are not going to get the same number of calls. He said that if we make an assumption and multiply it that number will probably be wrong. A lot of the nuisance calls that would have gone to the Police Department are not going to happen because they would have a full-time person on the job. At Jacob's Hill there were 40 calls in a 10 month period for 103 units. That is equivalent to about 30 calls in this development. There will be more things that happen that can be dealt with by their on-site staff.

Angela Outhouse, wife of Bob Outhouse and co-owner of 236 Church and Park Street, said that she has lived in the area since 1988. She was born in Brooklyn. Her family came from Brooklyn. She commented that just because you come from Brooklyn or one of the other boroughs means that you are a bad person. She grew up in Hastings and her children were born in Yonkers. She lived in Mount Vernon. She commented that just because you are from down County you are not going to be a negative impact on the community. She thinks that she has been a very positive effect. She does a lot of community things and does a lot for the community. She and her husband Bob are re-certifying their EMT. They see a need because they have a scanner on all the time and hear the calls that they have issues responding to. Their son is taking the entire original class. She said that the Fire Department responds with a defibrillator. She thinks that if this development goes through that maybe there should be a defibrillator at the housing complex that could be used for immediate emergencies so that the police do not have to be tied up because there is only one officer on duty. She noted that if our police officer is tied up that it does go to the State or County Police. She commented that Mayor Knickerbocker's personal story was very tragic for her. Ms. Outhouse commented that could be anywhere. Mayor Knickerbocker commented that she does not want anyone to ever be in that situation. She commented that right now between the ambulance corps, our police and Fire Department our services are phenomenal. She does not want to see them watered down. Ms. Outhouse thinks that if you bring these people, even though they are 62 that they could direct traffic or drive an ambulance. They could be retired nurses or cops. You do not know what you are going to get. She commented that for some people to say that this is not what Buchanan needs and that it is not going to be good for Buchanan, how do they know? She commented that they do stronger background checks than they do. They are private investigators. She rents 2 properties and does not jump through hoops like that. They are jumping through hoops to satisfy every concern that everybody has in this Village or on the Village Board. She cannot imagine

why the Board would turn down this opportunity to have this beautiful place. She has seen the drawings. They will have a walking area. She and her step-daughter love to go walking. They walk Lake Meahagh all the way around. She would love to have a beautiful place to walk that is kept up and to sit and take lunch. She thinks that is all benefit. She does not see any negative to anything that she has heard. She has heard a lot of rumors. She has not been able to make these meetings before because of conflicts. She thinks that the EMS portion can be overcome. If there are more people, noting that she and her husband are re-certifying, they could go right to the scene as an EMT. If the ambulance only has a driver, you can ride it in. It does not necessarily mean they have to be with the ambulance corps if they have someone there because if it is a bad call the paramedic would ride it in anyway.

Trustee Funchion commented that he was born and raised in the South Bronx. He saw that when they changed the fabric overnight and they started knocking down family homes. That was what was done in the South Bronx. His problem is that when this was originally put out we were talking about 10% affordable and the others at market rate or condominiums; more in the vein of home ownership which the majority of Buchanan is, not renters. That is his concern. It is this changing of the fabric. He commented that unless he is wrong, Mr. Balter is not interested in this project unless it is 100% affordable. He said that when the Board says that we are doing things to try to accommodate everybody, what about going back to what it was, 10% affordable and making the rest market rate where people in Buchanan could go. He said that former mayor Murray commented earlier that originally it was a place that his father and mother could get a place in to stay in Buchanan. Now because of the salary constraints, most people who work as civil servants cannot go into that unit. It is meant for much lower values. He does not see how it is a benefit to get a couple of units of housing to accommodate people of Buchanan when we are basically satisfying 8.8% of a Federal decision on the County. He would like to see some other give from the County or the developer to say that we would have maybe 20 affordable and the remainder market rate or condos. He is not hearing that.

Heather McIlrath commented that does not address the EMS concern. She thinks that whether it is 66 houses full of Senior Citizens or 66 houses full of people who are paying, it does not change the wait for EMS which she believes is the biggest concern of people in the room. She thinks a question that should be proposed is if the management company is staying behind and they own the building and are looking after it, has it been addressed to have their own security on-site. It was mentioned that would be a person there to answer. She wanted to know if they will be EMT trained. Will they handle the nuisance calls so that it is not a burden on our police officers? She said that if they are EMT trained, it would cut down on the amount of calls to EMS. She commented that she is not complaining. She is hoping that there are more solutions to be looked at.

