

**Village of Buchanan
Mayor & Board of Trustees
Board Meeting
June 7, 2016**

PRESENT:

Mayor Theresa Knickerbocker
Trustees Richard A. Funchion, Duane M. Jackson, Cesare Pasquale and Nicolas Zachary,
Village Administrator Kevin Hay
Village Attorney Stephanie V. Porteus
Village Board Secretary Susan Matthews
Alex Roberts, Community Housing Innovations
Deborah Post, Community Housing Innovations
Neil Alexander, attorney, Cuddy & Feder LLP

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:

January 5, 2016 Regular Board Meeting: A MOTION to adopt these minutes as read was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

February 2, 2016 Regular Board Meeting: A MOTION to adopt these minutes as read was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

February 9, 2016 Workshop: Trustee Zachary clarified his comments on Buchanan Day on page 17, first line, that the clown will be a person, not inflatable. A MOTION to approve these minute as amended was made by Trustee Funchion, seconded by Trustee Pasquale with all in favor.

February 22, 2016 Special Meeting: A MOTION to adopt these minutes as read was made by Trustee Zachary, seconded by Trustee Funchion with all in favor.

March 1, 2016 Board Meeting: Trustee Zachary amended page 3, 10th line from the bottom to correct a grammatical error. Trustee Zachary commented that it might be a grammatical detail, Delete the words “be a” to now make it read “it might feel like a good thing”. A MOTION to

approve these minutes as amended was made by Trustee Zachary seconded by Trustee Funchion with all in favor.

April 5, 2016 Organizational Meeting: A MOTION to adopt these minutes as read was made by Trustee Jackson, seconded by Trustee Funchion with all in favor.

April 26, 2016 Workshop Meeting: A MOTION to adopt these minutes as read was made by Trustee Zachary, seconded by Trustee Pasquale with all in favor.

Mayor Knickerbocker noted that there were a lot of minutes to approve. There was an Organization meeting and many different things going on.

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

None.

4. NEW BUSINESS:

a) 16-19 RESOLUTION ISSUING A STATE ENVIRONMENTAL QUALITY REVIEW DETERMINATION OF SIGNIFICANCE REGARDING AMENDMENT OF CHAPTER 211 “ZONING” OF THE VILLAGE OF BUCHANAN CODE TO ADD SENIOR MULTI-FAMILY HOUSING AS A SPECIAL PERMIT USE IN THE M-1 DISTRICT.

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

Mayor Knickerbocker noted that what this means is that we are saying that there are no significant environmental impacts for this zone change and the zone change only. This does not mean that the Board is approving this project. We are allowing the proposed developers permission to go in front of the Planning Board to ask for a project. This is just a change of zone but not the project.

Trustee Funchion wanted to know why on the second part of their application where it says full environmental assessment form, page 1 of 10, there are all negative answers. Trustee Zachary thinks it is the way things are worded. It is that there would be no negative impact. He thinks it is double negatives between the questions and answers. Trustee Funchion cited the first question as an example. It says that the proposed action may involve construction on or physical alteration of the land surface of the proposed site. They are ticked off “No”. He does not understand it. He commented if you are going to build anything you have got move stuff around. He commented that you could look at the other questions too. Village Attorney Porteous explained that this is completed in the negative because it is a zone change. If somebody comes before the Planning Board with a project, they will do the SEQR review there in which case you

will deal with steep slopes and wetlands and those types of issues. This is just for a re-zoning. You have to do a SEQR review for the zone change which is what the Board has been doing. What the Board is saying is just changing the zone to say that a Senior multi-family in that zone is acceptable and that there will be no significant environmental impacts. Trustee Funchion wanted to confirm that the Board would be saying that there would be no significant environmental impacts. The Village Attorney advised for the zone change. It is not a project. Trustee said that he understood. He wanted to confirm that it means there was nothing being built yet. We are just changing the zone. The Village Attorney advised that was correct. Trustee Zachary commented that if this passes, it still requires a full environmental quality review by the Planning Board if the project application continues.

