

**Village of Buchanan  
Mayor & Board of Trustees  
Village Board Meeting  
January 3, 2017**

**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 F. Matthews

**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:**

None

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

**4. NEW BUSINESS:**

**a. 1-17 RESOLUTION SCHEDULING A PUBLIC HEARING ON A PROPOSED LOCAL LAW AMENDING CHAPTER 211 OF THE CODE OF THE VILLAGE OF BUCHANAN.**

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

Mayor Knickerbocker noted that this is something that the Board has been working on for quite some time. We needed to get it right. This is the final draft. This Resolution sets the Public Hearing for February 7.

Trustee Zachary commented on the draft of this Local Law number 2. He was not at the last Workshop. He noted that they have added some words since he was last in the discussions. It now says no commercial vehicles having 3 or more axles. He wanted to know if that means that all commercial vehicles with 2 axles are allowed. He wanted to know why 3 or more axles. He commented that the only thing that has 3 axles is one dump truck parked on White Street and he does not know what that is doing there. Otherwise he does not know of anything else with 3

axles in the Village. Mayor Knickerbocker advised that we want to avoid 3 axles, like tractor trailers. Trustee Zachary commented that he understood that but it does not say anything about 2 axles. That implies to him that we are banning commercial vehicles with 3 axles but allowing all of them with 2 axles. He wanted to know if that was the intent. The Mayor advised that is the intent currently but that we are supposed to still be discussing this at the Workshop. Trustee Zachary asked if the Mayor wanted to leave it for discussion at the next Workshop. The Mayor agreed. She asked Trustee Zachary to give everyone on the Board his input so that we can go through that when we come to the Workshop. She knows that the Board originally talked a little about that. Trustee Zachary wants the wording to allow personal use pickup trucks that have 2 axles but are above the New York State weight limit which requires that they get commercial plates. Village Attorney Porteus advised that became problematic because we used 6500 pounds. Then we had people saying that a Ford F250 pickup can be anywhere in between 6,000 and 11,000 pounds. Trustee Zachary wanted to know if we can use the term “pickup trucks for personal use” or “non-commercial use”. The Village Attorney advised that we can use whatever we want. Trustee Zachary commented that maybe we could do it by category of vehicle rather than the weight because if for example somebody throws an extra tool box in their glove compartment, it might throw them over the weight limit. The Mayor wanted to confirm what he wanted to eliminate. Trustee Zachary wants to see more restrictions on commercial vehicles. He does not want this to go through and then you could have 2 trailers plus a commercial vehicle in your driveway. He wants to discuss this further. He wanted to know if the Mayor would like to leave it for the next Workshop. The Mayor confirmed that we would discuss it then.

Trustee Zachary noted that under 2A it says no more than one trailer and the next sentence says that a second trailer maybe kept on the property. He is very uncomfortable with that wording. He would like to just leave out the words “no more than”. Village Attorney Porteus advised we cannot. She advised that the Board went through this and wants only one for everybody unless you own a boat and the boat is on a trailer. Trustee Zachary agrees. He commented that if you leave out the words “no more than” it would then read “...one trailer including but not limited to trailers used for recreational vehicles and motor homes may be parked or stored on a residential lot.” He commented that one trailer may be stored as opposed to more no more than one. Then say in the second sentence that a second trailer is allowed under these circumstances. Village Attorney Porteus confirmed that she understood. Trustee Zachary commented that we are basically eliminating the two where one is a boat trailer. He commented that we can tweak it more at the Workshop. He thought we were looking to resolve this tonight. Village Attorney Porteus asked that if he has others, to send her an e-mail or text message.

Mayor Knickerbocker advised that if anyone would like a copy of the draft they can obtain one at the Village Hall.

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

**b. 2-17 RESOLUTION STATING THE POLLING PLACE AND HOURS FOR THE NEXT VILLAGE ELECTION.**

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.