Reed Outhouse agreed that we have great emergency services who work very well together. If you have a life threatening call in the Village you get the police, CCVAC and a paramedic. All those agencies respond. He commented that it is redundancy times four. He respects Sergeant Guida. He is experienced and has been in places other than the Village and seen a lot. Mr. Outhouse said that he brought up a very good point about people moving people in to their units. Mr. Outhouse thinks that that something that needs to be looked into is to see how that works in these other places. He commented that he totally understands what Trustees Jackson and Funchion are saying. He was here for the presentation by the County. To him, the whole concept of the housing settlement is a complete debacle of the Federal government. He looked at the statistics. He commented that looking at the breakdown where they said that they do not think about that yet everything had a break down by demographics. It was very disconcerting to see that. He can see where that leaves a bad taste in the mouth because it does in his too. That is the County and the Federal government. He said that if you vote Democrat or Liberal those are the policies that you reap when you vote for these people. One of the good points that the Board made was brought up that what came out of that meeting was that the Village all of a sudden became diverse enough by natural economic forces and with no interference from the Federal government or the County,. Without anybody's hands in it, people were able to move here. Mayor Knickerbocker commented that at the April 21 informational meeting Norma Drummond from the County did say that Buchanan as a whole has one of the highest percentages of low to mod residents of all municipalities in Westchester.

Glen Griffin commented on Trustee Funchion's comments. He said they would be happy to look into the property on the corner of Bleakley Avenue to develop it into town houses for the residents and the community. If they could get that property at a decent price they would be happy to build 10-18 units. That would be no problem. Also, if the Village would work with them on the site plan they could find another way to put a separate building on their property with perhaps another 5-18 more units. They would be happy to accommodate that. Concerning Trustee Jackson's comments about not knowing what the people of the community are getting, Mr. Griffin said that he looks at it differently. He thinks that even if one person from the community can move in - and in No. Salem they were told that 30 or 40 people from the community got in - that one person can sell their house, put the money in the bank and live on an income that is \$800 or \$900 per month with utilities for the rest of their lives and not be strapped, that helps the community. Maybe 10 or 20 people can do it. He thinks that would be a tremendous advantage to the people of the community. He commented that by his observation most of the people who came up here tonight were for the project. He asked the Board to reconsider this.

Mayor Knickerbocker commented that this is the first time she is hearing from those people. She wanted to know if Mr. Griffin was referring to the property at Bleakley Avenue and Route 9A that the Village has had for sale. It is basically rocky terrain. Mr. Griffin said that it was. It is

basically two lots and he agreed that it is rocky terrain. He said that he and Trustees Zachary and Bill Balter explored it. They think that would be a terrific place to put a really nice community right at the gateway of the community. The Mayor advised that would have to sold at market rate value. We cannot sell it to him for \$1.00 like the County can because that is taxpayer money. The County can sell your property to Mr. Balter for one dollar. Mr. Griffin said they are willing to accommodate the Village in any way. If they have to build it out themselves, get the funding and give it to the people of the community at affordable pricing, they are willing to do it. The Mayor thanked him.

Bob Outhouse commented that there are many people here – Seniors and people who have been here for 20, 30 or 40 years – who have seen developments here in the Village like Donahue Court, Lake Drive and Hill Top. He said that he can count the number of volunteers that we have from those building lots. He quoted Field Of Dreams – “If you build it, they will come.” He commented that if you build it, maybe we will get the people we need to survive here locally.

Diane Tangen, 240 Catherine Street, believes that there are many people in the Village of Buchanan who would meet the requirements for the income. She said that the Mayor had mentioned that the County said that we meet one of the highest percentages in Westchester for low to mod residential. She thinks there are a lot of Senior Citizens who would meet the income requirement. The thing she really likes is that we could make the properties around the Circle that look terrible look a little nicer.

Eileen Absenger, 138 Tate Avenue, is not in favor. She commends Mr. Balter. She remarked that he has learned so much from the farmers in No. Salem that the manure he is using is making everyone who has gotten up so far so happy. She does not see it as an advantage to this Village. She agrees with Trustees Jackson and Funchion and Mayor Knickerbocker. She commented that Trustee Zachary has done a bang up job being all around the scene. She is not happy about that. She does not think that Trustee Zachary is a team player. She said that our services are a big plus that we have to look at. It is a problem. She agrees that Mr. Balter has bent over backwards. But she is not yet convinced. She hopes that the Board holds this open for another meeting or maybe two. She thinks that there are people out there who once they hear this meeting will rally to the charge and may have more questions for Mr. Balter and his team, and for the integrity of the Village Board to see exactly what they are doing for us as the Village residents who voted them in.

Trustee Zachary commented that he has heard a comment from the Mayor suggesting that his relationship with the developer is a close one. There was a comment from Ms. Absenger about working behind the scenes. He wanted to make it clear that he is not doing this to agree or disagree with anyone in particular. He is doing it because he thinks it is the right way to go. He was hoping that the Board would get behind this. He does not care about the County. He cares

what we can do for the Village because of what the County is willing to do, because it is all about what is positive for the Village. He said that every time we have had concerns, the developer has tried to adjust to that, accommodate, change the scope and work with us. When it was suggested that we needed apartments that could be set aside for Buchanan residents, they came up with the idea of buying some of these distressed properties to develop them and fix them up to improve the Village and allow the Village to have apartments that they could rent at their discretion. Trustee Zachary said that when he came into the Village Hall and spoke to the Mayor and Village Administrator about setting up a meeting to hear from them about what these proposals were, he was told by them that pretty much any day the following week was good. He said that when he set it up for a date, the Mayor refused to meet. He said that to suggest that because he met with them that it was behind the scenes is objectionable. He is sorry to hear that kind of comment from someone on this Board.