Mayor Knickerbocker commented that she heard some discussions on this whole project. One of the things she wanted to point out is that the rear yard setback is changed to a minimum of 100 feet.

Mayor Knickerbocker asked if any of the Board members had any comments or did they want to do the vote and everyone can give their opinion at that time. It was agreed to do the vote on this one and before voting on the other that individual comments can be given. Trustee Zachary wanted to know if it was all lumped into one resolution. The Mayor advised that it was not.

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

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

At 7:48 PM a MOTION to open the Public Hearing was made by Trustee Funchion, seconded by Trustee Pasquale with all in favor.

Mayor Knickerbocker asked for comments from the Board.

Trustee Zachary commented that clearly the Board has not seen anything like this in the time he has been on the Board as far as something carrying over for so long and causing differences. He wanted to summarize why he has supported this project and continues to and will be voting "Yes". He envisions this to be a better use of this property being that we have a residential street on Bleakley Avenue that is being increasingly isolated by some of the corporate functions there. He thinks this will serve that section of this Village, on the edge of this Village, better. Given that Peekskill is developing river side trails and being that a few developers are working on a family oriented restaurant project by the marina there, he just thinks that it is an area that has a little potential to improve. He commented that this is never going to be the Eastern seaboard

destination recreation neighborhood. It is an area that can see some improvement and it is across from a park. He has always felt that he would rather see a residential use across from the park rather than a commercial use. He also thinks that with the Planning Board's review we are going to see some nice changes there. He commented that we do require developers to either create public space or contribute to our Recreation Fund. He is still hoping to see the public space around that pond that has been discussed. He does not know exactly what will be possible with the evolution of this project. He is hoping that the Planning Board will try to stick to that. He thinks that environmentally a warehouse use, a commercial use or a gas station use is not going to serve that area any better than a residential building. He commented that we started in the neighborhood of 120 units. We are down to 42. He thinks that the impact will be minimal. He commented that he felt that he understands that people are used to certain things and do not want to see changes. But Trustee Zachary thinks that what we need to do is direct change because change happens whether you direct it or not. He commented that those who have been here for a while can look around and see changes. He thinks that what we have to do is try to look ahead. He commented that he is getting a little philosophical but he thinks that we have to be a part of the change and have a little courage to explore some options rather than just let change happen and say, "Hey! Remember when it used to be like that? And now look at that." He thinks that basically we need to be proactive.

Trustee Zachary thinks that there could also be some "walk-ability" improvements with this in terms of sidewalks. He thinks that Senior Citizens are good citizens. He commented that people in the Village sometimes pass comments. You go into a shop and you run into somebody and they say, "Hey, are you going to do that Section 8?" Trustee Zachary commented that this is not a Section 8. It is not low income housing. It is affordable housing. There is a difference. He commented that these are not people with a ton of money. These are people that have to have a certain amount of income to afford an \$1100 per month typical rental. He commented that we are not looking at low income housing. He thinks that there is nothing to be afraid of here. He thinks that some of the people who are concerned here are really not going to see any impact to themselves. He commented that they may have something in their head that makes it uncomfortable for them. But he thinks that this will turn out to be a positive thing for the Village and he will be voting for it.

Trustee Pasquale thanked Trustee Zachary for his comments and said that he agreed with a lot of what he said. He commented that something especially stuck in his mind was that when this project was first brought to the Board's attention after he became a Board member, it started as 96 units, 55 and older Senior affordable housing. He commented that we have got it down to 35 units. He thinks that is so much more reasonable and manageable for the Village. He said that he is all for approving the zone change.

The Mayor asked if there were any comments from the floor.

