

Village of Buchanan
Mayor & Board of Trustees
Board Meeting
March 1, 2016

PRESENT:

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

Alexander H. Roberts, Executive Director of Community Housing Innovations (CHI)
Stephen Lopez, VP, Director of Design and Development, Tim Miller Associates, Inc.

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

December 15, 2015 Workshop: A MOTION to approve these minutes as read was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

January 19, 2016 Workshop: A MOTION to approve these minutes as read was made by Trustee Zachary, seconded by Trustee Funchion with all in favor.

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

None

4. OLD BUSINESS:

a. PUBLIC HEARING-PROPOSED SENIOR MULTI-FAMILY PROJECT

Mayor Knickerbocker announced that the Board would go through the rest of the agenda and when the [presenters] come in we will put them at the end of our agenda.

5. NEW BUSINESS:

a. 16-06 RESOLUTION APPOINTING A LABORER

Mayor Knickerbocker recused herself. She advised that she had left the room when the Board discussed the hiring of this person as a laborer. The Mayor left the meeting room at this time.

Deputy Mayor Funchion read the Resolution (*copy attached*).

A MOTION to adopt this Resolution as presented was made by Trustee Zachary, seconded by Trustee Jackson with all in favor and Mayor Knickerbocker abstaining. The Mayor returned to the meeting.

Trustee Jackson wanted to note particularly for the Village residents to know that the Board just voted for a laborer position. This person was interviewed by our Administrator. Trustee Jackson commented that residents probably do not know that the Trustees received an anonymous letter with an indication that the person being interviewed happened to live in a rental dwelling owned by the Mayor. It again disturbed Trustee Jackson that someone would put out an anonymous letter, with no signature but with an indictment of the Mayor or any Board member. He commented that we have these Public Hearings so that you the residents can let your opinions be known about things that are happening in the Village. Trustee Jackson hopes that the “good old bad days” are behind us in terms of innuendos and those kinds of character assassinations. He said, speaking as a resident of this Village for the last 22 years, if that person or persons who wrote that letter has a concern to “man up” and come and talk about it in a public forum. He commented, who knows, there may be others who feel as they do.

b. 16-07 RESOLUTION REQUESTING THE REFORM OF THE NYS PUBLIC SCHOOL FUNDING

Trustee Jackson read the Resolution (*copy attached*).

Trustee Jackson wanted to state that this is something that he looked at a year and a half ago in terms of the inequities of the system. His understanding was that there are those in New York City in the Assembly and State Senate who do not want to see this go forward. As a taxpayer, he thinks that we have to come into line with the rest of the country in terms of finding an alternative for that type of funding for our schools. The school budgets in themselves continue to go up. We talk about consolidating services, doing different things and trying to start thinking outside the box. He commented that we have reached a point where we are being squeezed. The goose that laid the golden egg is being strangled. He commented that hopefully this will not fall on deaf ears but that there will be some action taken by the Assembly and State Senate to move this forward. He feels that as the Resolution says, it is an unfair burden. He is totally in support of the Village Board going on record to try to change this.

Mayor Knickerbocker noted that we discussed it last month. It is just saying to the State that it is time to start looking at more equitable ways of paying the school taxes. She wanted to point out that today in the newspaper, in Lo-Hud, they reported that a few State lawmakers are proposing to put up a long shot proposal. They would like to exempt many Seniors from having to pay school taxes. They are saying that it is likely to face push back from school districts who are already facing tight budgets. The bill would apply to Seniors who are at least 70 years old and have lived in the same school district for a decade and do not have children currently enrolled. The Mayor thinks this is some legislator's way of trying to look at doing things differently. She thinks that our proposal is more equitable because it covers many different aspects. It is not just eliminating for the Seniors. Ours is asking that they look at sales tax and mortgage taxes and windfalls that the State received. She noted that 38 states are doing this with some success. New York is one of the 12 that are not doing it, so she feels it is time to look at that.

Trustee Zachary commented that he thinks it is a lot of hogwash. He commented that of course everyone is going to react emotionally because we want to have our property taxes lowered. But he thinks that what this really amounts to is not any tax reduction. It is a tax shift. In the states that do not use property taxes, they are using both personal and corporate income taxes, and sales taxes. He commented that New York already has high enough sales taxes and income taxes. He asked so where are you going to shift it to? Or is the intention to not pay for public schools. He commented that the premise is that society needs educated people so society should pay for the public schools. He commented that your home's value tends to be proportionate to the quality of the schools. Your taxes tend to be proportionate to the quality of the schools. When they buy a house, people are often are looking for a district with good schools. People come to raise a family. Although they are paying those taxes, they are getting more in terms of home value and equity appreciation in the long term. He understands that there is an issue with Seniors and that maybe there should be some adjustment. He noted that we already have an adjustment with the STAR Program and Enhanced STAR program. He is not opposed to looking at it, studying it and questioning what is and is not equitable. But he thinks this is misleading; that it basically amounts to a tax shift, not a tax reduction. He commented that it might feel like a good thing when you see a tax bill and the tax on your house goes down. But your other taxes are going to go up somewhere. He also thinks this is kind of a joke that this is endorsing two State Senators to advocate on its behalf. He does not think they need any of us here to do that. He does not think that any of us are experts on taxes and how to best do this equitably. He thinks that two State Senators who are doing their job and believe in this can advocate anything they would like to without having us vote a Resolution to tell them to. Trustee Zachary said that he is opposed.

Mayor Knickerbocker advised that the two State Senators she mentioned from the newspaper article is in regards to something different. The ones we included in our Resolution are the people who represent us in this area. She commented that we are not tax experts but we are

throwing the ball to them asking them if there is another way, a better way, to do this. The ball is in their court.

Trustee Funchion disagrees with Trustee Zachary. He commented that he knows for a fact that technically there is a shift. If there is school tax, money has to come from some place. But he thinks it is about fairness. He commented that the State of South Dakota where his brother lived for most of his life had a wealth tax for the schools. You put that into New York where somebody has been living in a house with very low taxes but they may be worth \$10 million or \$20 million dollars and send their kids to school. He commented why should they not pay more without asking an elderly person who maybe has very little money and may be on a small pension. He agrees with Trustee Zachary about a shift in taxes but he thinks that Trustee Zachary is missing the point of fairness. Trustee Zachary wanted to know if Trustee Funchion thinks that property taxes in addition to income taxes should be based on what you earn. Trustee Funchion said that he is talking about the school tax, not property taxes. Trustee Zachary commented that property taxes are school taxes. Trustee Funchion commented that we are already saying that we pay high enough taxes. This is just encouraging people. He noted that Assemblywoman Sandy Galef was the first one he heard talking about how maybe all the burden should not go on the property owners because many are people who cannot afford to pay any more in school taxes. He commented that some property owners who have a lot of wealth and have kids in school are getting more of a free ride than other people. He thinks this is about a more fair distribution of the school tax. He commented that you can say that it is redistributing it and it is. But a more fair way.

