

**Village of Buchanan  
Mayor & Board of Trustees  
Board Meeting  
March 3, 2014**

**PRESENT:**

Mayor Sean Murray

Trustees Theresa Knickerbocker, Richard A. Funchion, Duane M. Jackson and Nicholas Zachary  
Village Administrator Kevin Hay

Village Attorney Stephanie V. Porteus

Village Board Secretary Susan F. Matthews

Village Planner Marilyn Timpone-Mohamed

**1. PLEDGE OF ALLEGIANCE:**

Mayor Murray opened the meeting at 7:30 PM, welcomed everyone, informed them of the fire regulations and led the Pledge of Allegiance.

**2. PRESENTATION: Proclamation for Joseph Rist**

Mayor Murray noted that Joe Rist has been a long time mail carrier in the Village and is now retiring. Mayor Murray presented him with a proclamation for his achievements. He worked for the Postal Service in Buchanan for 31 years. He is a Navy veteran and a licensed fishing guide. He has used his fly fishing expertise in working with disabled veterans and in support of women with breast cancer. He also teaches fly fishing at Arlington High School. Mayor Murray congratulated and thanked him and wished him the best. The Mayor noted that Joe has been his mail carrier for many years. He said that last year, Joe asked him if he knew of any disabled veterans that he might work with. The Mayor expressed his appreciation for Joe's dedication to our residents, the veterans and to anyone whom he could help. He commented that Joe will be missed. Joe Rist thanked the Mayor and said that he would miss us too.

**3. PRESENTATION: BCC 9/11 Memorial Emblem from Janet Maniero**

Mayor Murray said that the Village of Buchanan along with the Town of Cortlandt and the Village of Croton did a 9/11 Memorial. As part of the fund raising efforts, they were selling plaques. The Village Board, Village Administrator, Village Attorney and Village Board Secretary got together and donated the money to purchase a plaque for the continued development of the site. The Board is accepting it on behalf of the Village. The Mayor advised that even though we donated the money, it is for the residents. It is the property of the Village of Buchanan and will remain here within the Village. He thanked the Board members, Village

Administrator Hay, Village Attorney Porteous and Village Board Secretary Susan Matthews for donating their money to help this cause along. It is a great memorial and he hopes many residents will go down and visit the site.

Project Director Janet Maniero thanked everyone. She said it is quite an honor. She thanked us for our support and help. Mayor Murray commented that Ms. Maniero has been instrumental in this memorial. She has put in many hours and a lot of hard work.

Ms. Maniero gave an update on its progress. Present with were two members of the task force. Phase One was officially completed on September 11, 2013. She said they had a very lovely ceremony. In November the Community Capital Assistance Program was approved for the amount of \$50,000. Assemblywoman Sandy Galef was instrumental in helping to win that grant. In December the sculptor, Lauren Davis, completed a statue in plaster which was delivered to the foundry in Queens. The statue is undergoing various processes. The whole process of bronzing is very ancient and complex. It will take six months to complete, so they are looking at June. The total cost of bronzing the statue is \$34,500. They paid a deposit of \$17,250. The remainder of the grant is \$15,400. She thanked the Westchester Industrial Complex who donated studio space to them for 19 months. The only cost was for the utilities. That terminated in January 2014. The installation of the statue is being scheduled. It will include a cement foundation on top of which will be a stone. They are looking at completion in May. She is talking with the landscaper and a mason about installation of the components of the Remembrance Garden. She met with the Croton DPW about installing the benches. Two benches will cost around \$12,000. She wants a wayside exhibit that will tell the story of the memorial, such as where the steel came from, along with an explanation of how to read the sundial. She is still working on the budget for that. They have sold six medallions. She named the other medallion donors. She is setting up an executive committee meeting and working on an agenda. It will consist of the September 11<sup>th</sup> ceremony, working on the official bronze plaque with the names and the transfer of the ownership of the memorial to the municipalities. She noted that the latter will probably involve an IMA.

Mayor Murray commented that they were doing a great job. It has been a long process. He commented that there were times when people wanted to throw up their hands but her leadership was instrumental. He commented that it is a tribute to Ms. Maniero's ability to keep everybody together to continue working on this and accomplish what has been done. Ms Maniero commented that it is not just for us but for many future generations.

Trustee Zachary commented that Ms. Maniero did an amazing job. He also thanked the other two task force members who were with her tonight. He noted that they have been with this for a couple of years now and are a big part of the success.