Eileen Absenger, 138 Tate Avenue, commented that she wanted to reiterate that we are not in the business of throwing the lifeline out to the purchaser of this land. Whether the Board likes this project or not that is not what the Village is in the business of doing. She commented that Mr. Griffin bought a piece of property that was basically not as useable as he thought it was. He now stands to get a windfall at the expense of the Village. She commented that she does not disagree with Trustee Zachary that change will happen. But people come here and buy houses because it is a quaint and very affordable place to live. It is low to moderate income. That does not mean that we have to have affordable housing here. She commented that there are only “x” number of affordable housing units that are needed yet in the County. She believes that we are not within that guideline. She commented so when Mr. Griffin gets upset about this she really feels that he should have thought about purchasing this land ahead of time to see what he could have done. She commented that personally she does not want residential there. She does not believe that it belongs there. She believes that it still should remain commercial. She would prefer to see office buildings and storage space. It is something we need. We do not have that in this area. You have to go out to Route 202 or farther for any kind of storage. That is her preference and she thinks it is a much better use of the land. She commented whether you think that the trail ways and the park and Crystal Bay as it become available into a family run operation, that is fine but she does not want to sell our soul down the river. She trusts that the Board will vote in the best manner of the Village of Buchanan and for its residents and what they have heard.

Trustee Zachary commented that people have different opinions. He commented that he is not doing this because he cares about Mr. Griffin’s investment. He is not doing it because he is in love with Community Housing Innovations. He is not doing this because of some higher cause to promote the needs of the community. He appreciates that there is a need for affordable housing. He commented that he is just weighing this in terms of what he sees as pros and cons for the Village. He is only at this in terms of is it overall positive or overall negative. He commented that the other stuff is very secondary to him. He commented that he is not disparaging anybody. Those are not his motivations. It is the Village.

At 7:52 PM a MOTION to close this Public Hearing was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

c) 16-20 RESOLUTION AUTHORIZING THE ADOPTION OF LOCAL LAW 2 OF 2016 AMENDING CHAPTER 211 OF THE VILLAGE OF BUCHANAN CODE (SENIOR MULTI-FAMILY).

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

Mayor Knickerbocker advised that at this time the Board is going to be voting on this. She advised that what she is going to do is that we are going to do a roll call and each Trustee will vote “Yes” or “No” and at that time may give their opinion or reason for voting the way they did.

A MOTION to vote on this resolution was made by Trustee Funchion, seconded by Trustee Pasquale.

Trustee Zachary voted “Yes”.

Trustee Pasquale voted “Yes”.

Trustee Jackson voted “No”.

Trustee Funchion commented that before he stated his vote he wanted to make a statement. He commented that he has never been a party to any negotiations to the feasibility of this project, or number of units or size. He has listened with an open mind and asked questions of the owner, developer, County experts and our residents. He has personally gone back and forth whether to vote for or against a zoning change. He commented that [what he was about to say] was difficult for him. He said that he will vote “Yes” only because of the strong arm tactics of Mr. Alexander Roberts who threatens to use the might of the Federal government to sue the Village if we do not change this zoning. As a village, we will lose an unsustainable amount of taxpayer money to defend the Village against this onslaught. In addition, our insurance company, the insurance we have that covers this village, can make their own deals with litigants and come to a conclusion or decision to make any kind of project go forward. Trustee Funchion commented that he personally does not think that we should put any people so close to a nuclear plant, its stored waste, a garbage processing plant, a sewage treatment plant and a private garbage hauler’s depot. This is why the area is designated as industrial. Trustee Funchion resents that in the first encounter that Mr. Roberts had with this Board, his first statement included calling us, everyone in the Village, un-American without knowing about our community. Trustee Funchion commented that the fact is that this Village is the most affordable place to live in Westchester and has a diverse community with a large percentage of minorities. Unfortunately, we are threatened with lawsuits that can destroy the very existence of this Village. It would cost hundreds and hundreds of thousands of dollars. So, Trustee Funchion commented, he is forced to go against what he feels is right for this Village, the residents and possible future residents in order to protect the very existence of this Village. He commented that unfortunately he has seen it in his tenure working for 35 years in government. He has seen private industry basically turn around to the government and say, “We will take you to court and we will keep you there for years. This is our offer. This is what you will take.” Now it is the opposite way around. Trustee Funchion commented that he does not like voting yes on this but at this particular point he is looking for the overall good of the Village. He cannot see spending hundreds of thousands

of dollars on attorneys' fees. We would have to put up people's taxes 5%, 10% or maybe 20% to pay for a lawsuit that will come against us.