Trustee Jackson commented that 38 other states have determined that looking at alternative ways of funding education is certainly something to be looked into. He thinks that for us at the local level - and as [former Speaker of the House] Tip O'Neil said, "All politics are local" - we start this process here; that our voices can be heard on this particular issue and we go forward into discussion. We may find out once we have done that discussion that maybe the way we have it set up is probably the best way. He commented that he would agree with Trustee Zachary that unfortunately the people in Albany are not necessarily looking at ways to take less of our money. They are looking at ways to take more of our money. He commented that it is incumbent upon us at the local level to bring this forward. He said that he has spoken to Assemblywoman Sandy Galef on this issue who has been in support of some sort of rearrangement. Trustee Zachary asked what she specifically wants to do. Trustee Jackson does not know. He commented that they did not have that discussion in a public forum. Trustee Zachary asked does anybody on the Board know specifically what State Senator Murphy or Assemblywoman Galef want to do? Trustee Jackson thinks that we are voting that this needs to be investigated, put forward and a discussion had on does it work for New York State and what are the effects of changing that system. He thinks that you have to start the dialog somewhere. Trustee Zachary wanted to know why do we have to vote to tell them to investigate it? He commented that they are State

Senators. Let them do their job. Trustee Jackson thinks that it is good for us to go on record at the local level that this Board, at least three Board members, would want to see it go forward. He said that he is in support.

Trustee Zachary commented that maybe if he had a concrete explanation of what they are hoping to do personally maybe he would feel differently. But without knowing that, he definitely would not vote on this. He does not think our situation is the same as Idaho or most other states. We already have the highest gasoline tax, high sales taxes, high income taxes and high property taxes.

Trustee Jackson commented that there are Assembly jobs and Senate jobs and patronages in Albany that drive up the costs of what our taxes are. He commented that when you talk about trimming the fat and getting rid of unnecessary taxation, it needs to start in Albany. He commented that with the recent indictments of some of these characters that have done things with the lobbyists, we can certainly attack that. The Assembly and the Senate are part-time jobs. What we are paying them and all the fat that goes with the bureaucracy that runs Albany that is where we really need to take the sledge hammer out and go after that. But he thinks that this is a starting point in terms of a focus on educational taxes. He commented that as far as Trustee Zachary's point about having a plan, he cannot speak for Assemblywoman Galef or Senator Murphy but they have been talking about this for some time. There are some things out there, the atmosphere to address this. He thinks that we as a local municipality have the right and certainly on behalf of taxpayers to investigate it. That is what his vote in support of this is.

Trustee Zachary commented that he respects that. But without knowing specifically what their beliefs are in this, he will not support this resolution. He commented that a lot of the studies that have been done on this are geared toward equalizing the school districts. He commented that it sounds nice. It sounds very socialistic. However property taxes are going to vary by district. We know that some of the better school districts have an easy time raising all the money they want for all their extra-curricular programs and science enrichment programs, and some of the poorer districts with lower real estate taxes are struggling. He asked would you support this if what they were looking to do was to equalize this by having the State fund education and distribute the money proportionately to all districts? Then you lose the advantage to buy into the best neighborhood that you can afford. He commented that there is a lot going on here. A lot of people have looked at this. He has one study put out by the Lincoln Institute of Land Policy in Cambridge, Massachusetts titled "The Property Tax School Funding Dilemma". One of its major findings was that those who have tried to reduce property taxes and improve school performance at the same time have not met with much success. He commented that there is nothing here that is going to improve our schools and it may do the opposite. He thinks that it is a little too vague or unclear. He commented that is no disrespect to the two elected officials in

question. If they would send us something explaining what their beliefs are and say what they would like to advocate for, Trustee Zachary would reconsider it. But he would not at this point.

Mayor Knickerbocker thinks that all this is, is asking them to look at alternative ways. There is nothing concrete at this point. It might not work out. But, she commented, what is the definition of insanity? Doing the same thing and expecting different results. It is time to look at things differently. She commented that maybe they will come up with something that is reasonable. If they do not know what the taxpayers and everybody is looking for then.....She commented that she has to thank the Board. We are going back and forth here. We had a good conversation about this. She hopes that up in Albany this kind of conversation over this goes on as well.

A MOTION to adopt this Resolution as presented was made by Trustee Funchion, seconded by Trustee Pasquale and adopted by a vote of 4-1 with Mayor Knickerbocker, Trustees Funchion, Jackson and Pasquale in favor and Trustee Zachary opposed.

c. 16-08 RESOLUTION AUTHORIZING BUDGET TRANSFERS

Trustee Zachary read the Resolution (*copy attached*).

Trustee Jackson had a question that he thinks maybe the Administrator could answer. The public is going to go to this year's budget and look at the budget lines. He is trying to figure out the paper trail. The amounts that are being suggested for the transfer that correspond to the budget category are the increases. He wanted to confirm that we do not have the starting numbers unless we go back to the budget. The Administrator advised that is correct. A lot of these are "retros" from settling the Teamsters Union contract and some of the repairs we added on and authorized after the budget was already adopted. Some of the extra areas where we got money were from the Sludge line. We have an overage there at this point. The retirement payment that we budgeted for the non-police had extra money, so we moved some of it. He advised that what we try to do is move from lines within the same category first and after that from the Contingency and other areas. Trustee Jackson commented that in this document there is no explanation of what the Administrator just explained and he thinks that if the public were looking for that information they would want to see it there. The Administrator advised that he could do a summary of the codes.

Trustee Zachary commented that a budget is nothing more than an educated guess. It gets pretty close. It is standard procedure that some lines are going to be over and some are going to be under. You just have to tweak the numbers. The Administrator advised that it is also a requirement of the auditors.

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

d. 16-09 RESOLUTION SCHEDULING A PUBLIC HEARING ON A PROPOSED LOCAL LAW TO AMEND CHAPTER 211 OF THE CODE OF THE VILLAGE OF BUCHANAN.

Trustee Pasquale read the Resolution (*copy attached*).