[Mayor Knickerbocker said that when Trustee Zachary walked the property on Route 9A and Bleakley Avenue neither she nor the Board knew about it. She thinks that the Board should have been aware of his potential offer of that property to the developer. She said that she did not meet with Mr. Balter that day because she called him ahead of time and reiterated to him that she is very sorry; thank you very much; that his offers have been very generous; that the County money has been very generous; but she does not think that it is a benefit to the Village. That is why she did not meet with him. But she did speak with him to let him know what her feelings were.

Trustee Zachary commented that everybody on the Board gets to state their opinion. Everybody on the Board gets to vote. Everybody is allowed to pursue this and to state their opinion. He feels that there has been nothing inappropriate done. That was a property that had come up in the past when former Mayor Murray was in office as a possible property for developing. It is not something that came out of the blue. They were just looking at possibilities and the idea was to discuss them.

Trustee Jackson said that he was aware that was occurring. He got a call from Trustee Zachary but could not make it. He believes that Trustee Zachary's intentions are for the best for the Village. He commented that we can disagree with the pros and cons and the little things of disagreeing but he thinks that there is no one on this Board who has any personal gain or any ulterior motives to put forth their best indication of what is best for the Village. This is a democracy. This is what we do and this is how it works out. Trustee Jackson commented that hopefully as we are peeling this onion for Mr. Griffin to come up and say that maybe they can do something on the existing property brings music to his ears. One of the main things we already talked about from the beginning was the idea of a mix of affordable and market rate. He thinks that is a good real estate deal. Having some of the distressed properties repaired, refurbished or torn down is a good real estate deal. He thinks that comment in and of itself brings more light to how we can make this work and not trying to make a decision without doing the investigation.

He thinks that Trustee Zachary's idea of going out to some of those distressed properties, and as he told Mr. Balter when he first approached Trustee Jackson, was thinking outside of the box. He was not thinking about that aspect of things. He commented that he is open to how we can facilitate a little bit of both. He does not know where we might end up on it. Everyone has their right to their opinion. He does not see an ulterior motive. He said that he moved here 22 years ago from Brooklyn to build and buy a property to raise his son and daughter because of the quality of life that the Village affords. He has no complaints and no buyer's remorse about that decision from 22 years ago in actually knowing that there is a nuclear power plant here. He commented that it is what it is and certainly democracy is at work here tonight.

Mayor Knickerbocker said that in the future because it does not look good when one person on the Board is clearly working with a developer very closely, she will say it again. She addressed Trustee Zachary and noted that Trustee Jackson but not all of the Board knew. As the mayor, she did not know that they were going to walk that property. She said that in the future, we have to work better on communication because without it is where problems start. Trustee Pasquale said that Trustee Zachary did make the meeting available to everybody on the Board. He noted that Trustee Funchion was away. Mayor Knickerbocker said that she was talking about the walk through of the Bleakley Avenue property. Trustee Pasquale said that he did attend that meeting with Trustee Zachary and he did go up to the property as well. Trustee Pasquale said that Trustee Zachary did mention it to them and if they wanted to go, they went and if they did not want to, they did not. He does not think that he did everything sneakily. Trustee Zachary said that he was careful to not be the only one going to that meeting. The Mayor wanted to know who went on the walk through on Bleakley Avenue and Route 9A. Trustee Zachary said that was before the meeting to ascertain what some of the properties were. He met Mr. Balter to discuss some of the possibilities. It was a matter of information gathering. There was no intention to not share information with anybody. Mayor Knickerbocker said that she understands that he did due diligence and respects him for that. But communication has to be there. When we do due diligence, we look at both sides of the picture and what are the pros and what are the cons. She commented that this Board has a big decision to make. This is a huge change for this Village. She commented that everybody used to say that this Board always agrees on everything. This is a case where we do not all agree. There are times when we become very passionate about how we feel. She commented that as Trustee Jackson said, this is democracy at work. There are people who feel very strongly for and very strongly against this project. These are 66 units with more than 100 people potentially moving in. The Board has to make the big decision of whether this is the kind of change the Village wants to have. That will be vetted out.