Trustee Funchion does not like changing the zoning because he truly believes that there is a big difference from when this 10 year plan was written. Fukushima had not happened. He commented that now this project will add more people to an area that our governor has already stated is absolutely not able to evacuate people in case of any accidents. In addition, we have a large pipe line that sounds to him like it was done by somebody from Saturday Night Live – "Where do we put a large pipe line? Right next to a nuclear plant" - a pigging station where they clean out the valve right across the street from this proposed area where the zoning is to be changed. Trustee Funchion is trying to judge which is going to do the least amount of harm to the Village or which does the most amount of harm. He commented that if we try to fight this, noting that he would love to, he thinks that the government will come up against us. We will have to spend so much money and the government will want to make us the poster child for something this Village does not represent. Trustee Funchion commented that this Village is not about "We do not want those people." He commented we have those people. We have all different types of people here. What has been demonstrated in all these meetings has made him really angry.

Trustee Funchion commented that this is his decision and as of now, he will be voting "Yes". He apologizes to people who feel that might be the wrong thing. In his heart, the best thing at this particular point is to change the zoning in that area so that we do not have to fight a lawsuit at this particular point about changing zoning.

Mayor Knickerbocker thanked him. She knows that it was a difficult decision for him to make. The points he made are valid.

Mayor Knickerbocker advised that when she was reading the negative DEP before, it is 100 feet from the back of the building to the garbage company. She commented that this is not really the best place to put this. She noted that she has been against this project from the beginning and she continues to be against it. She commented that Trustee Funchion summed up the different things. The Mayor commented that going through the meetings it was said that you cannot get market rate people there. You cannot get regular housing there because of some of those things including the nuclear power plant but it is okay to put affordable housing. The Mayor commented that we all understand here in the Village that everyone needs a place to live. We are not racist here. We were made out to be racist. That is not acceptable.

The Mayor thought we were working through these things pretty nicely for a while going back and forth with the concerns. But on Friday an e-mail came out. She said that she has to address it. The Mayor commented that she is absolutely disappointed in Mr. Roberts. She knows that he

retracted the e-mail. But she said that he was rallying his troops to come here and tell the Village of Buchanan residents how to live. Mayor Knickerbocker has a huge problem with that. She commented that he does not know these people here. They are very good people. They are hard working people. They take care of their properties. They love their community. The Mayor commented that she was very angry when she read that e-mail.

The Mayor noted that one of the statements Mr. Roberts made is that there is very little affordable housing in Buchanan. She commented that we all know that is not true. Buchanan is one of the more affordable places to live here in Westchester County. The Mayor commented that she knows that because she has been speaking with the County. They are having difficult times in Tuckahoe and different areas where it is not affordable. It is very expensive. The taxes are very high. So there is no affordable housing going in there. The Mayor commented that is out and out wrong. She commented so coming to a small community like us knowing that we do not have the full resources to financial resources to fight something like this. The Mayor suggests very highly that Mr. Roberts go to Tuckahoe and go to those people and try to get affordable housing all over and make it fair for everyone.