Trustee Funchion noted that the Mayor had said that she wanted to move the May Village Board meeting to Monday, May 2. The Motion referred to May 3. Trustee Zachary wanted to know why we are doing that? Trustee Funchion noted that we talked about it at the last meeting.

Trustee Funchion noted that this is about fences so anyone who has any concerns about fences. He commented that one thing not included here that he will bring up at the Public Hearing is that there is no “grandfather” language to cover fences that are presently up. He thinks that most times when the Board changes a Code that language is in there. Trustee Zachary advised that it is in there.

Trustee Zachary noted that one of the things we are addressing in this ordinance is setback off the street so that fences are not too close to the street and do not get damaged by the snow plows. He commented that while certain fences might be grandfathered, he is wondering if where it says that all fences installed before the adoption of this local law are exempted can we make that to be except for front yard fences. We could give them a 3 year time period so that eventually people’s fences break and they have to fix them and they would wind up after 3 years having to follow the setback. He thinks that it is a question of safety and snow plow efficiency. He wanted to know what the other Board members thought.

Village Attorney Porteus advised that she can add whatever the Board wants her to add. She noted that it could be similar to where the Code provides that if a fire destroyed more than 50% of a non-conforming, you cannot replace it. She asked that the Board let her know what they want her to do.

Trustee Zachary does not think there are that many front yard fences on the road so it should not really have a great impact on anybody. He thinks that the objective of zoning is to eventually bring people into conformity; not to create more non-conformity. He would be in favor of adding the exception that within 3 years any front yard fences closer than 6 feet, which was the Highway Department’s recommendation. Trustee Jackson wanted to know if we wanted the input of the Building Inspector. Trustee Zachary feels that the Board can make the decision. Mayor Knickerbocker said we can ask for input. We can discuss it at the Public Hearing.

Village Attorney Porteus advised, or he can come to the Workshop and offer a draft. She said they can take it up at the Public Hearing.

Trustee Zachary referred to Section (c) where it says that a building permit must be obtained. He noted that the Board had discussed that there will be no fee for that building permit. He wanted to know if that should be put into the language. Village Attorney Porteus advised that there is a fee schedule. The Building Inspector would know it. We generally refer to the fee schedule and the Building Inspector can look at the fee schedule. There would be no fee. Trustee Zachary wanted to know if we have to amend the fee schedule to say no fee. Village Attorney Porteus advised that could be done or there could simply be no fee included on the fee schedule and advise the Building Inspector of that.

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

e. 16-10 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY

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

Mayor Knickerbocker explained that this is something that we do every year for the use of the fields for the Cortlandt National Little League and the waiver of the usual fee.

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

f. 16-11 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY

Mayor Knickerbocker read the Resolution (*copy attached*). The Mayor noted that we have the insurance attached.

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

OLD BUSINESS (continued):

a. PUBLIC HEARING: PROPOSED SENIOR MULTI-FAMILY PROJECT

At 8:08 PM a MOTION to open the Public Hearing was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

Alex Roberts, Executive Director of Community Housing Innovations (CHI) said they were the contract vendee for the property in question. He introduced their attorney Neil Alexander and Steve Lopez from Tim Miller Associates. Mr. Roberts commented that there is before us a text amendment to re-zone a portion of about 7.5 acres of property on Broadway and Bleakley Avenue for 66 units. He noted that the last time they met there was only a partial Board present. They talked about a potential compromise for 33 units if the Board felt that 66 was too dense. He commented that before we go into that and discuss it he would like to flatten the issue of the 66 units. They would prefer to do 66 units. They feel that was recommended by the comprehensive plan and the Planning Board. He believes that we have had 5 hearings here. He thinks that the Board should weigh in and make a decision as to what is before it at the moment before we go on to discussing the smaller version.

Mayor Knickerbocker advised that we have two proposals: the one that Mr. Roberts has just addressed and the one with 66 units which has been there, or all over the place. She commented that she wrote some things down so that she did not skip anything or go all over the place. She wanted to first read what she had written and then we could go on. The Mayor read her comments:

“It is this Board’s understanding that the latest proposal asks this Board to amend Village zoning to allow a portion, 3.3 acres, of Mr. Griffin’s property to be used for residential, affordable Senior housing for 35 units, (Mr. Roberts interjected that it was 33) while the other portion if sub-divided would remain commercially zoned. As you are aware, subdividing would be an application before the Planning Board and not this Board and would have to occur before this Board could amend the zone. However before we send the applicant to the Planning Board to even see if this suggestion would even be possible, we would like to address this newest application. We do not have a site plan in front of us, but again a concept drawing. (The Mayor commented that is what we have been working with for quite some time.) That drawing showed a building in the front of the property which would supposedly have 33 Senior affordable apartments, and zero market rate apartments. It also showed that in order to access the remaining buildable commercial lot an easement or shared driveway driving right through the Senior housing would have to be used to access whatever commercial use Mr. Griffin decided to put in that commercial lot located directly behind the new Senior housing. Currently, I believe those as-of-right uses are limited to gas stations and auto repair shops. I am not sure that a shared driveway is even possible under the Village Code. However, this Board has discussed this newest proposal and finds that this is not something we would entertain for many reasons. First, we asked for market rate Senior apartments in addition to affordable ones. As you know, affordable apartments command much less in tax revenue for the Village. Second, this proposal doubles the current highest density in this village and thus obviously has impacts including impacts to our tax revenue, community character and impacts in so far as it would open the door to others to likewise request density 50% higher than anywhere else in the Village. Third and

perhaps most important, we do not believe that having a Senior facility impacted by a shared driveway for a commercial use is beneficial to the Seniors and in fact makes no sense and could be dangerous.”

The Mayor advised that the proposal that Mr. Roberts brought before the Board last week is not one they are interested in. She commented that they have that out of the way. Mr. Roberts concurred. He commented that he did try. The Mayor commented that it has been all over the place.

