

**Village of Buchanan
Mayor & Board of Trustees
Village Board Meeting
February 2, 2015**

PRESENT:

Mayor Theresa Knickerbocker
Trustees Richard A. Funchion, Nicolas Zachary and Cesare Pasquale
Village Attorney Stephanie V. Porteus
Village Administrator Kevin Hay

ABSENT:

Trustee Duane M. Jackson (vacation)
Village Board Secretary Susan F. Matthews (conflict)

Mayor Knickerbocker announced that Trustee Jackson is on vacation out of the country. The Mayor noted that because of a snow storm, this meeting was rescheduled to this evening. The Village Board Secretary, Susan Matthews, could not be present tonight because of a prior commitment.

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:

October 21, 2014 Workshop Meeting: a MOTION to approve these minutes as presented was made by Trustee Funchion, seconded by Trustee Zachary with all in favor and Trustee Jackson absent.

November 18, 2014 Workshop Meeting: a MOTION to approve these minutes as presented was made by Trustee Zachary, seconded by Trustee Pasquale with all in favor and Trustee Jackson absent.

January 5, 2015 Village Board Meeting: a MOTION to approve these minutes as presented was made by Trustee Zachary, seconded by Trustee Pasquale with all in favor and Trustee Jackson absent.

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

None

4. NEW BUSINESS:

Mayor Knickerbocker announced that she would be doing something a little differently this evening. She will read the first Resolution and then there will be other Resolutions that the other Board members will be reading.

a) 15-03 RESOLUTION APPOINTING INSPECTORS OF REGISTRATION

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

Mayor Knickerbocker noted that this will be on a Wednesday because Saint Patrick's Day is on Tuesday, so they will hold it the next day. She advised that if the election is uncontested, they will not have the people that are here. There will be two for each district.

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

b) 15-04 RESOLUTION STATING POLLING PLACES AND TIMES FOR THE NEXT VILLAGE ELECTION.

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

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

c) 15-05 RESOLUTION STATING PLACE, DATE AND HOURS FOR THE ELECTION INSPECTORS TO MEET FOR REGISTRATION DAY AND VILLAGE ELECTION.

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

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

d) 15-06 RESOLUTION SCHEDULING A PUBLIC HEARING OVERRIDING THE NYS PROPERTY TAX CAP.

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

Mayor Knickerbocker commented that the State has a property tax cap as everybody is aware. The Board is not planning on going over the property tax cap. We have done this resolution before and last year we did meet the property tax cap by \$3,000. It was very tight. When we do our budget process, we go line by line and we did meet the cap. The Mayor advised that this is something that the New York Conference of Mayors recommends that we do as a precautionary method that has to be in place. It allows the Board to discuss this further and also for public comment. We did this last year by putting this in place just in case.

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

e) **RESOLUTION SCHEDUING A PUBLIC HEARING AMENDING CHAPTER 181 OF THE CODE OF THE VILLAGE OF BUCHANAN.**

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

She advised that this Resolution will set a Public Hearing to allow comments from the residents and to allow the Board to discuss this. This section of the Code allows Entergy to have a PILOT agreement with the Village of Buchanan. This exemption expires May 31, 2015. The Village needs to extend this exemption as we continue to negotiate with Entergy so that it is in place when we come to an agreement. The Mayor noted that this is just something we are continuing from a previous time. She asked the Village Attorney if there was anything she or the Village Administrator wanted to include.

Village Attorney Porteus advised that in 2001 the State legislature enabled villages and towns to exempt nuclear energy facilities from taxation property tax and allowed in its place to choose or not to choose to enter into a PILOT agreement. That was set to expire in 2015. The legislature has now extended it to 2031 but because of the time it was written, our Code also had it to expire May 31, 2015. So this is like what we just did concerning the override with the tax. If we enter into a PILOT Agreement, we have the legislation to allow us to. If we do not, it is there anyway. But we need to do it in case the PILOT issue is settled.

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

f) **RESOLUTION GRANTING A VENDOR'S PERMIT.**

Mayor Knickerbocker confirmed with Village Administrator Hay that the fee for this is \$125. Once approved, the Village Administrator will ask the vendor for all the necessary permits,

licenses and insurance. Mayor Knickerbocker commented that we have not done one of these in a while. The hot dog vendor was probably the last.