Mayor Knickerbocker noted that another thing that was said in the e-mail was that Buchanan has not provided even one unit of affordable housing since 1990. She said that is wrong too. She advised that we currently have two homes that are considered affordable housing homes. She commented that when we get into "affordable" when you go Down County a one bedroom might be \$1600 or \$1800. Here a one bedroom goes for \$1100 to \$1200. The Mayor commented so we are affordable to live here. She commented if someone chooses to come here to buy a home, that is fine. We welcome everyone. We are not racist here. Mayor Knickerbocker takes exception to the bullying that went on. She noted that even one of our Trustees was attacked in the newspaper. She takes exception to that. She takes exception to somebody's comments that were made about "NIMBY.....Not in my backyard!" The Mayor commented that it would not have been a good thing for all those people to have come in and tell us how we should live. We know how we want to live. We do not need someone coming here telling us how we should live. The Mayor quoted from the e-mail where it said, ".....a small group of residents expressing NIMBY, 'Not In My Backyard' ". The Mayor commented that there are people who come to these meetings who get up and speak and she does not always agree with them. But she respectfully listens to them. This is the United States of America and they have absolutely every right to get up and speak whatever is on their minds. She remarked that sometimes people think differently but Buchanan has not seceded from the Union. We are still part of the United States of America. She commented that there could be people in this audience whom she may completely disagree with but she represents these people. That is their wishes. She commented that when Mr. Roberts says a small group, she lives here. She hears everyone's comments. People meet her at the Post Office. She is very open to listening to whatever side they want to talk about. This e-mail disappointed her. She did not expect to see this from Mr. Roberts. She

noted that this e-mail went out approximately 1,000 people. The Mayor commented that if this was such a good project, he would not have had to do that because the people in this community would have realized what a great project it was and they would have gotten on board. She commented but obviously they are not too happy with it.

The Mayor questions Mr. Robert's statistics. She quoted where it says, "There is a demonstrated need for affordable Senior housing in Buchanan and surrounding areas. 61% of homeowners 65 years and older in Buchanan are housing cost burdened." The Mayor questions their statistics. Everyone on this Board whether she agreed with what they said or not, noting that it has taken some time. We have not made a rash decision. It was a difficult decision to change the zoning. That was a tough decision but everyone on this Board did their due diligence even though they were bullied. She commented that every other, "There is a lawsuit." She said to stop with that. That is ridiculous. Do not threaten people. That is unacceptable.

Mayor Knickerbocker said that she is voting against this. She cannot vote for it. She was not for this project all along and she just cannot do it.

Mayor Knickerbocker announced that the "Ayes" have it. [The Motion being approved by a vote of 3-2 with Trustees Zachary, Pasquale and Funchion in favor and Mayor Knickerbocker and Trustee Jackson opposed.] So what this means is this project can become a project and appear in front of the Planning Board where they have a full environmental review and whatever the Planning Board deems necessary.

Mayor Knickerbocker called for a 5 minute break at this time.

d) 16-21 PUBLIC HEARING: AMENDING CHAPTER 211 OF THE CODE OF THE VILLAGE OF BUCHANAN

At 8:18 PM a MOTION to open the Public Hearing was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

Mayor Knickerbocker advised that this is about fences and walls. The Board is working on some of the Codes. They are trying to go through the Code little by little because it definitely needs updating. She advised that one of the things that has been added is that at all street intersections and all districts no obstructions to motorists' vision exceeding 3 feet in height. She commented that what we are saying is that at intersections we do not want fencing to be obstructing people's views. Another thing that was added is that any pre-existing fences or walls installed before the adoption of this law which is damaged or destroyed to an extent equal to not more than 50% of the wall or fence may be restored within 1 year of the date of the damage provided however that it shall not be altered or enlarged unless that alteration or enlargement complies with the current

requirements of this Chapter. The Mayor advised that we are also going through the Code because the Building Inspector is coming to the Board with things that he has seen that need to be addressed.

Trustee Funchion wanted to point out that with the fences, it is grandfathered in. In other words, anyone who has fences now does not have to go by what the new Code says. Anything before it is going to stand. He thinks that what the Mayor was pointing out is that if your fence got knocked down and now you want to build a new one, you are subject to the new Code. He commented that it is kind of like any other thing that happens when you rebuild something in your house. Trustee Funchion wanted to make sure that people do not get upset thinking that they have to take down a fence.

The Mayor asked for any other comments from the Board. There were none. The Mayor asked for any comments from the floor. There were none.