**c. 3-17 RESOLUTION SUPPORTING THE 2017 COMPREHENSIVE PLAN UPDATE**

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

Mayor Knickerbocker asked Village Administrator Hay to explain why we are doing this resolution. The Administrator advised that it is a money saving issue. The County will create these base studies. Most municipalities have done Comprehensive Plan updates. They will be looking at land uses, population, population density, community and residential development as it is in the Village and how it could be, public facilities, transportation, recreation and open space. They will compile all this data for the group. We will be able to use it to update the plan that we are working on now. He noted that otherwise we would have had to pay a planner to do this kind of work. The County has agreed to do it as long as the Village was dedicated to doing the project. That is why we need a resolution from the Board. The Mayor commented that we are very dedicated to this plan.

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

**d. 4-17 RESOLUTION AUTHORIZING A GRANT SUBMISSION**

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

Mayor Knickerbocker asked Village Administrator Hay to explain this resolution. The Administrator advised that this is another one that when he was speaking to the County Planning Department they pointed us in the direction of this to get some money to supplement our costs for our Comprehensive Plan update. The document for the grant is due by February. It is not complicated. The Administrator will work on it and determine if he needs help from our planner. You can get up to \$25,000. The Mayor thanked the Administrator for looking at this and putting in for this grant.

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

## **5. PRESENTATION: SWEARING IN OF NEW POLICE OFFICER**

Chief Brian Tubbs gave the background on the new police officer. When Detective Tom Cobelli was injured and could not return, the Chief was directed to look for a new police officer. He said that we began to send out canvasses in the newspapers and interviewed everybody who applied for the job. He commented that upon doing the interview we found that the best candidate for the job was different from any other candidate that we have ever hired. He noted that January 1 marked the 88th anniversary of the Buchanan Police Department. We have never hired a female officer for all of those 88 years. He commented that Detective Courtney Loertscher from the Town of Saugerties was one of the best candidates he has interviewed in all his time as Police Chief and in hiring other police officers. Detective Loertscher has been a police officer since 2008. For the past 2 years she has been a Detective with the Town of Saugerties Police Department. Prior to coming here she worked with the Urgent Narcotics Task Force and another task force on internet crimes against children. She is a certified baby seat installation technician and a field training officer. Chief Tubbs noted that we were not looking to specifically hire a female. As it turns out she was the best person he interviewed and a very easy choice. The Board interviewed her and liked her. Mayor Knickerbocker thanked Chief Tubbs for doing the interviewing. She commented that it is not always an easy process.

Mayor Knickerbocker administered the oath of office to Detective Loertscher who repeated it to the Mayor. The Mayor announced that we are going to have cookies and coffee on the second floor following the meeting. She told Detective Loertscher that everybody is very nice here in the Village. We have a nice mix of younger families who are raising their children, and a nice mix of Seniors. The Mayor welcomed her. The Mayor invited Detective Loertscher's fiancé' and her sister to come to the front of the room for pictures. The Mayor commented that this was a moment in history in the Village of Buchanan. She noted that Sergeant Mike Guida is training her.

## **6. INFORMATION FROM OFFICERS & DEPARTMENTS:**

- a) Justice Court Report – November-December 2016

Received and filed. Mayor Knickerbocker noted that one report was for \$2,896.00 and \$1675.00.

- b) Fire Inspector's Report – December 2016

Received and filed.

- c) Wastewater Reports – November 2016

Received and filed.

d) Attorney's Report  
Village Attorney Porteus had nothing to report.

e) Administrator's Report

Village Administrator Hay reported that the soil we received from Spectra for Lent's Cove has been spread. We may have to supplement it with a little more in the Spring but that job is finished.

The Administrator advised that we are working on the tentative assessment roll which is due by February 1. Grievance Day will be February 21. Budget preparations will begin shortly. Requests will be sent to the department heads. The tentative budget will be out by March 31. This year's tax cap number is 1.15% which is significantly better than last year's. We must have a Budget Hearing by April 15. He requested that the Board think about dates at the next Workshop. Trustee Zachary requested a budget control report.

The issue with the railing at Fat Sal's that was previously noted in the Fire Inspector's Report has been remedied this month.

f) Mayor's Reports

Mayor Knickerbocker wished everyone a Happy, healthy and prosperous New Year. She commented that on New Year's Day she was curious so she went to the Peekskill Riverfront Green to see the Polar Bear Plunge to watch everyone jump into the Hudson. One of our Village residents, Anthony Wooster, took the plunge. The money raised from this event goes to the This Is Me Foundation. It is a local organization from Peekskill. This year they raised quite a bit more money. Each year the Polar Bear Plunge gets more popular.