Mayor Knickerbocker advised that they have another suggestion. The Village understands that there is a regional need for affordable Senior housing in and around Westchester County. We also firmly believe that our village, perhaps more than most other municipalities in Westchester, has housing for both Seniors and non-Seniors at very affordable rates. We also acknowledge that there is a need for market rate Senior housing in and around Westchester County. We believe that this Board must weigh those needs against the very real needs of and impacts to the residents who reside in our Village and choose to move to our Village for very specific community character and services and who pay taxes here. Right now, the highest density contained within our Village Code is 5 units per acre. Under all prior proposals by the current property owner, this Board has been asked to change a commercial zone into a residential zone at density levels more than double the current highest density in this Village. We all know that increased density has its own impacts to any community. It impacts services, infrastructure and with affordable housing impacts tax revenue. With this particular piece of property, there are only about 2 acres which would be “buildable” given the steep slopes and wetlands. Thus, the type of building necessary to accommodate this increased density is very different from any other type of residential building in our Village. Whether the applicant acknowledges that or not, the community character of this Village is mostly single family homes with some two-family and multi-family homes and a number of accessory apartments. And while the Master Plan proposed the idea that this particular piece of property might be a good area for Senior housing, there was no suggestion to amend the zone or increase density. No plans were looked at. No SEQR (State Environmental Quality Review) was done. In fact, after speaking with some members of the Master Plan Committee, it became clear that the thought was that perhaps a couple of smaller homes or a couple of town houses to house Seniors might be a good idea on that piece of property because at that time the area was much less commercial and did not include the type of commercial uses that are taking place today all around Mr. Griffin’s property.

Mayor Knickerbocker advised that the Village at this time would like to put out the suggestion that this Board might be willing to change the zone from commercial to residential to allow for Senior housing at both market and affordable rental rates with density remaining at 5 units per acre. So a 7 acre site, and depending upon a full SEQR and site plan review, there could be 35 units of Senior multi-family housing. We believe that this would certainly help meet both a

regional and a local need for Seniors and it would reduce potential impacts to residents and would be more in keeping with our current community character. Mayor Knickerbocker said this is a summation and our thoughts of going forward.

Mr. Roberts advised that he has to go back and consider that issue. He would like to have a vote on the 66 units and the text amendment before the Board at the moment. Mayor Knickerbocker commented that he had given the Board time this month to mull over his proposal. She thinks that he should go back to the property owner and have a discussion. We can set up a meeting this month and see what their thoughts are on this. Mr. Roberts wanted to know if there is any ratio in terms of affordable versus market rate. He wanted to know if the Board wanted half or 80% affordable? The Mayor advised that they did bounce that number around. Village Attorney Porteus advised that Mr. Roberts' input might help. The Mayor said that would be fine. Neil Alexander (Mr. Roberts' attorney) commented that it becomes a little bit of the chicken and the egg. He commented that notwithstanding and with due respect to the Village Attorney, they have to get a sense of that because they have to figure what programs they are going to get because it has to prove out. He commented, in addition to the zoning aspect, is it also financeable? Is there a market place out there to get it financed and get it built, to get it actualized? Otherwise it is a phantom. It placates something on paper but it does not become a reality. He commented that if they could get a little bit more feedback on leanings, noting that he is not asking the Board to draw bright lines, but leanings would be helpful. He commented that he is the last person in here so he will be the first to admit that he does not have command of all the facts. His understanding was that originally there was discussion of 100% Senior affordable. Then there was an accommodation that brought it down to 85%. Trustee Funchion advised that the original proposal was for no affordable. Steve Lopez commented that he wrote the original proposal which was for 10% affordable. Trustee Funchion commented that the very first meeting they had it was not. Mr. Alexander commented that there were 3 or 4 permutations on the table at that point. He thinks that what they are trying to lean towards is if the Board is thinking this is primarily an affordable project in the 80-100% affordable or are they thinking something other than that. He commented that it makes a distinct difference as to whether you have availability to seek different subsidies from DHCR and other groups. He commented that the time line just extends. He thinks we would all love to get a better settling point to know where we are headed.

Mayor Knickerbocker commented that primarily the Board is looking at substantially more market rate. Mr. Roberts wanted to know more specifically what was meant by that. He asked if out of 35 the Board wants 10 market rate? Village Attorney Porteus asked if the Board can get an idea of what he needs in terms of funding. Mr. Roberts advised that if you are looking to do a tax credit deal, it is a minimum of 30. If you are looking at 5 market and 30 at 60% AMI. Mr. Alexander advised that you need a certain size before you can go the market place to get a tax credit investor to come into your project. Mr. Roberts wanted to know if that or something along

those lines would be acceptable. The Mayor wanted to confirm that he is asking for 30 affordable and only 5 market rate. Mr. Roberts advised that was correct. The Mayor advised that we were looking for a lot more market rate; about 10 affordable and 25 market rate. Mr. Roberts wanted to know if that is the consensus of the Board. The Board members indicated that it was.

Steve Lopez thinks that the unit count would be a little higher than 35 because they have 7.34 acres. He thinks it would probably be up around 38. Trustee Zachary advised that 7.3 times 5 would give them 36.5 apartments. Mayor Knickerbocker said that we would settle at 37 because this is not exactly a 7 acre site. Mr. Lopez wanted to confirm that the Board was asking for at least 10 market rate. The Mayor advised that it was the other way around, 10 affordable and 27 market rate.

Trustee Pasquale wanted to know why we as a Board are being asked to make a decision on that right now. He wanted to know why we cannot have a little more time to digest this. He commented that Mr. Roberts has come with proposals. Now we are giving counter-proposals. Trustee Pasquale thinks that it is important that we as a Board discuss this further and that Mr. Roberts take it back to his constituents and see if that is something they might be interested in doing. Mr. Alexander commented that they are not trying to put pressure. They respect what the Board is saying. He commented that what they are saying is that the Board is basically asking for a two-thirds market rate, one-third affordable project. Mr. Alexander commented that at least at first blush, they are sitting there scratching their heads with their awareness and backgrounds trying to find a program that is going to allow that to finance out. He commented that to be candid, at first blush they are dubious on that issue. He commented that the hullabaloo that is coming from their camp is "Wait a minute. In a Senior affordable project you can have some market." He commented that they understand the property tax cap issue and the credit issue and the fact that, if he remembers correctly, the Village's budget cap was 1.37 and we were at 1.79 for the year. He commented that we have a challenge that he does not envy. And we have the efficiency aspects coming up which he thinks is a broader question. He wants to lay it out because he thinks that it is important for the public to hear because he thinks it is really hard and really dense stuff. He thinks it is nothing that any of us ever expected or experienced before. He commented that when the Governor adopted the tax cap in 2010 we all thought it was a stop gap. We all thought that it was going to be a year or two. We did not think that it was going to be a new way of life. He commented that he lives on the eastern side of Westchester. In his town, they had roads that needed to get fixed and they did rumble strips because they figured how long is this really going to last. Then it not only became permanent but now they are going to ask for 1% efficiency. And we are looking at possibly more on the efficiency. He commented then the Governor made it really hard on the taxing authorities which is why but for 5 municipalities in the County everyone figured out a way that they could get as many memorandums of understanding and Inter-Municipal Agreements to come within the cap because they basically