Trustee Zachary had questions on where this vendor would like to park. It sounds to him like it would be somewhere on Broadway to take advantage of the businesses there and on John Walsh Boulevard. Trustee Zachary wanted to know if the places the vendor indicated are private property and if they would obstruct traffic. There was one spot on Broadway and Bleakley Avenue that would not interfere with traffic. Village Administrator Hay advised that spot would not be allowed because it is a Village parking lot. The vendor mentions a "pull off" which is Con Ed property and would have to get their permission. Trustee Zachary commented that sounds okay to him personally but that we have to make sure that where he parks is not going to interfere with other people and not going to be on someone's private property. The Administrator advised that before we issue the permit, we should determine where he plans to park and if it is on private property and ask him to include a letter with permission from the property owner. Mayor Knickerbocker commented on the spots where the person wanted to park. One is Con Edison property. She asked about the paper road for First Street that continues from the back of the salt shed through to Broadway. Even though it is a paper road, she wanted to know if that is Village property or Con Edison's. The Administrator advised that we do not have an easement so it is Con Ed property. Trustee Zachary said that pending that the vendor gets approval and that the Village approves the parking, and that there is room for people to pull over without blocking the road, he feels it would be fine if those issues are worked out. The Mayor commented that it has to be the safety issue. It cannot just be on the side of the road. It has to be a pull off.

Trustee Zachary wanted to know how much that Village parking lot on Bleakley Avenue is used. Mayor Knickerbocker advised not much now that there is not a business there,. But there is something in the works for somebody to buy that. Trustee Zachary wanted to know if that sale went through and if it would be a restaurant again. The Administrator advised that his understanding is that it would be.

Trustee Zachary wanted to know if the Board should approve this with those conditions or wait for those to be resolved before we approve it. Village Attorney Porteus advised that the Board could approve it now with the conditions or wait until the conditions have been met. Mayor Knickerbocker said that under the conditions that it is safe, that he has got all the approvals from whatever property owner(s) and that it is a safe pull off and is not going to hurt the traffic flow. We do not want anything like that. Village Attorney Porteus wanted to know who would be determining the traffic flow and things like that. Trustee Funchion advised that it would be the Police Chief.

Trustee Zachary noted that there are two pull-ins to Lent's Cove Park. One, we generally keep closed with the gate down. He wanted to know if the vendor pulled in there, is there room and would there also be room enough for cars. The Administrator will talk to the Police Chief about finding a safe spot including on Village property.

Village Attorney Porteus wanted to know if the Board wanted her to amend the Resolution and put in the conditions specifically. Mayor Knickerbocker said that would be good.

Trustee Pasquale read some of the items from the vendor's menu.

A MOTION to adopt this Resolution as it will be amended to include the conditions was made by Trustee Pasquale, seconded by Trustee Zachary with all in favor and Trustee Jackson absent. Trustee Zachary noted that it would be adopted as it would be rewritten.

5. INFORMATION FROM OFFICERS & DEPARTMENTS:

a) Justice Court Report – December 2014
Received and filed.

b) Attorney's Report

Village Attorney Porteus had nothing new to report.

c) Administrator's Report

Village Administrator Hay reported on the LED conference that he attended with other municipalities to piggy back on the New Rochelle bid. He sent out all the information on our street lights and got back a proposal that he forwarded to the Board. The total cost of the project, for the Cobra heads, is \$122,000. They have not worked out the details on the decorative lighting yet. The estimated savings is projected to be about \$33,000 in electrical costs savings. But he wanted to give the Board time to look this over and discuss it at the Workshop. They offer a financing program as well that would be paid for by the amount of savings. The payment each year would be \$28,000. The Administrator noted that if the savings would be \$33,000, it seems to be cash positive from the beginning.

Village Administrator Hay reported that the Light Path phone system is moving forward and they are in the process of creating the whole phone system. The extensions and all the systems are being done. They are waiting for an install date for that. We are almost there and almost finished with the project.