Robert Lupica, 169 Cortlandt Street, said that it seems like it is this or nothing. He wanted to know if anyone has looked into anything else. He wanted to know what the vision of the Village is. What are the best opportunities for us as a whole? He commented on if they were bringing in 66 units with 100 or more people who cannot afford the Village. We have multiple homes for

sale. Why are they not selling? He commented that people do not want to come here any more. The place is getting cheaper. We are trying to figure out how to reduce taxes, cut services and how to eliminate things and figure out how we are going to develop. We have a Master Plan. He wanted to know how many items on it we have done since 2005. We have a great Master Plan. We looked at it 3 years ago. What has happened since then? Nothing has changed. Nothing has been done. He commented so why are we failing? It is because we are not looking at what the Master Plan said. He wanted to know if this development was on that plan. Mayor Knickerbocker advised that it encompasses potential multi-family Senior development. But we are 10 years away from that Master Plan. Mr. Lupica said we have the center of the Village which needs drastic change. He wanted to know how we are going to bring those people in. He questioned if affordable housing is that change and are they going to spend in the restaurants and coffee shops that are here? He thinks not; that they will go to the A&P. Trustee Zachary commented that affordable housing is not low income housing. It is still economic development. These are not people living on the fringe. They are not indigents. They are people with income. They are people who maybe cannot afford the higher prices we see these days so they need a little bit of a break. They have to pass an income check to see if they can afford to live there. He thinks that they will become additional supporters of the local businesses. Mr. Lupica commented are we not struggling in the Village now? The Mayor commented apparently not. Trustee Zachary said that what you are doing is allowing change to happen without taking a hand in it and this gives a chance to take a hand in it. Mr. Lupica commented if the gain of \$24,000 is the sum we are looking for or could we develop that property into something else that would bring us more. The Mayor said that it is \$40,000. Mr. Lupica said that we are getting \$16,000 right now. So we would be getting and an extra \$24,000, \$2,000 per month. He questioned if that is going to be sufficient. He commented what would be better at that property? He said that some kind of hotel had been suggested. He commented that somebody on the Board said that we do not want those degenerates coming into the Village. Now it is only a couple of hundred yards down the road. So we missed the opportunity of getting that hotel. That hotel is doing great. He asked what else we could do. He thinks that we are not getting restaurants coming into the Village because we have people who are below the median income and cannot spend the money. He wanted to know if the rentals we have got coming in were Village residents. They were out of towners coming to the Village. He questioned if they had friends here in the Village. He thinks that we need to bring in people who can afford the Village, the economics. They will spend money in the community. Business owners will want to come here to start a restaurant or a coffee shop. We need to redo the center of the Village. He commented that they talk about mixed use and one bedroom apartments. That would be a great project for Mr. Balter if he wants to take on the cost. He commented that we do not need people coming in who cannot afford it. He commented that the last 3 years, it has been going down. We cannot afford more calls to the cops. He commented that Catherine Street is not the same as it was 25 years ago. Now it is the domestics and heroin. We are struggling with these guys. He wanted to know how this project benefits us. We are going to lose Con Ed and that revenue. He

questioned how we are going to go forward. He thinks that the Board is selling out to HUD. He commented that Yonkers, Mount Vernon, New Rochelle and Peekskill did it and how are they coming out of that? He commented that it is like shooting yourself in the foot and then asking why you just did that. You cannot change it. We have to make a big decision here. He commented that there are a lot of Seniors leaving here because the tax base is too much and they cannot afford to live here. When he retires, he said he is leaving because the taxes and the cost of living are too much. He will move to the Carolinas. But unfortunately, we have to live here now. He thinks that we should be looking at the Master Plan at this point. It would be a great opportunity. Mayor Knickerbocker said that we are looking for volunteers for the Master Plan in the Fall. Mr. Lupica commented that the Board has to decide if this project is the best for us. He thinks that they should work with the developer to get it to go in a direction that would benefit the Village. He commented that we cannot have everybody living here who are Seniors. It is not feasible. Somehow we have to change. He thinks that we need to change the Circle and that would be a great RFP for Mr. Balter to put a number to.

John Mattis, Tate Avenue, commented that while sitting here he used his smart phone to look up the demographics of Buchanan and of North Salem. North Salem is 10 times larger in area. It is 2½ times larger in population. It is rural. We have neighborhoods here. They do not have them. It is a totally different community. He wanted to know how many units were built there and how many were part of the affirmative action. Supervisor Lucas advised that it was 64 units out of 80 plus. Mr. Mattis commented that here they want 100% affordable. That number is 8% of the population and almost 9% of the affordable units. He said that he was here for the informational meeting and recalled hearing that in Harrison it was 7 units out of 120. He has no problem with affordable housing for Seniors. He thinks that is wonderful. But this affirmative action that makes them market in 9 counties to the “least likely applicant” is a code word for racial quota. He feels that what we should do is to provide affordable housing for Seniors. Any Seniors equally. He thinks that Jacob’s Hill should not be talked about in reference to this because it was not part of the settlement. They did have affordable housing. They did most of their marketing locally. Mr. Balter advised that they marketed broadly. Mr. Mattis said that they only got one from Buchanan. You can go to Amberlands and Springvale and find apartments that are even more affordable. He commented that this is a troubled property. You have steep slopes here. If we have to add policemen then we have to raise taxes. There are more questions than answers. He commented that it has been said that we have 5 properties that we will make available but he does not see the sellers here. The Board cannot make that happen. He said that Mr. Balter cannot make an agreement with the Board to make that happen. He has to make an agreement with the sellers. He heard Mr. Griffin say “if they are reasonably priced”. Mr. Mattis wanted to know what if they are not and that does not happen? He wanted to know why they cannot only do 10% affordable and the rest market rate. He questioned why it has to be the whole 66 units. He has been hearing that we can work it out with the County for more money for emergency services. He commented that if the County were that desperate they would have already been to

the table. He has more questions. He thinks there is a long way to go before it can be decided one way or the other.