Trustee Jackson urged Village residents to go down and view the site. It is a marvelous piece. He commented that as an old city planner, he takes his hat off to them for the work the committee has done to make it happen.

Trustee Funchion said that as a survivor of 9/11 and having been there that day, he thanks them very much. He commented that he sat there one day when nobody was around. It was very comforting. He encourages everyone to go there. It is a lovely site. They have done fantastic work. It means an awful lot to people.

Trustee Knickerbocker thanked Ms. Maniero for her dedication and the great job she is doing.

4. **APPROVE MINUTES**: January 6, 2014 Board Meeting; February 3, 2014 Board Meeting

January 6, 2014 Regular Board Meeting: Mayor Murray thanked the Village Board Secretary. He noted that it was a very long meeting and the minutes were over 40 pages. Trustee Zachary amended page 23, paragraph 2, line 1, to change “he had” to “this is”; and page 32, paragraph 4, line 12, delete “is not”. A MOTION to accept these minutes as amended was made by Trustee Jackson, seconded by Trustee Zachary with all in favor.

February 3, 2014 Regular Board Meeting: A MOTION to accept these minutes as presented was made by Trustee Funchion, seconded by Trustee Jackson with all in favor.

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

Sam Cherchia, Westchester Avenue, commented on agenda item (f), the application for a zoning law amendment. He commented that it sounds pretty innocuous but he does not think that anybody outside of this room understands the impact it will have on the Village. Mr. Cherchia commented that as he sees it, this Board wants to amend the zoning law for the benefit of one party and he did not believe that they have the authority to do so. He wanted to bring this up before it comes up for a vote. He commented that there has been no or very little mention of what has been going on. He commented that he does know that at one time Mayor Murray said we are doing it this way so the applicant does not waste money on the filing fees. Mr. Cherchia commented that he presumes that means that in the future anybody who applies for anything in the Village does not have to forward a filing fee until such time as they are guaranteed that they will get positive relief. He commented that nothing has been out in the public until tonight. The Board had a representative of the property owner at the December Workshop which is not broadcast and the minutes of that meeting are not on the Village web site. At that meeting, it came out that the proposal was to build three buildings, 30 units each, on property abutting Bleakley Avenue and Westchester Avenue. The property is presently zoned industrial. In order to build this, it would require a change in the zoning ordinance to make it residential for multiple

residence dwellings. According to the maps on file with the County, it is a 7 acre parcel of which approximately 3 acres are either water or wetlands. In addition, this property was purchased or transferred to the applicant at the very earliest on December 7, 2007. Mr. Cherchia said his understanding is that the zoning ordinance went into effect probably 50 years ago; long before anybody in this room was here. Mr. Cherchia commented that when the property was purchased by the applicant, he knew it was zoned strictly for industrial. He commented that what the Board is moving under now, the section of law permits a Village Board to change zoning ordinances. He said if the Board reads the legislative intent of that section, they will see that it is intended to give them authority to rectify basically deprivation of use of property by the zoning ordinance. He commented that there is no deprivation or limiting the use of this property to this particular applicant. This applicant knew what he was getting when he purchased the property. He bought industrial property and he now wants to convert it. Mr. Cherchia does not see where the Board has the authority to do it. He commented that what is worse is that at that meeting, Mr. Griffin or his representative stated that the 90 units that he would construct in the three buildings would not be of interest for purchase by the residents of Buchanan. Mr. Cherchia commented that the Village will derive no benefit from putting in these buildings. The Village will be incurring liability. Nothing has ever been said. This property with 90 units would provide housing for 100 to 400 people; roughly 10-15% of the current population of the Village. He commented that by Mr. Griffin's own admission, people in the Village are not interested in this. So Mr. Cherchia feels there is no benefit. But to fill the units - 400 people, 90 units - you would have to have a population draw. He commented that nobody in the Village wants to buy or rent a unit like that. He commented so where do you look for purchasers; Peekskill, Mt. Vernon, Yonkers. It would bring in 100 people who have no connection with the Village, nothing to do with its development or what is going on in the Village at the present time.