Village Administrator Hay reported on the sludge tank roof that collapsed. After a long process of us getting bids, the insurance company did not like those bids. They went out for bids and in the end their bids were about the same as ours. We have been issued two checks. Once the weather clears, we should be able to start work on replacing that roof. Mayor Knickerbocker wanted to know what the cost was. The Administrator advised that the total cost of the replacement is \$92,000 for a new roof, aluminum with a hatch and the carting to remove the old one and getting rid of it. They are moving forward.

Mayor Knickerbocker commented that in reference to the LED lights, as she mentioned in a previous meeting, NYPA, the company we pay for electricity, is going up 8%. She said they would still look into it. She commented that it is almost “no brainer” but they have to look at the whole picture.

d) Mayor’s Report:

Mayor Knickerbocker commented that she is very happy to announce that it is not snowing. We are in the middle of winter. We ran out of salt. A lot of the salt in the Northeast went to Long Island so everyone else was short. Village Administrator Hay advised that he reached out to the Town of Cortlandt this morning and they are running out of salt as well. He called the New York State Office of Procurement. The person wanted to know where the Village of Buchanan was and she was advised that we are in Westchester County. She said that Westchester, Putnam and Dutchess Counties are all having difficulty getting salt at this point. The Administrator advised her that we were in a dire situation with the storm coming up and they said they would have a conference call with Atlantic Salt this afternoon. The Highway Foreman got a call at the Highway Department garage this afternoon advising that we are going to get two loads. The Administrator did not know how far that would go but it would at least get us through the next storm. This was a problem we ran into last year as well. The Mayor thanked Village Administrator Hay for doing this because we have another storm forecasted and we are not done with winter yet. She noted that on Groundhog’s Day, the groundhog predicted six more weeks of winter.

Mayor Knickerbocker reported that the Buchanan Police officers carry NARCAN and are trained to use it. Everyone has heard about this drug, especially with the problems we are having in Westchester County and in general. There have been a lot of overdoses of opiates. She wanted everyone to know that we are on board with this in the Village. She commented that hopefully, we never have to use it, but at least we will be prepared.

Mayor Knickerbocker reported that during our last storm before this one when there was a major storm that was predicted, we had an emergency meeting here with Bob Outhouse, Police Chief Tubbs, a few Trustees and Village Administrator Hay. They tried to plan out what we could do

in case we had an emergency where the power went out in the Village. The Mayor advised so everyone knows, if we ever get into a situation where the power goes out and it is cold or hot and we need a warming center or a cooling center, we will be able to open up the second floor of the Village Hall. We will have heat and electricity. When former Mayor Murray was here, he brought the generator up on the second floor so that we can have people come in. The Fire Department was very nice to allow us to also say that all Village residents could go to the fire house also. We have those two places – the Village Hall and the fire house - so people will have some type of shelter. The Mayor commented that if the power goes out on a day like this for example, you cannot stay in your house. She thanked the Fire Department for working with us. Fortunately we did not need it for that storm but we did have a game plan.

e) Trustee's Reports

Trustee Funchion announced that the Saint Patrick's Day Party will be on February 28 at the Fire House. The Saint Patrick's Day Parade Committee will be selling 50/50 tickets. The next Buchanan Day Committee meeting will be held on Tuesday, February 10.

Trustee Funchion reported that he is still involved with the Teamsters and Police negotiations.

Trustee Funchion wanted to give a pat on the back to the Highway Department who are doing such a good job of clearing the snow. It is always difficult. They are out there all hours of the day and night. He hopes that we do not run out of salt because if all these communities run out of salt, it will make it very difficult to get around on the roads.

Trustee Funchion wished everyone a Happy Valentine's Day.

Trustee Zachary reported that Buchanan Day planning is underway so that they can book the entertainment and activities. Their next meeting will be on Tuesday, February 10 at 7 PM at the Highway Department building. Trustee Zachary commented that we got a lot of favorable responses to the one lawn concert that we put together last year. He is looking to put together a program of four concerts this summer. One of the people working on Buchanan Day wants to help with that. So anyone interested in either of those events is invited to this meeting.