Mayor Knickerbocker commented that as promised at the last meeting, she will give a "State of the Village Address". She started with the Village's accomplishments that this Board has been able to do. She commented that this Board has worked well together and are a good team. They have accomplished quite a bit and gone through a lot too. There were some adventures and it has been a tough couple of years.

The following is a summary of the Mayor's address:

Rehabilitation of the Wastewater Plant: New aerators have been installed; micro-screens; new controls and backup generators on Fourth Street and also pump stations. We purchased a new F350 pickup truck which was definitely needed.

New street lights: New LED street lights were installed throughout the Village. When we go through the Budget Hearing we will get the savings number.

Extensive rehabilitation of the Village Hall: The Mayor noted that not much had been done on the Village Hall since it was purchased in 1976. A new roof top A/C unit was installed; the whole building was re-pointed; new energy efficient windows were installed; the soffits were repaired. We upgraded our computer system and a new phone system was installed.

We hired a full-time Building Inspector who is doing a fantastic job. The Mayor commented that he has become part of the Village family. He does not live here but he is taking the job very seriously.

The Highway Department: We were finally able to buy the bucket truck that we had been trying to buy for years. We need it to do a lot of jobs here instead of borrowing one from other people. We replaced two small dump trucks and a much needed leaf vac. The Mayor commented that it was time.

Recreation facilities: Just recently this year the Westchester Avenue field was rehabbed. The Mayor commented that the field had completely deteriorated. It needed a major upgrade. The Board decided to put a field in there. It will be only the second field in the area. A lot of kids who play in the different leagues within the Town of Cortlandt come from the Village of Buchanan. This is the next step up from Little League for them. Our pavilion was resurfaced and new gates installed. The Mayor commented that if you went to the Buchanan Day event, you saw the nice job that was done there. The pool roof was repaired. The Mayor commented that it was in tough shape but we now have a beautiful new pool roof.

The Police Department replaced two vehicles with Dodge Charger police cars. They were much needed. We had a lot of mileage on our previous cars.

The Fire Department: The Mayor was able to get a grant for them and an ATV was purchased. The Board increased the Vehicle Replacement contribution from \$25,000 to \$50,000.

With Entergy we were able to secure a grant for the Code Red Emergency Call System. We are working on this right now and the Mayor advised that it should be up and running in a couple of months. She commented that this is something that we should have had quite a while ago. She is not blaming anyone. It fell through the cracks.

Paving: We paved Greentown Road, Westchester Avenue and a large section of Tate Avenue and did curb rehabilitation throughout the Village.

Rehabilitation of Water Valves: We replaced the Peekskill [connection] water meter and future repairs will continue on the Bannon Avenue pit.

We successfully negotiated contracts with Teamsters Local 456 and the police contract.

Mayor Knickerbocker noted that we purchased fire hydrant markers. This time of the year if there is a major snow storm, the Fire Department can find the fire hydrants.

The Mayor commented that we did quite a bit and it has been a busy couple of years. We dealt with the Entergy and the Spectra negotiations. She commented that everything that you could think of had happened. She thinks of it as Pandora's Box having been opened. She commented but the Board did well and the Village fared well. We did okay and we are looking to now move on to the future.

Our future goals are to continue to upgrade our infrastructure, our roads and water systems, etc. We are going to look into repairing or replacing the garage where the garbage truck is parked. It is in bad shape. It is the end piece. We will be doing new Village entry signs and containers. We will wait until the Spring because now is not the time to put up new signs with the snow and salt. We will continue to look for grants. We have put in grants for Lent's Cove before but have not been successful. Mayor Knickerbocker advised that she is in the process of potentially getting grant money for the fire house and to demolish the house on White Street that is in bad shape. The Board will be working on that this year. The Mayor commented that one of the big things is our Master Plan update. It is in process. Trustee Zachary is the liaison for the Village Board. A survey will be sent out to residents. The Mayor said that it is very important that everybody responds to the survey. They want to hear what our residents want as to where the Village should go and what our residents would like. We need your survey responses and your feedback. We are updating the Handbook and Policies and Procedures and a fee schedule update. The Police Chief is looking into some updates which the Mayor will announce when they are ready.