Mr. Cherchia commented that there has got to be an impact on the Police Department. You add up to 400 people and the police and the Fire Department are going to be involved. The Highway Department will be involved. There will be roads to clean, sidewalks to maintain and the wastewater plant will have additional strain on it. He believes the true path that this applicant should have taken was to apply for a variance, at which time the Planning and Zoning Boards - which he commented neither of which knows anything about this application - would have the opportunity to take testimony, to review maps and plats, proposals and hear expert testimony as to why a variance granted to this developer would be reasonable and legitimate. Mr. Cherchia commented that he does not know if it would be approved. But he believes that is the proper way to go for a variance; not to have the Board change the law to suit one person. Mr. Cherchia feels it is spot zoning and spot zoning is illegal. He does not think anybody has considered the impact this is going to have on the Village because he assumes that it will pass and will be constructed, and that we will have an additional 100 to 400 residents in the Village who are really not tied into the Village and have no interest in the Village other than a place to flop.

Mayor Murray commented that unfortunately the majority of Mr. Cherchia's statement is not correct. The Board is not voting on anything this evening. They put it on the agenda to have a discussion. He commented that a lot of the concerns that Mr. Cherchia had were the same that the Village Board had. They changed what the applicant had wanted for his property. He agreed to some things and did not agree to others. The Mayor commented that when he had commented on making it more affordable for property owners to start the process and start spending money only to find that the Village Board would not be for it is not a reasonable expectation to put on a property owner. Mr. Griffin came and asked the Board if we thought this was a good idea. The Board said that they thought that it did not sound like a bad idea but that there were questions that would have to be answered. So he changed what some of his ideas were. Now he will start going through the exact process which Mr. Cherchia laid out and which our Code lays out. That is all. The Mayor advised that originally they just wanted to have people over the age of 55. The Board did not want to have an impact to the school system. We did not want to have an impact to our resources. We put it on the agenda just to discuss it. The Mayor advised that nothing is going to be voted on. No laws are being changed right now. Our attorney and our planner are going to start reviewing this and the applicant is going to be charged. It is not coming out of the Village tax payers' money.

Mr. Cherchia wanted to know if the Mayor thinks this is the proper venue for it, not the Planning and Zoning Boards. Mayor Murray advised that it is going to the Planning and Zoning Boards. Mr. Cherchia wanted to know, later after there is a change. The Mayor advised that there is no change. We are not changing anything. He noted that the agenda does not say resolution. It says application for a zoning amendment. The Board will be discussing the application. They will tell Mr. Griffin what we feel is not right. Then he will go to the Planning and Zoning Boards. Then upon the recommendation of those boards, the recommendation of our planner and the recommendation of the Village Attorney, the Village Board will consider a zoning change. Mr. Cherchia wanted to know if they are not putting the cart before the horse. The Mayor advised that we are not voting on anything. We are just discussing it. Mr. Cherchia wanted to know if there is an application here for a change in zoning or an application to have discussion. The Mayor advised that there is no application. We are not voting on anything. Mr. Cherchia noted that it says application for zoning change.

Village Attorney Porteus advised that there is an application for a zoning change that has been submitted to the Village Board with a request to change the zoning to add a district for multi-family Senior housing. It is a legislative action. This is a legislative board. It is not putting the cart before the horse. Mr. Griffin or any other applicant who may ask for this cannot go to Planning with a site plan for a use that is not allowed in the Village. He has to say to the Village Board if they would consider making this a permitted use. Would they consider making a district, a floating zone or any other application. That is what he has done. She advised that there absolutely is a process and that Mr. Cherchia is correct. It goes to the Board. They have

the planner here. The applicant is here. They will be the lead agent. It will be referred to County Planning and to the Village Planning Board for a report back. A SEQR review will be done in the zoning change. She advised that only if this is changed can Mr. Griffin go to Planning with a site plan to ask if this building vs. that building. That is when the site plan review will take place. He is not permitted to come to Planning right now because it is not a permitted use, by special permit, variance or otherwise.

Mr. Cherchia commented all the conversations, discussions and proposals that took place outside this board, outside of any committee meeting, the Board considers proper. Mayor Murray said that every discussion was held during a publicly advertised meeting. Mr. Cherchia wanted to know when. He commented that Mr. Griffin was not here at a Board meeting. He commented that Workshops are not public meetings. The Mayor commented that they certainly are public meetings. Mr. Cherchia said it is strictly discussion. Mayor Murray commented that is what the Board was doing. They did not pass any resolutions or pass any laws. All they did was talk. Anyone from the public who attended any of our meetings, any of our Workshop meetings, had the ability to give any comments or input that they wanted. Mr. Cherchia commented how could anyone give any comment or how could there be any intelligent conversation if you do not know what is going on. He said that there was not a map here when he was here in December. There was no display. There was nothing other than a vague reference to three buildings, 30 units per building. There was nothing more about the impact on the Village or anything else; where these people would come from; where these new owners would come from, except that they would not come from Buchanan. Mr. Cherchia said that was a point that was made. He frowns upon discussions of this magnitude that are had outside of this setting. He feels that this is where it belongs. It should have from day one. He commented that this Board should have told the people what was coming down the road. They did not. He commented that it smacks of hanky-panky to him.