At 8:12 PM a MOTION to close the Public Hearing was made by Trustee Funchion, seconded by Trustee Zachary with all in favor.

e) 16-22 RESOLUTION AUTHORIZING THE ADOPTION OF LOCAL LAW 1 OF 2016 AMENDING CHAPTER 211 OF THE VILLAGE OF BUCHANAN CODE (FENCES & WALLS).

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

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

f) 16-23 RESOLUTION APPOINTING A HIGHWAY FOREMAN.

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

Trustee Funchion commented that he would like to let everybody in Buchanan know that he thinks we are really going to enjoy the services of our new Highway Foreman. He thinks that Bobby Wheeler brings an awful lot of experience to the job. Trustee Funchion commented that the Board is very pleased and very happy to have somebody of his qualifications. He thinks that we will see a lot of things done better in the Village and a lot of things turn more modern. Trustee Funchion commented that he could not be happier with this appointment.

Mayor Knickerbocker noted that she will abstain from voting because she was not in the interview. She knows that Bobby Wheeler will do a good for the Village. She noted that Scott

Horton had taken over since Rich Zoto retired in October. The Mayor commented that Scott Horton has done a good job for the Village and she thanked him for everything he has done for the Village.

Trustee Zachary noted that the Board interviewed a couple of other people, our most experienced people from the Highway Department. He commented that although the other candidates were not hired for this position, they bring a lot to the table. The Village is very proud and happy that they are working for our Highway Department. He commented that the Board felt that Bobby Wheeler was the best fit for the position but that those two guys deserve our appreciation and thanks them for coming out and interviewing.

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

The Mayor congratulated Mr. Wheeler.

g) 16-24 RESOLUTION AUTHORIZING THE HIRING OF SUMMER SEASONAL EMPLOYEE.

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

Trustee Funchion wanted to confirm that we are starting somebody on a Friday. Village Administrator Hay advised that is because our pay week starts on Friday.

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

h) 16-25 RESOLUTION AUTHORIZING THE HIRING OF RECREATION STAFF (POOL).

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

Mayor Knickerbocker noted that the pool opens on June 18.

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

i) 16-26 RESOLUTION AUTHORIZING THE HIRING OF RECREATION STAFF (CAMP).

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

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

j) 16-27 RESOLUTION RETAINING PROFESSIONAL ENGINEERING SERVICES.

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

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

k) 16-28 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY.

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

Mayor Knickerbocker noted that Town Supervisor Puglisi comes to the pavilion each year and does a picnic for the Veterans. It is a very nice picnic and the Veterans have a great time. We do not charge a fee for that. They appreciate that they can use it because it is a rain or shine place to do their picnic.

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

l) 16-29 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY

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

Mayor Knickerbocker noted that when we authorize this for the use of the residents, we make sure that there is insurance included.

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

m) 16-30 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY.

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

Mayor Knickerbocker noted that with this application the insurance is not there yet but that it will be before the event. The Administrator advised that the applicant is aware.

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

5. INFORMATION FROM OFFICERS & DEPARTMENTS:

a) Justice Court Report – May 2016:

Received and filed. Mayor Knickerbocker noted that the total received was \$4,691.00.

b) Fire Inspector's Reports – April-May 2016:

Received and filed.

c) Police Reports – January-May 2016

Received and filed.

Trustee Funchion noted that there were 16 arrests. He wanted to know if there was an explanation for that because he thinks it is kind of out of whack with all the other months. The Administrator noted that we did have that protest. Mayor Knickerbocker commented that skewed the numbers. Trustee Zachary noted that there were some arrests in other months but not that high. Trustee Pasquale noted that there were no drug related arrests here in the Village from February to May 2016. That is a good thing in the Village.

d) Attorney's Report:

Village Attorney Porteus had nothing to report unless the Board had questions for her. Trustee Zachary asked about the Metro North billboard. Village Attorney Porteus will look into it further.

e) Administrator's Report:

Village Administrator Hay reported that the pointing of the Village Hall is complete. It is still going to have a good power wash. He reported that we still have some contractors that we have reached out to for prices for the soffit work. It is in the budget.