said that if you make less than \$500,000 in the State of New York and your taxing authority does not exceed the cap, you are eligible for up to \$800 in tax relief which if your property taxes are \$16,000 per year is 5%. He commented, "Forget your property taxes not going up. We're going to give you 5% back." He thinks that comes back to the fact that it is his understanding that four different proposals have been floated for this property over the past 10 years roughly. This is the fourth proposal to do something with it. This is the proposal that is front of the Board. He thinks that is where we need to go; to make something work for this property. He thinks it gives us relief. He thinks that the public needs to understand that we need a rate-able out of that property already. He commented that waiting for the next best thing that may or may not come, that may or may not be better or worse than the other things before, we do not have a lot of time to wait for that. He commented that he does not mean that condescendingly. He commented that he sees some heads bobbing and that tends to agree. He said that they hear the Board's proposal. It is very interesting. The number starts to get more interesting. He thinks that what gets really hard is getting the subsidy to make it actually finance-able and then instead of it being a yes they can get on paper, it is not a yes they can get on paper from a financing institution. They appreciate the Board's coming back and they appreciate all the thought that went into the comments. He commented that he does not want to get out ahead of his client but they want to take the Board up on the meeting that the Mayor offered, in the next 10 days to 2 weeks. Mayor Knickerbocker advised him to let us know what his availability is. Mr. Roberts commented his agreement and that he would like to get to something that could be done.

Mr. Alexander commented that the way the proposal is currently written and something that can be folded into the thought process is that if the Board were to grant a re-zoning it is still two stop shopping. The way that it is written they have to get a special permit from the Village Board and a site plan approval from the Planning Board. He commented that maybe part of the way that we start bridging some of that gap is re-zonings here and everything is here [Mr. Alexander referred to a visual aid they had brought]. All approvals are here. Then it is one stop and therefore we shorten and truncate the soft costs associated with real estate development and zoning and entitlement approvals. And some of that can help bridge some of the other shortfalls. He commented that they are committed to being creative and it sounds to him that the Board is as well, which they appreciate. But he thinks that it is really important for the public to have heard and understand that the Board is under incredible pressure and something here that is viable is probably in everyone's best interest. Just from an economic standpoint. He commented, forget the political realities and other issues that would kill the tone of the evening.

Trustee Jackson commented that one of the things that has been somewhat troubling, and he understands why we have not gotten to the nitty-gritty of an Environmental Impact Statement [EIS] on the land itself, is to be asked to change the zoning when we have not gotten to the stage of is it really doable. He commented that he has always been concerned about that. He commented that you can talk about it conceptually and he understands the economic part that

they bring to the table. He wants to know if what the Board is counter-proposing to them is realistic to that property and to the slopes that are on the property. He wanted to know what is going to come first and how do you proceed through this whole thing knowing that at some point that we have to get to, is it environmentally okay at either the scale that they are proposing or the scale that the Board is proposing. Mr. Alexander does not think that this is a project that will need an EIS by any stretch. He thinks that an expanded environmental assessment form will be fine. He commented that there are plenty of Type 1 actions that the State has allowed to go by environmental and that was heavily litigated as to whether Type 1 versus unlisted was permissible aspect to go by *[word not clear]*. Case law is very clear that you can do it. He commented that it goes back to the Bard; it is a rose by any other name. He commented that ultimately what the test is, it goes back to Holmes. Is and was a hard look taken by the Board at all potentially significant adverse environmental impacts and does the project address or mitigate them. He commented that some of them will be irretrievable and un-addressable. Trustee Jackson commented that once you get down to the nitty gritty of it, you never know what you are going to find. Mr. Alexander commented that is what he does every day of the week. He said that he is a SEQR attorney, an environmental impact attorney, an economic development attorney. It is what he does all day and what his firm is noted for. He commented that he appreciates what Trustee Jackson is saying. He wants to get out ahead of the idea that there is any reason that we would ever need to have a pos dec here. He thinks that we can get this process done and worked through in the short term with the studies there. He is sure that slip will come through and that is where you will really have to address the steep slopes. He commented that there may be a massive cost to controlling the acceleration. You do not have a lot of distance to get to the Hudson so they are going to have to deal with the CFS from the acceleration. They are going to have to deal with the quality controls. And you are coming off a steep slopes so you have a lot of erosion and sediment to think about. He totally agrees and commented that Steve Lopez is great and his firm is great and insight is great as well. They are known and were hired to deal with the watershed agreement.

Trustee Jackson commented that he agrees with the Mayor that we step back from this and that we convene a meeting so that we can get to that financial piece that is comfortable for them and see if it works for us. Then we will take it from there.

Mayor Knickerbocker commented that we have a Workshop and she would like to discuss things in public. She advised that we will have a Workshop on March 16 and asked if that would work for Mr. Roberts. Mr. Roberts said that sounds good. He commented that the issue that Mr. Alexander raised is the question of helping them to expedite. He commented that if we are all willing to work together, if we all agree on something that can go forward, we will not have any obstructions or delays and things like that that can sometimes cost a lot of money and cause things not to happen. He appreciates the Board's consideration and in the spirit he made the request before, we can sit down and maybe hammer something out. He thanked the Board.

The Mayor asked for any comments from the floor.

Eileen Absenger, 138 Tate Avenue, commented that Mr. Alexander, the attorney, sounded very, very suave and very, very smooth and that he knows his business backwards and forwards. Her question is that since they are looking for subsidies and that this is partially due to HUD, does it get expedited and pushed through even better than if Mr. Griffin had done this by himself? She heard Mr. Balter when he was here. Someone had made a comment about the slopes and she recalled that he said that they do not even worry about that. She commented that tells her that as a property owner herself, she may have a more difficult time than they would because they have an agenda behind them. She commented that it also makes the whole thing go together. It just seems too smooth to get the slopes and wetlands and everything.

Village Attorney Porteus commented that she understands everything that Mr. Alexander was saying. In reply to Ms. Absenger's question, she advised that no, they would not. They would have to go through the full site plan review. She does not think that was what Mr. Alexander was suggesting. She thinks that what he was saying was that in his opinion it would not be a pos dec. She advised that our planner put that out there many months ago. She also felt the same way. But it does not mean that it is not the same process through Planning, the site plan and steep slopes. Our planner and our Village Engineer will be involved.

There were no further comments.