Mayor Murray commented that is what we are doing right now because this is when we got the application for the change. He commented that all we did was discuss the concept. The Board discusses concepts with applicants all the time. Sometimes they come back and sometimes they do not. He commented that if the Board says that we do not think that this is not a good a fit for the Village, maybe the applicant is not going to spend their resources and money to try to force it through the Village. So we say to applicants to come in, talk to us about what they think they want and the Board will let them know if we think it is a good concept. If they feel it is worth their while to spend their time and money, they will do it. That is what this applicant is doing because we afford that opportunity to every single property owner that we have had in this Village. Every time that we have discussed about any concept, it has always been in a public meeting where minutes have been kept. He commented that Mr. Cherchia can FOIL those minutes. Mr. Cherchia said that they are not on the Village web site. The Mayor commented that Mr. Cherchia is very familiar with the FOIL law. He has FOIL'ed more paper than anyone

here so he knows how to get the minutes if he wants. If Mr. Cherchia has missed something from sitting in the audience, he can get them. Mr. Cherchia commented that regarding FOIL-ing, the Mayor is not complying with State law. The Mayor remarked that he looks forward to Mr. Cherchia's next law suit or investigation, then he will successfully defend himself. Mr. Cherchia commented that if this continues in this manner, he feels it may be a matter for the State Attorney General's office.

Eileen Absenger, Tate Avenue, commented that she has been at almost every single Workshop this Board has held. She advised Mr. Cherchia that Mr. Griffin's planner and architect were here. There were pictures. We discussed age groups because Ms. Absenger found out that there was a difference in age groups who would be allowed in and who would not. She said that she questioned HUD. She questioned all these things. She commented that no one ever comes to the Workshop. All it is is a discussion. It was just opened up. She has spoken at almost every one of them. She said that she does not see Mr. Cherchia there. She does not see anyone there. It is Don Zern and herself and maybe Bobby Wheeler. The Police Chief was there one time. No one comes and these are valuable Workshops which are open to the public. She commented that she has said it before and she will say it again, everyone is invited.

Mayor Murray commented that he looks forward to a lively debate on agenda item (f).

## **6. NEW BUSINESS:**

### **a. 14-09 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY.**

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

Mayor Murray had a question on the insurance policy. He did not see the Village listed. It has the Town of Cortlandt's address but does not say Village of Buchanan. All the other ones have the Village listed separately. Village Attorney Porteus advised that she did find it.

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

### **b. 14-10 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY.**

Mayor Murray 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.

**c. 14-11 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY.**

Mayor Murray 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.

**d. 14-12 RESOLUTION AUTHORIZING THE USE OF A VILLAGE FACILITY.**

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

Mayor Murray encouraged everyone to come out on March 29 to the Village pavilion. They sell sporting equipment. There is some second hand sporting equipment; some bats and balls. It is one of the major fund raisers to help fund the Cortlandt National Little League which is run by donations. We do the best we can to offer them our fields, as we do to everyone else who asks to use them. These are all sporting events, organizations from the Town of Cortlandt, and all of our Village residents are able to attend. The Mayor commented that Little League really teaches them a lot and he is glad that we are able to offer these facilities to these non-profit organizations because they really help out the community. The Village Administrator confirmed that the Recreation Supervisor has scheduled them. The Mayor encouraged everyone to come out on March 29 from 9 AM to Noon. The Mayor directed that it be put on the Buchanan Channel screen.

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

**e. 14-13 RESOLUTION AUTHORIZING INTER-MUNICIPAL AGREEMENTS WITH THE TOWN OF CORTLANDT**

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

Trustee Zachary noted that we renew this IMA every year. He wanted to know if we have actually used the vehicle sharing. Village Administrator Hay advised that we have, at Lent's Cove Park. Even when we had a bucket truck, it was not tall enough so we would borrow their equipment. We also used the uniform bid last year to buy new uniforms. Currently, we are not using it for Freon because we bring it to Brookfield because we get more money back. Mayor Murray advised that in the past we did not have the ability to dispose of our old Freon so the Town had done it for us. He commented that it is good to have these agreements in place in case something happens with the agreement with Brookfield. Trustee Zachary commented that there

is a fee for the Freon disposal. He wanted to know if our residents still have to pay. Village Administrator Hay advised that was when we used the Town. Now we pick them up and bring them to Brookfield ourselves. The Mayor noted that they reclaim the Freon.