The Administrator reported that the bucket truck will be delivered tomorrow. Mayor Knickerbocker directed to put it over by the Police Department for a couple of days so that everyone can see it. She commented that when we get new equipment, we are so proud that we could buy it and do things for the Village.

The Administrator reported that after the Board's discussion on Con Ed, he went back and forth with them. They agreed to do the half lane. For the amount, he spoke to the Village Engineer.

Con Edison asked for a square footage number. The Administrator advised that it was based on last year's numbers but with oil down we should be able to do it. Mayor Knickerbocker advised that this is going to go from Fourth Street and we will pave that half of the road. The Administrator advised that we will pave 15 feet out down to approximately 2,700 linear feet. The Mayor advised one of the things that we said to them as they were digging up here was that they cannot just do the patches. They need to do half the road. Trustee Jackson wanted to know the starting date on that. The Administrator advised that it will be added to our paving. We are trying to pave a little early this year, probably in August or September. The Mayor commented that she does not want to go to October. The sooner we can get the bids out, the sooner we can get it rolling.

The Administrator reported that the sludge contract is out to bid. The bid opening is June 28 at 2 PM.

f) Mayor's Report:

Mayor Knickerbocker thanked the Beautification Committee who does a fantastic job every year. They did the plantings in all the barrels at the entrance ways and maintain them. This year she would like to thank our Highway Department who has been busy out there. Todd Travis, Mike Baisley and our summer help have been weeding and doing work. This Friday night the Beautification Committee - Karen Park, Becky Maakalanien and her husband, Trustee Pasquale, Beth Rendy and Mayor Knickerbocker – were out there digging. The Village had purchased different flowers and the plants. The Beautification Committee planted it and weeded it. They still have a few more things to do. They will then put down peat moss and things to control the weeds. They did a fantastic job. A lot of time was spent. Everybody stopped and thanked them for their hard work and to tell them that it looked great. The Mayor announced that next month she will include in the Newsletter the winner of the Beautification Committee's 50/50 raffle. The winner won \$750. The Committee will use that money to buy more plants. She thanked them for that.

g) Trustee's Reports:

Trustee Zachary reported that the Buchanan Day Committee meeting will be on June 13 at 7 PM at the Highway Department. It is shaping up. The date is September 24. There will be a train ride, a trackless train ride around the grounds. There will be a pony ride. There will be music and food. There will be inflatables. He commented that it will be a lot of fun like it is every year.

Trustee Zachary commented that he did not have all the information and it has fallen off the news. It is about lead in people's water. It was the biggest thing in the news but maybe has been

obscured by the presidential election news. He commented that the water supply that we have here is pretty reliable. People that have older homes may have lead solder. He commented that he did when he bought his house. He tested his water. It did show that when the water is standing in the pipes overnight that there was lead in his pipes. He advised that the way you can tell how long you should run your water is something that you probably do already. If you want a cold glass of water from your tap, you let it run until it feels that it is cold. When you feel that cold water it means that the water in your house pipes has been replaced by the cold water from the main, so you have flushed out the lead in your pipes if do have an older home with lead solder joints. He commented that you are very unlikely to have lead pipes in your house although it is not impossible. He commented that if you are concerned, you can get a lead test kit, take a little sample and mail it in to a lab. You might find something from Cornell Extension University if you go on-line. He thinks that you can probably get a lead test kit at Buchanan Hardware or Home Depot. Trustee Zachary said that he is going to look into some sources for those and have more information next time. He commented that over the years he replaced his cold water pipes in the house so that he knew that all the solder was no longer lead. He commented that it may not be too involved, even if it just running the water.

Trustee Pasquale reported that he wanted to read something that took place in Buchanan. He thanked the Buchanan Police Department for sending it along to him. On Friday, May 20 at 3 PM Police Chief Tubbs and Sergeant Mike Guida responded to a Buchanan residence. They found a woman who was unresponsive and barely breathing. The officers believed that the symptoms could have been a possible opiate overdose. They administered NARCAN which is a drug carried by our police officers to reverse the effects of an opiate overdose. In a matter of seconds the victim's breathing grew stronger and in a matter of a few minutes the victim regained consciousness. She was taken by ambulance to the hospital. Our police officers saved a life. Trustee Pasquale said it was wonderful and he wanted to acknowledge that and that our Police Department does a good job. The Mayor commented thank God that they have things like that that can help people who have overdosed.