Trustee Zachary commented that five weeks ago the Village hosted the Westchester Municipal Officials Association dinner meeting. About 30 municipalities from around the County participate. The hosting rotates among them. We hosted it in January at Table 9 Restaurant in Cortlandt Manor. It went very well. The speaker was interesting. He commented that sometimes they are not. He spoke about the upcoming legislative agenda for municipalities. Trustee Zachary gives kudos to the Mayor and the Village for hosting a very good meeting.

Mayor Knickerbocker advised that no tax payers' dollars were used. Entergy sponsored it and paid the expenses for the meeting.

Trustee Zachary commented that the Board is still talking about the proposed Senior multi-family project. He thinks that it is something very positive for the Village and that it can offer us a lot. He thinks that the parcel that bridges Lent's Cove and the residences on Bleakley Avenue would be much better off using it this way rather than to see it go in some commercial structure that would weaken that neighborhood. He thinks that there is a need for Senior housing. He believes that the developer has a very good reputation. He has done other things in the Town of Cortlandt including Jacob's Hill. Trustee Zachary said in speaking with the people from the Town, they praise his integrity and that he sticks to his word, does a good job and builds desirable buildings. They are going to create a public space around the pond there that anybody can go to. There will be a trail around the pond and a gazebo. Trustee Zachary commented that a lot of the concerns that have come up have to do with the impact on services. There is money offered through this development to offset those impacts. They would be the Fire and Police Departments and the volunteer ambulance corps. He commented that the impact money could be a few hundred thousand dollars, or so we were told. He said that he reached out to the developer because he had some questions about lot coverage, how people get on the list and different questions. Trustee Zachary found out that the County has an interest in seeing this project go through because they have a quota for affordable housing. They are under a Federal lawsuit now to produce a certain number of affordable units over the next year or two. So they have an interest in this and in meeting with the developer have offered to increase this impact money substantially. Trustee Zachary said that the Village could possibly be looking at close to a half a million dollars in impact money. He would like to encourage the Mayor and this Board to negotiate a good deal for the Village. He commented that with money like that we could see a lot of things happen for the Ambulance Corps and the Fire Department and still have money left over for other impacts to services. There would be a monthly payment to the Seniors Club. They only have a budget of about \$20,000 a year. So they could be offered about \$10,000 a year more which would be a 50% increase in their budget for their activities lessening how much they have to put in for their events. He thinks there are a lot of positives.

Trustee Zachary commented that we have been talking about this for a year and a half and he would like to make a Motion at this time to put this on the agenda that we bring this to a head and let the public comment and let the Board vote on this issue. He commented that it just keeps drifting on. He thinks we need to bring this to a point where we can hear the public and the Trustees and to either put it to rest or approve this project.

Mayor Knickerbocker commented that before we get into any of those motions she was going to make some comments. This project can potentially have a very big impact on our Village. She commented that we serve on this Board at the pleasure of the residents of this Village. She has

always been very proud to be on this Board and has always said that she felt that every one of our Trustees always did whatever they thought was in the best interest of every one of these residents.

Mayor Knickerbocker commented that one of her concerns is that it is nice that we are putting in housing but she wants to know how many of our Village residents will be getting a space there. She needs a number. She commented that this gentleman has not put a real site plan before us. There is no clear picture nor a total picture. She really thinks out of the decency for these residents that it is so wrong to make any type of a decision on any zoning or anything until all the picture is clear. She has spoken to our Village Engineer because before we go forward there are going to be impacts and we need to know what the impacts are. The Village Engineer is not even sure at this point that if we take the additional flow if we would be able to process it. She asked him to look into that. He will get back to her in two to three weeks. She spoke to our Police Department. She wants to see the whole picture, the pros and the cons. The Mayor commented that these impact fees that we are talking about are one-time impact fees. Maybe with the Seniors it is a little different. But it is a one time deal. She commented that we have to see the future five and ten years down the road. She wants to know how this is going to affect our community and our Village. She spoke to the Police Chief. He felt that with so many more people that he would probably need an extra police officer. The Mayor commented that for \$40,000 in taxes that is not cutting it. Concerning our infrastructure, it is not only our Sewage Treatment Plant but what about the rest of our infrastructure. She believes that there are so many questions that have to be answered. She wants them answered and she wants to know the impact. The Mayor commented that if this gentleman is really interested, he will get a real site plan together and put his money where his mouth is instead of this conceptual stuff because she cannot make a decision on conceptual. She commented what are the unintended consequences and does anyone know what those consequences are. Anything can happen with this project. She commented that we cannot move forward unless we have these answers. The Mayor said that she is not moving forward. We are here to protect the Village. It is nice that they want to put that there. It is wonderful. The County is interested in this for their affordable housing quota. She wants to know how this is helping her community. She is very angry about this. We are here to protect this Village. She wants to know how this is a benefit to the Village. She does not see it. \$40,000 in taxes. Concerning the services, she spoke to someone at the Ambulance Corps on January 14. She wants them to come here to speak. She asked them if they realize that there is a potential project here. They advised her that they are stretched out right now with their services. It is not that they need money. They need people to help and go out on these calls. The Mayor would like to see us look at the impacts. She knows that it was mentioned that our Planner was negative. The Mayor commented no, you need to see the positive and the negative so you can make an educated decision. This is going to impact the Village. There will be more than 100 extra people here. She commented that she cannot in good conscience let this run without having these answered.