Heather McIlray wanted to know if these units remain affordable housing permanently or is that just temporary. Mayor Knickerbocker advised that it is for 50 years. Ms. McIlray commented that it was mentioned about someone getting hurt. She said that she lived at 261 Tate Avenue in that circle of depravity. She watched people die in the house next to her and shoot and smoke heroin in their back yard. She said that if you think those crimes are not happening now, she had property stolen when she lived there; her kids' bikes and her barbeque. There are police reports to confirm that. She is not afraid of more crime. She cannot see with everything falling apart that there will be less crime. She thinks it will get worse. If we improve the area it should hopefully get better. It will be a lot of work.

Mayor Knickerbocker said that she has saved a comment for last on something that makes her very angry. Buchanan is one of the highest with low to moderate income. What is being alluded to is that by doing this we will be in a more competitive position to receive additional funding for projects like Lent's Cove. We would like to do some updates to Lent's Cove. She advised that we did put in a grant. We approved it and sent it to the County. We are asking the County for \$150,000. We would have to match it at 50%. What makes her angry is that she does not like it being alluded to her that that it is more of a sure thing if we do this project because now we have more affordable or low income housing. She commented that if that is how the County feels, that they have to hold a gun to her head for that \$150,000, the County has done nothing for us for a long time. They have not helped us with the Spectra pipeline or West Point Partners. She commented that if they need that money for another community, then they can take that \$150,000. That was our way of looking for grants to help us out to improve some areas. She wanted to correct something. She advised that she and the Village Administrator have been in contact with the State concerning grants and funding. One of the first questions she asked was what percentage do we need for affordable or low income housing. That does not matter to the State. They only match 20%. We have been looking to do something for Lent's Cove. The Mayor commented that this angers her concerning the County. The "We will give you that if you do this" is not a negotiating chip.

At 10:00 PM a MOTION to adjourn this Public Hearing to the August Village Board meeting was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

b) 15-30 RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR FIRE PROTECTION SERVICES.

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

Mayor Knickerbocker advised that normally our price is \$197,250 which does not include the \$25,000 that we put toward equipment purchase and repair. It has been increased this year from \$25,000 to \$50,000. The total is now \$247,250.

Trustee Jackson asked to be reminded how we came up with the \$50,000 expenditure. Mayor Knickerbocker advised that the Fire Department had just used some of the money to repair one of their vehicles. In our budget, we increased the Vehicle Replacement Fund to \$50,000. We had the money in the budget so we did that in case we have to replace or repair another piece of equipment. Trustee Jackson commented that basically it is a case by case scenario. So next year if they have a similar situation with a piece of apparatus, they will deal with it and make the request to us. The Mayor advised that they have a fund for that. We were talking about other things. This piece of equipment was in desperate need of repair so they had to take the money from the purchase of a new fire truck for that.

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

c) 15-31 RESOLUTION AUTHORIZING THE VILLAGE ENGINEER TO CREATE SPECIFICATIONS AND FOR THE CLERK TO ADVERTISE BIDS FOR ROADWAY WORK

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

The Mayor noted that the roads that will be worked on this year are Greentown Road, Park Street, two large patches of Seward Street, Catherine Street and Rockledge Avenue. She said that the Board knows that there is a lot of roadwork to be done. Our Village Engineer, Highway Foreman and Village Administrator go out and look at the roads that need the most work. This is how the roads are selected. It depends on the degree of them falling apart. Next year she would like to do more road work.

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

d) 15-32 RESOLUTION AWARDED A BID FOR VILLAGE HALL ROOFTOP HEATING AND COOLING UNIT

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

The Mayor noted that the bids were very close. She commented that we were very lucky with our negotiations with Entergy so we were able to put the money aside for these. These units go back to 1976. We get really good use from our equipment.

Trustee Zachary commented that the bids all were very close. We are legally obligated to take the lowest bidder. The difference was \$150. He wanted to know if their references bear out their being the choice. Village Administrator Hay advised that normally we bid it and they have always been responsive. They have all worked for us before and they are responsible and reliable.

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

e) 15-33 RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS INSTALLATION OF NO PARKING SIGNS.

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

Mayor Knickerbocker said that the north side of Bleakley Avenue is coming off Route 9A, coming onto Bleakley Avenue. We have a lot of complaints about school buses having to go over the double yellow line. People are going over the double yellow line. We looked into moving the line but we cannot. The Mayor advised that anyone who wants to comment should come to the August 4, 2015 meeting.

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

f) 15-34 RESOLUTION AUTHORIZING THE INSTALLATION OF MECHANICAL AERATORS AT THE VILLAGE WASTEWATER PLANT.

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

The Mayor advised that we have finished the north side and it is operating very well and getting good numbers over there. Now we are going to do the southern side. After we paint the steel, the plan for upgrading wastewater treatment plant will be done.