At 8:35 PM a MOTION to close the Public Hearing was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

6. INFORMATION FROM OFFICERS & DEPARTMENTS:

a) Justice Court Report – January 2016

Received and filed. Mayor Knickerbocker noted that the total was \$4,057.00

b) Wastewater Report – December 2015

Received and filed.

c) Planning Board Minutes – September 17, 2015

Received and filed.

d) Zoning Board Minutes – October 14, 2015

Received and filed.

e) Fire Inspector's Report – January-February 2016

Received and filed.

f) Attorney's Report

Village Attorney Porteus had nothing to report.

Trustee Zachary wanted to know why the Planning Board minutes were from September. Village Attorney Porteus advised that there were only 3 people at the meeting in September. Trustee Zachary commented on the large number of pages for the minutes of the Village Board meetings and that these Planning Board minutes are only 2 pages. Village Attorney Porteus advised that there were only 3 board members at that meeting and then the Chairman resigned. They needed the other 2 present at the same time to pass them but one or the other was absent. Trustee Zachary wanted to know if we received minutes subsequent to this meeting. The Village Attorney advised that we did.

Trustee Zachary thanked the Mayor for having the Fire Inspector put the dates on his report.

g) Administrator's Report

Village Administrator Hay reported on the clock in the Circle which has not been working correctly for a while. The company had a fire at their facility. They will be back next week to do the repair on the clock. Mayor Knickerbocker commented that people have been asking about that. Trustee Zachary noted that it still rings on time. The Administrator said that the company advised that there is a motor on the top which they think is not running properly. Trustee Zachary noted that they had previously advised the Administrator that the temperature had to be above 40 degrees to work on it. The Administrator confirmed that was what he had been told.

The Administrator reported that the re-pointing on the Village Hall will resume next week when it gets warmer. They will bring in more workers to knock out the grinding part. Then they will work on filling and then after that the windows. They want to do the windows after the re-pointing has been done.

The Administrator reported that the budget process is moving along. We need a date for a Public Hearing for the budget which has to be before April 15. He requested that the Board give him a date so he can put it into the Newsletter so that the public is advised. Trustee Funchion commented that we should make a decision at the next Board meeting. The Administrator advised maybe at the March Workshop so we can put it into the April Newsletter. Trustee Zachary commented that usually we need a Workshop just to go over the budget. Trustee Funchion agreed. Trustee Zachary noted that he will be out of town for 2 weeks in March. Trustee Jackson noted that he will be out of town for 10 days in early April.

The Administrator reported that the Assessment rolls are still in process. April 1 is the final date. Grievance Night was last month. There were 9 grievances. That is down significantly from years past.

Trustee Zachary asked if the Administrator knows anything about the status of the Con Edison work in the Village. They left a letter in his mail box this week dated January 26 announcing that the location of their work would be on Tate Avenue from Valerie Court to Lake Drive, but they are already well past Lake Drive. Eileen Absenger commented that she watched somebody not be allowed to enter Lake Drive today. She commented that they are past putting it in but they were piping it through, blocking Lake Drive. Trustee Zachary wanted to know if Lake Drive was the end of it. The Administrator believes that it goes down and turns into Burke Court. Trustee Zachary asked if they are giving advanced warning to the people because on that side of the street people will get stuck getting in and out. People need the notice. They need to be able to park on the street so they can get in and out. We are still under our seasonal parking restrictions. He wanted to know what we can do. The Administrator advised that his understanding is that they did send that to the residents. The Village also sent it out on Facebook which he noted does not reach that many people. He can reach out to Con Edison and have them resend it to all the residents in that area. Trustee Jackson commented that he never got a letter and today he came down Lake Drive around 4:15 PM. There was a little delay. The bulldozer was right there. Ms. Absenger noted that what she was describing was around 3:00-3:15 PM. Trustee Zachary commented that at that point in the day they were putting the plates back and wrapping up. But he wanted to know if someone has to get in or out in the middle of the day, would they put a plate there for them? Ms. Absenger commented that they will but she had a client who was refused access to Ms. Absenger's driveway. Ms. Absenger ended up calling the Mayor. She had spoken to Reuben, the contractor. Everything was fine. Ms. Absenger commented that it was the fellow with the "SLOW/STOP" sign doing traffic control who refused to let her client enter the driveway. She ended up walking the 800 feet down Ms. Absenger's driveway. She has sciatic problems. Ms. Absenger said that was unacceptable and she told him so. She commented that the following day, she could not get out of her driveway. And she could not get out of her driveway the following day. She was told that if she waited, they could put plates there and asked her why didn't she tell him? Ms. Absenger commented that she advised him that she had told him. She wants the Board to know that there is a lack of communication about this. She noted that she did get the letter in her mailbox, which she thinks is illegal because it was not mailed or presented in a correct way.

Trustee Zachary thanked her. He commented that this is one story and it is not a nice thing to hear. He commented that most driveways are shorter but if someone has to get out to pick up their child from school, or take their child to or from something like a doctor's appointment, or needs to go to work and they cannot get in or out, that is a problem. He thinks that we need to deal with this. Mayor Knickerbocker commented that she called the Village Administrator after

hearing from Ms. Absenger. He advised that he reached out to Kevin Dowling who was the regional name and made the complaint that if they are going to be in front of people's houses that they must give them a heads up that they are not going to be able to get out so that they can move their cars and do what they need to do. He agreed that they would do that. He gave him the Administrator the number for the construction manager. The Administrator asked to let him know if there are problems so that he can reach out to them again. The Mayor directed to advise Mr. Dowling that if there is another complaint, he will have to come to the Village Hall and meet with the Mayor and Administrator.

Trustee Funchion commented that several people complained to him that the traffic control person with the flag in this case is a flag woman with an extremely foul mouth. When young kids are getting off the school bus, she could be heard plainly all over the street using the "f" word. She is nasty to people driving their cars. Trustee Funchion wanted to point out that this is a problem when unionized jobs in Con Edison are contracted out and they do not have control of the contractors. He would like to see that woman taken off that job. Trustee Jackson commented that we do have profanity laws on the books. So it would be in our jurisdiction to have the Police Chief go there, verify that and get some witnesses and we can then take some unilateral action right there. Trustee Funchion commented that she is not even doing her job. He said that he drove by and she had the flag down by her feet. He said that he stopped and she started waving him on, sarcastically looking at him as if to say for him to look at the sign on the ground. He commented that the way they are doing their construction, they have got pebbles and crap all over the street. They have rerouted people with their vehicles and they are not very nice about talking to people. He commented that because they are a contract group they do not give a damn. They will get a contract everywhere else but Trustee Funchion would like to see Con Edison's feet held to the fire. They are the ones who hired these people. He commented that if they cannot behave properly in our community, get them out of here.