Trustee Pasquale wanted to know how long that would take. Mayor Knickerbocker said that concerning the Sewage Treatment Plant, the Village Engineer said two or three weeks. It can be further discussed at a Workshop if the Board wants. She is not going to fast forward this. She needs the answers. We all really need the answers and we need to answer to these people why we voted that way.

Trustee Funchion thinks that the information we were given by the Planner was very one sided. He commented that at that particular juncture, he was very much against it. But in retrospect looking at all the different aspects, he thinks the impact is in a positive way for Buchanan because he is sure there are people who made statements that the impact in places such as Donahue Court and other buildings and even in the community that he was in, the Burke Court area, that that was going to have a negative impact on the community. There is a need for housing for people over 55 and a need for affordable housing. Respectfully, he said he sees what the Mayor is saying about possible negative impact but there could also a negative impact of not having something there. An industry could go in there that would have a further negative impact. He agrees with Trustee Zachary that we have been talking about this and dealing with this individual for quite some time. After looking at the aspect of how the zoning change could be made to make it narrow enough to only call for that one particular area, his biggest concern was that the Planner was saying that this could establish a precedent for elsewhere in the Village. He feels right now that it would not establish a precedent for anywhere else in the community to have any kind of density such as this. That given, he thinks that if we want to call in the developer at the next Workshop meeting to answer some of these questions, he thinks that we have talked about it a lot and we should go either giving a change in the zoning law – noting that it may not go down anyway. He commented that there are a lot of other issues in there. There are steep slopes, other environmental issues that may not be *[sic]*. There may be other concerns. That would be for the Planning Board and New York State for the environmental concerns. Trustee Funchion commented that he had a lot of concerns about what does happen for that property. He commented that if the individual who owns it wants to sell it to who knows, we already have some problem areas over there. What if that problem area is extended? That would have a huge negative impact on Buchanan that could never come back. He thinks we should get the developer in here at the next Workshop and hear what he has to say. Trustee Funchion agrees with Trustee Zachary that we do have to act on this. We have talked about it and seen the impact on different things. As far as the services are concerned, the impact on Jacobs Hill was extremely little. They gave us the statistics as far as the fire and police impact. He was shocked at how little it was. He thinks the amount of tax that we will get is not absolutely fantastic but is more than what we are getting right now for that particular piece of property. He thinks it will enliven that particular area if everything goes down as is. He commented that he heard the same thing that Trustee Zachary did about the developer being very above board. Trustee Funchion noted that the developer actually said that he did not want to be here unless “you people want me

to be here". Trustee Funchion thinks we owe the public to have a Public Hearing and let people come out to hear what we have to say about it.

Mayor Knickerbocker commented that she heard Trustee Funchion say that our Planner, who we pay to protect the Village, was one sided. The Mayor wanted to also say that the developer was one sided too. We have two opposing things and we have to figure out the facts of what is in the middle of it. She just wanted to remind everyone that it is not a residential area as it is. It is zoned M1, a light industrial. It is removed from the Village. She noted that on the other side of that mountain is an industrial park. If you want to put people there, you are removing people from the Village. It is on the very outskirts of the Village.