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

g) PUBLIC HEARING: EASEMENT AGREEMENT WITH SPECTRA ENERGY.

At 10:20 PM a MOTION to open the Public Hearing was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

Mayor Knickerbocker advised that we have been fighting the Spectra gas line for over a year. She was on the Town of Cortlandt task force when she became mayor. She replaced former mayor Sean Murray. The task force was to fight against the proposed West Point Partners electric project and the Spectra gas line. They were going to be horrendous things. FERC has given some approvals for the 42 inch gas line. A lot of communities have settled. Westchester County is close to settling. We are one of the communities that were contacted on June 19, 2015. They said that if we did not start negotiating with them that they would start eminent domain proceedings. They have done an evaluation and their estimate is that the property is worth \$65,000. If you drive down First Street past the Highway Department garage and continue to go back on the back area that we never use, that is where the easement is. She and members of the Board went to the Government To Government meeting with the NRC. They explained about the different engineers and people they had come in to make sure that it is safe. Entergy had their own meeting. She, Trustee Pasquale and Village Administrator Hay went to a Stakeholder's Meeting. They talked about people they brought in to make sure that it is safe. Because they have an NRC license, they have to ensure that any new development is safe. They feel that the pipeline is on their outside boundary and with the additional safety features that it will not affect the plant. They went on to say that Entergy here in Buchanan is their largest asset. They do not want anything happening to that. We do not either. They also said that the gas that would be brought up to the New England area would be in competition with them. They were very thorough in bringing in all their engineers and safety specialists. Some of the safety features which will also be on our property are that it is going to be 4 feet down. Normally it is 3 feet. The pipe is thicker. In case someone digs, they have an orange caution tape on top of the pipe. Concrete slabs will be on top of that.

The Mayor advised that they negotiated. They went back and forth with some numbers. She came back to the Board with one number. They asked her to go back, which she did and we got more. Spectra's valuation was \$65,000. She was pleased to report that we have ended up with \$725,000. \$700,000 is for the Village. We can spend it any way we want. She guarantees that money will not be thrown away frivolously. It will be used wisely. It can be used for infrastructure because we still have a lot of needs here in the Village. As for the other \$25,000, she said that many people in the Village may not know that First Street continues down past the salt shed on the right. We are looking to put in a compost pile at the back end of that area. First Street continues onto Broadway. It is not a developed property. It belongs to the Village. It is a paper road. She said that we made sure that agreements were made that if we ever wanted to develop that property, we still could use First Street and also pave over it.

The Mayor wanted to thank the Board. She said that last September before all this started, we saw the maps. She commented that she understands the map but she needed to actually see the property. They got approval from Con Ed so that they could do that and see the terrain. She and Trustees Funchion and Pasquale - Trustee Jackson was unable to make it and she could not recall if Trustee Zachary was there – actually walked the pipe line in the Village of Buchanan. We have been fighting this. We are at a point now. The Board has a fiduciary responsibility to the Village. We must decide if we take the \$65,000 and have them come in and take it from us or do we negotiate and get more? The Mayor commented that this Board has had to make a lot of difficult decisions. That was a tough one and that is what we came to.

The Village has a very small piece. The pipe that will cross our property is 257 linear feet long. There is a permanent easement of 30 feet on one side and 20 feet on the other. One of the big things that she asked was for training. They do training but the problem is that it is during the day and is done down County so a lot of our emergency service people cannot make it. The Mayor asked them to put in writing that once each year or whenever necessary they will do that training at the convenience of the emergency service people. She knows that the fire departments all work together through mutual aid. She thinks that we should coordinate something especially for the evacuation should there be a problem with the pipeline. We can never be too safe, especially with the children at the B/V School. We have to work with the school. It is a coordinated effort of what we can do in the community to safeguard it. They will video our roads and if there is any damage to it they will repair it and video it after. The Mayor asked for screening around the pigging stations. She had to argue with them for that. It is where the pigging station ended up on Bleakley Avenue between the two houses. She noted that you will know where the gas line is on Bleakley Avenue because it will be marked by a big candy cane that comes up. There will be two of them on Bleakley Avenue going toward Entergy on the left hand side. She asked for screening for the home owners.

Mayor Knickerbocker said that SAPE is still fighting. She believes that the best thing with this agreement is that if the project fails for any reason, if they do not get all of their approvals or they do not do it in the end, we do not have to give the money back. The Board is pretty happy with that agreement. After the property is developed, which she thinks will be a year and a half later, we will get more money from them. It will be anywhere from \$75,000 to \$150,000 each year. She commented that when he asked if we were in bad shape, the answer was no, but we have to use the money very wisely. We cannot get crazy.

Mayor Knickerbocker asked for any comments.

Trustee Zachary thanked the Mayor for negotiating a very good deal. He commented that a lot of people did not want the gas line there. It was inevitable, like a high speed locomotive coming through. He thinks that what we are getting for a little corner of our property behind the ball

field that most people do not even know exists is a very good deal that the Mayor worked out for the Village.