Trustee Zachary asked if we have the authority to stop the work. Mayor Knickerbocker commented that they are contractors of Con Edison so we would have to go through them. She thinks that now that we are hearing all this, a meeting is in order. Trustee Jackson commented that if someone is being profane in the street then he agrees that we do. Trustee Zachary commented that he is more concerned with people being notified fairly and being allowed to get in and out. If they are not going to be able to get in and out, they have to know ahead of time. Our parking law is not an issue. They can park on the street during the day. The Mayor commented that we are talking about language and communication. Trustee Jackson commented that he has not seen a letter ever and they have had a bulldozer parked on Lake Drive for weeks. The Mayor agrees that we have a problem with this contractor and we will get this taken care of. Trustee Pasquale commented that when driving down Tate Avenue to not take for granted that the two flag persons are in synch with one car going one way and one going the other. Slow down and be very careful. It happened to him yesterday and he said it could have been a head on

collision. Do not take for granted that you are going to lead you back and forth. Concerning the driveways, he commented that today he was going out to pick up his daughter from school. He was going down Tate Avenue toward Kings Ferry Road. One of the flag men waved at his that he could not go down. Trustee Pasquale tried to explain that he lived in the house there. He does not know if the flag man could not understand him but he just told Trustee Pasquale, “No, no, no.” Trustee Pasquale had to get out of his car and when he addressed the flag man as politely as he could, they let him go in. Trustee Pasquale thinks that they messed up on this throwing these little signs in everybody’s mailboxes and the rudeness as well. He noted that they just put it in our mail boxes two days ago.

Trustee Zachary commented that we had this when they were paving on Bleakley Avenue and the Board made it very clear that people must be given ample notice about getting in and out. These people should not be exempt from that.

h) Mayor’s Report

Mayor Knickerbocker commented that at the last meeting Trustee Funchion had mentioned Con Edison and imposters. The Mayor just got an e-mail today. She is having it put on the Village’s Facebook page. It is a safety warning to be aware of Con Edison impostors. We had talked about Con Ed and the contractors at the last meeting. Con Edison is warning people to be aware of impostors claiming to be from the company and seeking to enter a home or business. Con Ed employees carry an identification card with their photo and the company’s name and logo. If you still have doubts about the person’s legitimacy, call 1-(800)-75-CON ED before letting the person into your home or business. You can also call our Police Department. Village Attorney Porteus commented that they have had these impostors in New York City in the last couple of days, and in Rye. People should really be aware.

Mayor Knickerbocker reported on the slow leak of tritium at Entergy. She has sent out a letter. She was notified the day before that there was an issue at Entergy. She knows that a lot of people are very upset thinking that this is a very low level of radiation. The Mayor commented that it is not acceptable. Anything like that is not acceptable. But it has nothing to do with our drinking water. It has nothing to do with Entergy itself. They have different wells that can monitor any type of leak that goes on. Last Friday, she and Village Administrator Hay went to a stake holders meeting at Entergy. She noted that there must have been about 70 people including other public officials, among them Assemblywoman Sandy Galef, Town Supervisor Linda Puglisi and representatives of Senator Chuck Schumer. A cross section of people were there. Entergy also said any type of leakage is unacceptable to them. Their investigation is ongoing. There will be an updated call next week. The Mayor advised that we could put it on Facebook and will update it as we have more information. It is not a threat to public safety or health. People were concerned about that.

Mayor Knickerbocker reported that we had a police chase in the Village last week. She commented that everyone knows about the police chase. Someone was being chased from Croton. They crashed their car on the Albany Post Road. The Croton police car crashed into that car. The person that they were chasing jumped out of the car and ran into the Village. The Mayor was very frustrated because people were calling her but she had no way to communicate to everyone that we were not in a dangerous situation. They knew who the person was. He was not taking drugs nor was he armed. They did not feel that this person was dangerous. He was running from the police. It was hard for her to communicate. The Mayor commented that it has been in process for a while but we really need the ability to communicate something like this. She commented that if she had the Code Red system, she would have been able to communicate about the tritium and the police chase. We should have the funding for that at the end of the month. She has asked Entergy to supply us with that. They have supported other communities. We had the State Police here. We had the County Police with the helicopter using infrared. It was a scary situation having a helicopter hovering over and not being able to understand what was going on. The police told people to go in their houses, lock the doors, stay inside and leave the lights on all around your house. They ended the search around 10:30 PM. They believed that he was no longer in the area. They had dogs here. The scent was lost. They still have not caught him. We are very confident that he is not in the area.

The Mayor advised that when we get the Code Red System, we want everyone to sign up for it. If there are any emergency situations, the Fire Department or the Police Department, or if there are any issues going, we can communicate to the residents very quickly. Also if there is any storm damage or roads closed, it is a more effective way to communicate with people very quickly. Trustee Zachary wanted to know if it is a phone system. The Mayor confirmed that it is. Trustee Zachary wanted to know if it is a robo-call system. The Mayor advised that somebody would leave the message which would then go out to all those numbers. Trustee Zachary wanted to confirm that it would not be sent automatically to every resident of the Village; that you have to sign up for it. Trustee Pasquale advised that is how the school does it. You must sign up and give the phone numbers. The Mayor noted that is how the Town of Cortlandt does it. She is hoping that everybody signs up.

Mayor Knickerbocker thanked Karen Park and the Saint Patrick's Day Parade Committee for Saturday night's dinner. Everybody had a great time. It was such a nice community event. Joe Ryan was her teacher. She commented that he is a character and is very entertaining. Mike Guida who was one of the Aides is also entertaining. And there was Mr. Kelleher from Verplanck. She thanked the committee. They did a fantastic job as usual.

i) Trustee's Reports

Trustee Jackson said that he missed the last meeting. He wanted to comment about the snow removal that the Village Highway Department did during the big storm in January. They did a great job removing the snow and keeping our roads accessible. It was a very fine job. He wanted to echo what Don Zern always talks about, to make sure that you are aware of trash in the street and that it does not go into the catch basins and down to the lake.

Trustee Jackson addressed Don Zern and said that it was the first time he has seen him since their great historical meeting with the kids from B/V School. Trustee Jackson appreciated his participation in that. Trustee Jackson said that he and a lot of residents mourn the passing of Lillian Stein who was a great member of this community, as well as her efforts in revitalizing the Historical Society. She will indeed be missed.