Trustee Jackson reported that he wanted to remind people that the Historical Society will start filming again coming up in September. Anyone who wishes to be interviewed to tell their story about growing up in Buchanan and wants to be included should contact Trustee Jackson at the Village Hall. He said that they are always looking for people to join the Historical Society. They will be working on their Fall Open House. This time they will be inviting the children from Frank G. Lindsey School to the Historical Room.

Trustee Jackson reported that the Memorial Day parade was cancelled. He thanked the Buchanan Engine and Cortlandt Engine Companies for coming out and giving respect to those who paid the ultimate price for our freedoms today.

Trustee Funchion reported that he attended the Town of Cortlandt Memorial Day tribute on the Friday before Memorial Day weekend. It was a very nice affair seeing all the Veterans. He hopes that many of the newer Veterans can come out. They have been missing that group of people. They have given so much, and their families, in these recent wars.

Trustee Funchion reported that hopefully they are getting pretty close on the police contract. They hope to close it out shortly.

Trustee Funchion commented that anybody who wants to contact him on his vote on the zoning change, he will answer questions on his vote. He can go further in depth explaining what went on in his mind and why he felt it necessary to vote in that particular way.

6. COMMENTS FROM THE FLOOR:

Mayor Knickerbocker invited our new Highway Foreman to speak.

Bobby Wheeler, Fourth Street, thanked the Board for giving him the opportunity to serve the community that he loves. He has lived here over 30 years and looks forward to working with the Board and the residents of the Village. He wants to make a good impression on the Village and make it as good a village as it could be. He commented that we have a good crew of guys at the Highway Department and he thinks that they will do good things. He thanked the Board very much for having faith in him to perform this job.

Eileen Absenger, 138 Tate Avenue, wanted to know the status of Con Edison's replanting grass on the rip rap. The Administrator advised that he will speak to them again. Ms. Absenger commented that pretty soon she is going to dig it up and throw it on the road and the Village can pick it up and we can charge Con Ed for doing that. That will solve that problem. She advised that she will call the new Highway Foreman. There has to be a yearly check on that brook that has never been done.

Ms. Absenger addressed Trustee Funchion. She said that she feels his pain in that decision. She addressed Mayor Knickerbocker and Trustee Jackson and said that she appreciated what they fought for. She was not happy with the strong arming or anything else that occurred during this time. She commented that she may disagree with the other Trustees with regard to their vote. She hopes that the Planning Board does very good due diligence in what they have to do. She has faith in the members of the Planning Board and faith in the engineer and the planner. She looks forward to attending those meetings and seeing how this all plays out. She commented that she understands exactly how where they are coming from. She commented that it was a very difficult decision and that she also thought about a lawsuit, how much it would cost the

Village, how our insurance company might weigh in on the whole thing. She knows it was not an easy decision.

Trustee Funchion commented that what he learned was that most insurance companies have contracts with whomever they are insuring that gives them the right to negotiate a settlement and their negotiated settlement could be very easy for them; “Go ahead and start the project”. That would be the negotiated settlement. Trustee Funchion commented that it became just a matter of to him of where are we going to lose more. He thanked Ms. Absenger for her comments.

7. BOARD MEMBER REBUTTALS:

None

8. EXECUTIVE SESSION:

At 8:42 PM, a MOTION to enter into Executive Session to discuss the police contract and an employee issue was made by Trustee Funchion, seconded by Trustee Pasquale with all in favor.

8. ADJOURNMENT:

At 9:35 PM, a MOTION to return from Executive Session and adjourn the meeting was made by Trustee Funchion, seconded by Trustee Pasquale with all in favor.