At 10:22 PM a MOTION to close the Public Hearing was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

h) 15-35 RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN EASEMENT AGREEMENT WITH ALGONQUIN GAS TRANSMISSION LLC.

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

Mayor Knickerbocker said that Village Attorney Porteus was very instrumental in this agreement. The Mayor said that the original agreement they offered to us was more than basic. There was nothing to it. Village Attorney Porteus has worked with their legal department. We now have a great agreement that protects the Village and spells out everything that needed to be. She called on Village Attorney Porteus to comment. The Village Attorney said that the Mayor summarized it very well. There is indemnification to hold harmless insurance in place. They fully understand that we asked for other things. She commented that they were easy to work with. It protects the Village. She said the Board did a great job negotiating it. Yorktown did a nice job too. The Mayor advised that Yorktown was 7 acres and they got 1.5 acres. Westchester County is very close. They took a vote last week. They are talking 17 acres and their offer was \$2 million. The Mayor commented that we did good.

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

5. INFORMATION FROM OFFICERS & DEPARTMENTS:

a) Justice Court Report – May 2015

Received and filed

b) Zoning Board Minutes – May 13, 2015

Received and filed

c) Fire Inspector's Report – June 2015

Received and filed

d) Attorney's Report:

Village Attorney Porteus had nothing further to report tonight.

e) Administrator's Report:

Village Administrator Hay reported that we received the contract for the conversion process for the LED lighting project. It has been forwarded to the Village Attorney. It is a lengthy contract but we hope to have it ready for next month's Board meeting. The company is also looking at addressing solutions for the decorative lights at the Circle and other areas of the Village.

The Administrator reported that the majority of the new LightPath phone system is in. A few items still to be completed are voice mail for the Trustees and switching over of the Police Department. That is because of the intricacies of how calls get forwarded to the police officer and ultimately to the Peekskill Police Department. There will be a solution shortly. The second phase will be the off-site connections with the Highway Department garage, wastewater treatment plant and the pool. Mayor Knickerbocker asked about Wi-Fi. The Administrator advised that could be set up.

The Administrator reported on the HVAC for the Village Hall roof. They are waiting for a review from the County Board of Health. He expects this to happen within the next couple of weeks.

The Administrator reported that the Village had the auditors here last week. Everything went smoothly. They will be back again in September to finish the audit. The audit for the Village Court is done separately. That will begin this Friday.

The Administrator reported that there was a small problem getting access to the Village e-mails on VillageOfBuchanan.com. The people who originally did that web site for us are no longer here. Getting the administrative passwords took a little time. They plan to do the switch over next Friday. Over the weekend they will download all of the saved e-mails. The Administrator advised that as soon as they forward the new login page to him, he will forward it to the Mayor and Trustees. Trustee Zachary noted that he is still deleting 20 junk e-mails a day.

g) Trustee's Reports:

Trustee Pasquale hoped that everybody had a good, safe and happy 4th of July holiday. Summer is here. He said to peek in on older neighbors and make sure that they are okay and that their air conditioning is working in this hot weather. We need to take care of our elderly.

Trustee Pasquale reported that last month he reported that the Murray family wants to donate a couple of benches in memory of Edwin Murray. We will be determining a location. Trustee Zachary noted that the Board will be discussing that at the next Workshop. Trustee Pasquale commented that we could make a nice ceremony.

Trustee Pasquale attended the Senior's Luncheon last week at the golf club. It was fantastic. He attended the Veteran's BBQ last week. He thanked Supervisor Puglisi and her staff for the great job with that event.

Trustee Zachary reported that he attended the Senior's luncheon which was a lot of fun. He commented that no matter what happens in the Village, a majority of people will not be aware of it. He has spoken to people who do not know that we have Lent's Cove Park. The Seniors are aware of it and concerned with what is going on in our community. He thanked them for the luncheon.

Trustee Zachary reported that the first summer concert on the lawn at Village Hall was on June 14. It went very well. He wants to see more people next time. This coming Sunday will be Evan Watson, a very talented musician whom Trustee Zachary thinks you will want to see. It will be Sunday, July 13 from 5-7 PM. He said to come out and make a picnic of it.

Trustee Zachary attended the June 11 dedication of two benches at the Cortlandt Town Park for two recently deceased veterans, Russ Harrison and Captain Clayton Carpenter. It was a very nice and well done ceremony. They were placed in a beautiful spot by the water. Trustee Zachary commented that it is a beautiful park that is still being developed and expanded.

Trustee Zachary announced that on Saturday, July 25 at 7:30 PM there will be a movie night at the pool. This is something new that the Village is doing. He has a feeling that they may have to wait a while to project the movie because it is still pretty light out at 7:30.