Trustee Funchion reported that the Saint Patrick's Day dance was a great success and one of the better ones he went to. He thanked Mike Guida who was a stand-up comedian and kept them laughing for the whole night. The parade will be on March 13 at 2:00 PM. Everyone is encouraged to come out. The chairperson of the Parade Committee, Karen Park, does so much. She keeps this going. He cannot say enough about the work that she and the whole committee do. Colleen Lonergan is always on the phone calling everybody and getting all these people to commit to the parade. On the day of the parade, look for her on Lake Drive. She will be the Marshal there at that intersection. Kelly Hesselgrave and Jill Wheeler did the whole journal. It is a lot of work going to all the businesses. Trustee Funchion commented that he has really got to admire that. Kelly Hesselgrave is basically their chief cop at the parade trying to keep order at the parade. She does a terrific amount of work. Beth Rende (*sp?*) will also be there at Burke Court. He commented that all the stuff that you see at the party, they all go out and get it, decorate it, set it up and take it down and at the parade get all the things coordinated. It is a great work. Michelle Murray joined this year. Trustee Funchion commented and then there is himself who does very little. He said that he felt like the fifth wheel. He helps them set up and helps some people. He joked that some people say that he goes there just to get the gossip and bring it back to his house. They do not get that much from him.

Trustee Funchion commented that we have already discussed the Tate Avenue situation.

He commented that hopefully he and the Village Administrator and Trustee Pasquale are making progress with the police contract. They hope to get an amicable decision fairly soon.

Trustee Zachary reported that there will be a Buchanan Day Committee meeting on Monday, March 7 at 7:00 PM at the Highway Department building. There are only a few people and anybody is welcome to come.

Trustee Zachary commented that we mentioned about some of the things being posted on Facebook. We have not really mentioned it in a while. The Village does have a Facebook site. You “Friend” it and you get the posting. When something gets announced like street closings or any other issue in the Village, events are all posted on there. You can get Facebook flashes called posts. Sign on to the Buchanan Facebook page. Stay on top of what is going on in the Village.

Trustee Zachary reported that as he mentioned last week, he was pissed at the local gas stations. It looks like price fixing to him. There is competition and you set your prices based on your competition. He feels it is a little nuts to him that all four gas stations in Croton are \$1.85 per gallon. On Route 6, it is \$1.81. All four stations here, running from Lupasello’s up to Welcher Avenue, are \$2.05 or \$2.07. He recommends that if you are going in those other directions to buy your gas where it is cheaper. Maybe our local stations will compete and come down.

Trustee Pasquale reported that he will be seeing the Murray family next week. We had discussed benches that they want to donate to the Village. He wanted to know if he can invite them to a Workshop to see what direction they want to go in and think about where the best place would be to put them.

Trustee Pasquale reported that on a personal note, about 3 weeks ago he had the need to call 911 to his home. He wanted to give a shout out to our Police Department, volunteer ambulance services and Fire Department. They were there so quickly. He really thanks them. He especially thanks Rob Budde one of our police officers. It seemed like before Trustee Pasquale hung up the phone, he was at the door.

Trustee Jackson thanked Village Administrator Hay concerning the new lights and everything. They are fantastic, not only with their effectiveness but in his opinion for what they do on the top of Lake Drive and how they have been rolled out. Trustee Jackson thanked him for the job he did in making that happen in the Village. It will save the Village money and esthetically give the Village a better look.

Mayor Knickerbocker commented in reference to Trustee Pasquale’s comments that the services that we have are part of what makes this a great community. Trustee Pasquale commented that [as an NYPD police officer] he was always on the other end as one of the responders. He always remembers being asked “What took you so long?” He again described how it seemed like as soon as he was off the phone, Officer Budde was at his door to see how he could assist him. Then the ambulance was there. He noted that his wife had had an accident. She had fallen down the steps. She had hurt her head and they had to get her to the hospital quickly. She is doing fine now.

7. COMMENTS FROM THE FLOOR:

Eileen Absenger, 138 Tate Avenue, commented that at the Workshop the Board discussed that when the Con Edison contractors are finished and the re-pavement of the road goes, whether it should go from where they finish to the curb or from the center. She commented that a few people on Tate Avenue have definitely said from the center to the curb. She wanted to know how does that impact if we were to redo that road when we resurface it. Mayor Knickerbocker commented that in the next couple of years we are going to have to phase that in. It is way over a million dollars. Ms. Absenger wanted to let the Board know that there is a group on Tate Avenue that thinks it should be from the center to the curb. The Mayor asked the Administrator to explain the protocol. The Administrator advised that it does state that in certain paving conditions the Village may require that it be paved to the mid-line depending on the disturbance of the roadway. He forwarded that to Con Edison after we drafted it. It was drafted in September and we discussed it after that. He did forward it to them because of the fact of the way they were ripping up the road on Tate Avenue and because of the crack sealing.

Reed Outhouse, 241 Westchester Avenue, announced that the Explorer group meeting will be on Friday, March 4 from 5:00-8:00 PM at the Buchanan Fire House. The Explorers are having a fund raiser spaghetti dinner. Proceeds will be split between the Post and a veteran's group. He encouraged everyone to come out and support this.

Mr. Outhouse announced that the Fire Department has redone their web page. They now have an updated web page. It has been up for about a month and they have already had over 2,000 hits. They are putting up on the public part of the page their activities coming up at Fire House including the dinner. They put up any fire calls. All of their run statistics are up to date. He thinks it is a pretty good web site. He encourages everyone to visit it. It is BuchananFire.com. They are also on Facebook. Trustee Jackson wanted to know the cost for the spaghetti dinner. Mr. Outhouse thinks it is \$10 for adults. He did not recall what it is for Seniors and kids under 5. Mayor Knickerbocker noted that since it is on a Friday during Lent there will be a choice of meat and meatless. She said that she will be there. The Mayor asked if he could send the flyer and we will put it on our Village Facebook.

8. BOARD MEMBER REBUTTALS:

None

9. EXECUTIVE SESSION:

At 9:10 PM a MOTION to go into Executive Session to discuss personnel issues was made by Trustee Funchion, seconded by Trustee Pasquale with all in favor.

10. ADJOURNMENT:

At 9:52 PM a MOTION to return from Executive Session was made by Trustee Pasquale, seconded by Trustee Funchion with all in favor. The Mayor advised that no decisions were made or money expended.

At 9:54 PM a MOTION to adjourn was made by Trustee Zachary, seconded by Trustee Jackson with all in favor.