Mayor Knickerbocker asked the Board members for their thoughts on things going forward. Trustee Funchion commented that she should say something about West Point Partners. The Mayor commented that was going to be horrendous and would have affected the Village too.

Mayor Knickerbocker wanted to thank everyone who makes this Village a great place. She commented that Village Administrator Hay works very hard. He and Village Attorney Porteus have adopted our Village. They really take care of it like it is where they live. Village Attorney Porteus is always available for anybody on the Village Board, Planning and Zoning Boards. Both of them have been a great help. They have been our rocks and helped us steer through some of the crazy things that have gone on. She thanked Cindy and Sharon in the Village office.

We always appreciate them. They are very good and very helpful. She thanked our Village Board Secretary Susan for all that she does. The Mayor commented that our Planning and Zoning Boards, our Police Department, our Highway Department, our Fire Department, our Senior Citizens, our Building Inspector and our Recreation Department - the Mayor hoped she did not miss anybody - all of our employees are working hard together and make this a great Village. The Mayor really wants to thank this Village Board. Each of them comes with different backgrounds and different ideas. They each bring a different perspective. But we all work together as a team. She commented that as she has said before, we do not always agree with one another but that is good. You cannot have everyone agree with one another all the time. It is good to get the different input and different perspectives. That is how we accomplished so much this past year. The Mayor commented that it is an honor for her to work with such a Board who puts the Village's best interest at heart and works for what is in the Village's best interest. That is the main goal here. She thanked them all for all that they do. Most importantly she thanked the residents. She commented that it is them who make it a great place to live.

g) Trustee's Reports:

Trustee Jackson wished everyone a Happy New Year to all the Village residents and friends and families. He commented that it has been a very interesting year here in the Village. We have lost some folks that were very close to the Village. People who served in different capacities and will be missed.

Trustee Jackson reported that our Historical Society will be doing a Spring Open House. Those dates are in the works. Anyone wishing to volunteer should contact him. At the Open House they have the Fourth and Fifth Graders come in and they are given a historical overview of the Hudson Valley. It is a lot of fun. He looks forward to that. He would like the Village Administrator to show the film done by the Historical Society on the origin of the Village. It is a great piece of work. It was a walk through with a lot of interviews with current and past residents. The committee will continue to keep history alive and share it with our young people.

Trustee Jackson especially wanted to thank all the families who came out for the Christmas Tree Lighting. There was a bigger crowd than last year. The kids had a great time. He commented that it really shows what this Village is about, the "community-ism" and how we all come together. As a resident for the last 22 years it makes him proud to be part of that. Both his children went through the school system here, grew up here, went to the pool and the park and gained lifelong friends. It is a great experience.

Trustee Jackson said "hats off" to the Fire Department. It is a volunteer department and is always looking for volunteers. He commented that the work they do in servicing our community goes from EMS to fire calls.

Trustee Jackson addressed our recently promoted Highway Foreman Bob Wheeler and his people, commenting that they do a great job to keep the Village clean, up to date and managed.

Trustee Jackson wished everyone a Happy New Year. To the Police Chief and our new officer, he hopes her tenure here will be as happy as it is for all of us. Welcome aboard.

Trustee Funchion joked that he did not have too many people left to thank. He would like to thank Highway Foreman Bobby Wheeler. His leadership has been great so far. Trustee Funchion has great confidence that the Board picked the right person for the job. He thinks that Bobby Wheeler works together with the Village Administrator to move the Village forward.

Trustee Funchion commented to go up on the words of Chief Tubbs that he thinks that Detective Loertscher's resume' is fantastic. He is happy to have her with us and hopes she will be here for a good long time.

Trustee Funchion thanked Mayor Knickerbocker. He noted that he has now worked with two mayors. Both are hard working. He commented it just so happens that when Mayor Knickerbocker became Mayor the sky fell in the sense that the amount of work tripled and the seriousness was even greater. To say just the Entergy situation that she went through, the multi-million dollar budget uplift, he really thanks her. He thinks that she treats the community very well and is very fair to everybody. He commented that as she said they sometimes disagree on different things but he is very very happy to be working here with her. He noted that she had mentioned our new Building Inspector. He feels that we are very lucky to get very well qualified people because we are a small community. Usually big communities beat out the small communities to get the best talent. Trustee Funchion thinks that the Village Administrator does a fantastic job. He really knows how to deal with people. It brings our community together.