Trustee Zachary commented that Bleakley Avenue is a residential street. He believes this would help improve the quality of that neighborhood. He is sure that the new owner who bought Johnny Ritt's place would love to see this place go in. The developer is a business man. He is not doing these things because he does not want to make a profit but he does it with honesty and integrity. He makes his profit and tries to give something good to the community. Trustee Zachary commented that if you have seen Jacobs Hill, it is a very similar development. This would be a little smaller. It would be similar in that it would have the community rooms and public spaces for these people that decide to live there. You cannot get apartments set aside for Buchanan residents. It is open to everybody. He is not going to be able to say we will have five or ten or twenty for Buchanan residents. We do not know how many Buchanan residents want to live there. But what happens at Jacobs Hill is that although people from several surrounding counties can put their name on the list when they actually started signing up people through that list, of the ones that filtered out the majority of people that wanted to live there are from the area; from the Town of Cortlandt, Buchanan and Montrose. Trustee Zachary commented that yes, you are going to get some people coming from different areas. He does not think that people living a hundred miles away are going to say, "Let me move to an areas where I know nobody and live across the street from a nuclear power plant." He believes that people come because they have ties to the area. They know people, friends, family, or were raised here, moved away and maybe wanted to come back. He thinks that the majority of people will be people with ties to the area. Trustee Zachary does not think this developer is denying that there is any impact to services and that is why these projects offer impact fees and we can possibly see some substantial money. The developer does not decide how that money is used. The Village Board decides how it is used. Trustee Zachary knows that the developer has gone around and talked to the Highway Department and Fire Department. He did not know if the developer talked to the Ambulance Corps or not. Trustee Zachary commented that yes, some of the things the developer said are do-able but it is ultimately the Village Board who decides how this money would be used. He commented that if the amount of money that is allegedly available can be negotiated, that if this Village can negotiate the best possible deal there would be enough money to put an addition on the firehouse, buy the Ambulance Corps a new ambulance, put a sidewalk from Bleakley Avenue

to the Village Circle and still have money left over. It is a good chunk of money. So he thinks that we do have to look at the services and we have to hear from the Village Engineer and see what we can do here. We cannot deny what the impacts are. We cannot be blind to these things. There have always been these things to look at but he thinks that we can let the public comment and let the Board vote. If it is not going to happen at the March meeting, it definitely should be by the one after that, by April. He commented that otherwise we are stringing this guy along and that is not fair.

Mayor Knickerbocker commented that she is not concerned about the developer. That is a cost of doing business. She is concerned about the Village. Trustee Zachary commented that he understood all that but it is a good opportunity for the Village and he thinks that the developer will just walk away.

Mayor Knickerbocker commented that it is a one-time impact fee. Trustee Zachary said it does not have to be. The Mayor understood that the impact fee was between \$200,000 and \$300,000. She commented that you are not doing sidewalks and all this for anything less than that. That is not happening. Trustee Zachary disagreed. He said that the developer is going to make more money available. The Mayor commented that we may not agree but we all tell each other what we think. She is going to ask the Board if we want to set the Public Hearing, whatever we want to do with that. But she is going to ask the Board that they look and see and to make sure. We are not worried about the people's housing. We are worried about the residents in the Village and we are worried about the impacts. She wants them to be open minded and look at the whole picture because five years from now she does not want to hear it. What is in the best interests of the Village is all the Mayor said she has asked of the Board. She asked them to please look at these impacts. Do not brush them away. They are real. We are stuck with them after that. Once this is done, we own it.

Trustee Funchion commented why not make it for April. It gives the opportunity to look at all the issues that the Mayor has brought up, both the positive and negative issues. Having the Public Hearing in April gives the Board a deadline to work toward. Trustee Zachary commented that it gives us two months to get answers from the Village Engineer and to find out about the impact money that is available.

Mayor Knickerbocker said she was sorry if she sounds angry. She apologized and said she is very passionate about this. This is how she feels.