Trustee Zachary reported that a lot of Village residents received a mailing from the Buchanan Police Benevolent Association. Never having gotten something like this before, he was very suspicious because there is a history of fraudulent fund raising for these organizations. He checked with our Police Department. This is a real fund raiser. He is not saying that anybody here is endorsing it or condemning it. It is a voluntary contribution. He is hoping that the Village will look into the paperwork on this non-profit and make sure that it is a creditable organization and that a good bit of the money collected goes to the program as opposed to staying with them. He noted that this is a real organization and a new thing for our Police Department. Mayor Knickerbocker advised that the police officer in charge of that was supposed to be here tonight. She will ask him to be present at the next Board meeting to explain this. She commented that years ago the PBA did concerts and other things. They have not been done in a long time. Everyone was concerned when they received this mailing because they did not know who it was from.

h) Mayor's Report:

Mayor Knickerbocker thanked the Buchanan Fire Department. Before the Veteran's BBQ and the start of summer camp, they went to the pavilion with their high powered hoses and cleaned it all out. They did a great job. The Village thanks them.

Mayor Knickerbocker attended the Town of Cortlandt Veterans' picnic. The Town always does a great job. It is a great thank you to our veterans. She is happy that they ask the Village of Buchanan to use our pavilion and have the picnic there.

Mayor Knickerbocker thanked the Buchanan Police Department and Officer Shane Farrell. Her building at the Circle was broken into at 2 AM. She received a call. Three kids from Peekskill had broken one of the windows and had stolen something. Officer Farrell caught the kid holding the item. She is still pursuing getting the person to pay for the broken window. She thanked the Police Department for being there. She is happy that they found out who did it.

Mayor Knickerbocker thanked the City of Peekskill for the great fireworks display on the 4th of July. She referred to Trustee Zachary's comments about people not being aware of Lent's Cove. The Mayor noted that several Seniors from Buchanan were there to watch the fireworks display.

Mayor Knickerbocker said that at this time of the year people are out and about more. She has received a lot of complaints not only about noise but about people walking their pets. She reminded people that they must curb their dogs or pets. Our residents take pride in their lawns. If the dog is doing its business on your lawn, it upsets people. Curb your dog. Do not have the dog go on your neighbor's lawn. The Mayor commented that we are all trying to live together in 1.4 square miles.

Mayor Knickerbocker thanked the Seniors. She went to their luncheon. She said that they are a fun group and they always have a good time. Former Trustee Joe Tropiano was installed as the new President of the Seniors' Club. She wishes him much luck. The Mayor thanked Ben Martinelli, their past President.

Trustee's Reports (continued):

Trustee Funchion reported that he was back from vacation. He attended the Veteran's picnic put together by Town Supervisor Linda Puglisi. It was nicely done.

Trustee Funchion reported that he has been working immediately on the PBA contract. He and Trustee Pasquale will soon be working that through mediation soon.

Trustee Funchion wanted to know if there is any update on Buchanan Day. Trustee Zachary advised that the committee met in June. They are working on contacting people. There will be another meeting this month.

Trustee Funchion addressed people with motorcycles. He asked that they calm down when driving through the Village. It is not the Indianapolis 500. Some of them are excessively loud. New York State law requires them to have mufflers. He thinks that 50% do not. He said to have some respect for your neighbors.

Trustee Jackson reported that since summer is here, mosquitoes can be a problem. He reminded residents to be concerned about standing water on their property.

Trustee Jackson reported that on June 30 we had News 12 here in our Village doing a report that is yet to be aired on what Indian Point was like before it became a nuclear power plant. He thanked the members of the Historical Society, especially Lillian Stein, Diane Tangen and Larry Brown. They will let everyone know when it is going to air on News 12. Trustee Jackson reminded that we have a Historical Room at Village Hall. A lot of great information is there. The committee is gearing up for an Open House in the Fall. They are looking forward to doing that. Participation from Village residents is always appreciated.

Trustee Jackson reminded that school is out and to be mindful of children on their bikes.

Trustee Jackson said that as always to our volunteer Fire Department their diligence and professionalism is greatly appreciated by the members of the Board. The 75th Anniversary celebration will be on September 19.

Trustee Jackson said that as our unofficial keeper of the lake Don Zern reminds us, what goes into our catch basins goes into our lake. So if you see plastic bottles or anything in the street, stop and pick it up so it does not get into the catch basins.

Trustee Jackson thanked everyone for coming out tonight for the Public Hearing on the Senior housing project. He commented that regardless of how the Board ends up on it, the participation of citizens, taxpayers, your neighbors to come out and voice their opinions no matter which side you are on is great.

6. COMMENTS FROM THE FLOOR:

Eileen Absenger commented that she thinks that she may have ruffled some feathers on the Board. She is not going to apologize for what she said. She commented that they have been

behind and in front and sideways, all which ways. They have focused on the negative which tells her something totally different.

Ms. Absenger commented that LED lights kill the moths that are the night pollinators. As much as it is conservation and saving for us, they kill the pollinators. Trustee Zachary commented that he is a conservationist. He just wants to save money for the Village on electricity.

7. BOARD MEMBER REBUTTALS:

None.

8. ADJOURNMENT:

At 10:46 PM a MOTION to adjourn this meeting was made by Trustee Jackson, seconded by Trustee Funchion with all in favor.