Trustee Funchion wished everyone a Happy New Year.

Trustee Funchion commented that going forward one thing to be discussed soon is noise regulations. He commented that with three houses they started with the big machinery in the morning. There was a little bit of snow but somebody was using a snow blower at 5:30 in the morning. Mayor Knickerbocker commented that the Town of Cortlandt has a noise ordinance. They would have to enforce it. Trustee Zachary advised that the Town itself is exempt from it so if it was at the library they could do what they want when they want. The Mayor commented that maybe it was at the new construction.

Trustee Zachary commented that he is not going to thank anybody. There has been enough of that. He appreciates everybody. He apologized that he was not at the last Workshop.

Trustee Zachary wanted to comment on the Comprehensive Master Plan Committee. He commented that this is a better for a Workshop. He does not want to lose time. He was sick at the time of the last Workshop meeting. He wanted to know if the Board all got a letter requesting a moratorium. He wanted to know if that is something that we can put into a resolution as soon as possible, maybe for the next Board meeting. Mayor Knickerbocker advised that she would like to get that done as soon as possible because that will help him also with the Master Plan Committee. Trustee Zachary commented that the gist of it is that there are a lot of issues with development and redevelopment with some blighted buildings and so forth in the area that includes the Village Circle, Tate Avenue, White Street between the Circle and Route 9A, and some of the sections on Route 9A. He commented that at the Comprehensive Plan Committee no matter what they talk about it always comes back to that. It is one of the more important issues that they will be dealing with. The committee feels that it would be helpful to establish a building moratorium in that area which they will define better when it is put into a resolution. They feel that a moratorium would be wise so that they can come up with their plan recommendations and not have it chipped away at. If a couple of things go here and there it may help to weaken the cohesive plan that they are going to try to develop. That was their request. He commented that if the Board could put that together he could discuss it with the Mayor and put together a draft for the next Workshop. He wanted to know if we can we put it on the agenda. Village Attorney Porteus advised that we should schedule the Public Hearing now. Trustee Zachary wanted to confirm that we need a Public Hearing. The Mayor and Village Attorney advised that we do. The Village Attorney advised that she can give him a draft resolution that he can work with.

Trustee Zachary announced that the next committee meeting is on January 17. The next section of the previous Master Plan to be discussed is the section on Buchanan's neighborhoods and housing, Section 2C. He invited any Board member to review it and give him their feedback which he will bring to the committee. He commented that when we do the survey in the mail he would like to include a stamped return envelope. He is anxious to not lose another month. He wanted to know if that is something he and the Mayor can discuss privately. The Mayor advised that it is.

Village Attorney Porteus had a question for clarification. She wanted to know when Trustee Zachary talks about a moratorium if it is Village-wide, the Route 9A corridor or certain districts. Trustee Zachary advised that there are defined limits. It is the Circle, Tate Avenue, White Street and parts of Route 9A. The committee will have to define it. The Village Attorney asked to have it for the next Workshop because that will help her to draft it.

Trustee Zachary expressed his sadness at the passing of a neighbor whom he liked a lot, Tommy Christmas. His condolences go to the Feenstra and Christmas families.

Trustee Pasquale commented that the beauty of going last is that everybody has covered everything. He shares the sentiments and thanks to everyone who has been thanked. He wants to personally thank Mayor Knickerbocker. He thinks that Trustee Funchion did a nice job with that. Trustee Pasquale wished everyone a Happy and healthy New Year. He wished Police Officer Courtney Loertscher a long and safe career here in Buchanan. We are very happy to have her.

**7. COMMENTS FROM THE FLOOR:**

None

**8. BOARD MEMBER REBUTTALS:**

None

Mayor Knickerbocker invited all to come to the Community Room for coffee and cookies to welcome new Police Officer Courtney Loertscher. She wished everyone a great Buchanan Day.

**9. ADJOURNMENT:**

At 8:15 PM a MOTION to close this meeting was made by Trustee Jackson, seconded by Trustee Pasquale with all in favor.