Trustee Zachary commented that there are five people on the Board. There is the public and everybody can comment. Five people vote. It is as simple as that. If it gets voted down, we are done with it. If it gets voted in, it goes to the Planning Board and they have to work out all the particulars as Trustee Funchion was saying. This is just the start of the process. Mayor

Knickerbocker commented that the Board is going to vote on changing, amending, the Code. Before we vote on that, they should be informed. If we are going to change the Code, we need to know the impacts. The Planning Board has their job to do. They are asking us to amend our Code. Trustee Zachary commented that there are definitely impacts and he thinks that there are answers to the impacts and solutions to the impacts. The Mayor commented that she hopes so.

Trustee Pasquale thinks that everyone made excellent points concerning the impacts and the money that can be brought into this Village. We are talking about a half a million dollars. He thinks we owe it to the residents here and to give us a little more time. That lets us get all the positives and negatives and then they we will make that decision.

Mayor Knickerbocker advised that she has been asked to go down County to speak to Kevin Plunkett, who is the Commissioner [Deputy County Executive]. The Mayor has been asked to speak to them. She commented that she can tell us that these units have already been counted into the County's affordable housing. These units – saying that she wanted to repeat herself - have already been added into the County's affordable housing. Even though we have not made the decision, it is already in the count. Trustee Zachary commented that it will not stay in the count if it does not go through. He thinks that they are anticipating and hoping for that; and that is why we can pretty much negotiate a good deal in terms of money because they have a stake in it and that gives us a lot of bargaining power. They are coming to us. The Mayor commented that it is a one-time fee. Trustee Zachary commented that it does not have to be that. He commented that the impact money can be arranged in different ways. We can do \$10,000 a year for the Seniors and \$50,000 a year for the Fire Department. You can break it up as annual fees for 20 years as long as this building is there. You can do it on an annual basis which would be less per year. There are formulas to work this out or you can do it in one big lump. It is also up to the Village to negotiate. The Mayor advised that she is going to talk to Kevin Plunkett and will get all the details and come back to the Board with what is going on with them. Trustee Zachary requested that another Board member go along to help with that negotiation. The Mayor advised that there is no negotiation. She is asking questions and that is all that it is. There is no negotiation. They are going to chat and see where the County is coming from, what their thoughts are, how the housing process works, who is able to get in there, what the lottery is, and how it is being advertised. Those are the questions and there will be no negotiations at that time. Trustee Zachary said perhaps we can invite a County person to a Workshop to address the Board. The Mayor agreed that we could do that if they would be willing to do that. She has no problem with that.

Trustee Pasquale wanted to know if anybody knows when they have these lists of potential candidates to move into these apartments, do they do background checks, credit checks and all those kinds of things. Mayor Knickerbocker thinks that they do credit checks. Trustee Zachary

advised that there are income requirements. There is a minimum and a maximum. He thinks that the maximum is somewhere around \$60,000. There is a minimum. You cannot get somebody with no income. Even though they are termed “affordable”, the rents are still \$1200 a month. He commented that to a lot of people that is a lot of money. It is not pocket change. “Affordable” by Westchester standards is still expensive to a lot of people, especially Seniors on fixed incomes. We can find out the figures for the minimum and the maximum. Trustee Pasquale commented that he was just curious about background checks. Trustee Zachary and the Mayor did not know. Trustee Pasquale said that is something they might want to look into. Trustee Zachary commented that he did not know all the criteria and that it was a good question.

6. COMMENTS FROM THE FLOOR:

None

7. BOARD MEMBER REUBTTALS:

None

8. EXECUTIVE SESSION (Entergy PILOT & Teamsters Union Negotiations)

At 8:45 PM a MOTION to enter into Executive Session was made by Trustee Funchion, seconded by Trustee Zachary with all in favor and Trustee Jackson absent. Mayor Knickerbocker advised that they would be discussing the Entergy PILOT Negotiations, Teamsters Union negotiations and employee issues. No decisions will be made nor money spent.

At 9:54 PM a MOTION to exit the Executive Session was made by Trustee Funchion, seconded by Trustee Pasquale with all in favor and Trustee Jackson absent. Mayor Knickerbocker advised that no monies were expended and no actions were taken.

9. ADJOURNMENT:

At 9:55 PM a MOTION to adjourn this meeting was made by Trustee Funchion, seconded by Trustee Zachary with all in favor and Trustee Jackson absent.