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

f. **APPLICATION FOR ZONING LAW AMENDMENT**

Mayor Murray said that the Board members have received the memorandum from F. P. Clark, our planners. They have discussed this at length at the last couple of meetings. F.P. Clark has put together some information and some concerns that they have. Village Attorney Porteus also has some concerns. Basically, language to narrow down what the applicant wants and what would be in the best interest of the Village. The Mayor asked if Mr. Griffin wanted to come up to speak.

Tim Miller, the professional planner representing the petitioner, said that he has not seen the memos so he does not know what questions they may have. He commented that earlier he heard the comments from the audience. He advised that he has never had an ex parte discussion with any member of this Board. All of their discussions have been in public. We had multiple Workshops. They have filed their material in a public fashion. He noted that it could have been FOIL-ed if anyone was interested. He commented that this is an application that is in response to the Village's Comprehensive Plan which he believes was enacted before this particular individual purchased the property. He noted that the Village's Comprehensive Plan actually targets this property for Senior housing, so the comments that were made earlier are inaccurate. He said that the applicant is clearly interested in the Village's comments on this concept and in finding the path way to allow the Comprehensive Plan to be implemented. They believe that because it is consistent with the Comprehensive Plan that this action would in no way be considered spot zoning. They are here to answer any questions we might have or to modify the petition in any way the Board might have that is workable for the applicant and for the Village.

Mayor Murray wanted to know if any of the Village's consultants felt this would be a good time to ask questions. He wanted to know if they thought it would be better to supply this information to Mr. Griffin and ask them to put in a formal application; or should he just direct the Village Attorney and the Planner to coordinate and review the application and make comments to the Planning Board.

Marilyn Timpone-Mohamed of Frederick P. Clark Associates, Inc. advised that she faxed her memo to Mr. Miller on Friday evening. She did not know if perhaps she had an incorrect fax number. Mr. Miller advised that their fax machine is imbedded in a giant copier so unless he

said that if he had an e-mail address, she felt it would be appropriate for us to give the memo to the applicant so they can understand what the comments were. She also thinks it would be advantageous if he wanted her to go over some of the comments, but she is sure that the applicant would have comments on some of them. She would be happy to answer any questions the Board might have on her comments. She thinks that the applicant was hoping to be able to forward this to the County and to the Planning Board. She thinks it is premature to do that. She thinks that the regulations themselves probably need some more work before they go before the Planning Board and the County in particular because if any substantive changes are made subsequent to that, it would have to be referred to them again. She advised that it is up to the Village Board as to whether or not they want to refer it to the Planning Board at this time. That was the other request.

In response to Trustee Funchion's request to introduce herself since this was her first appearance at a Village Board meeting, Ms. Timpone-Mohamed advised that she is a planner from F. P. Clark Associates. She advised that she usually works with the Planning Board on special projects. She commented that this is a fairly weighty legislation that the Board will be taking up. She was asked to come in and work with the Board on this particular application. She said that she will be happy to answer questions on her memorandum and discuss it with them. She commented that the issue of sending it to the Planning Board or not would be up to the Village Board. There are advantages for the Board to see the revisions first before they go to the Planning Board, and then wait for their report. She feels that at such time that the Board expects that the legislation is in or close to its final form, that would be the appropriate time to send it to Westchester County for their comments. She advised that their comments are not binding. They are simply comments. They will make recommendations as well as some that she has made, which had to do with density and the EAF. She has given a description of what the SEQR process would be. She advised that since no other agency has to approve this, the Village Board sort of automatically becomes the agency that would review it if they choose to take it on. After that, it is just a matter of making sure that we have all the information that we need in terms of a zoning change. She commented that she knows this application came with a description of three buildings and an illustrative plan of what might be built there. She advised that the Board should remember that is only an illustrative plan. It is not a site plan. There is no site plan application here. The only thing the Board is looking at is a zoning change. The illustrative plan gives some idea of what might be built under those regulations, but the regulations can build a lot of different things. This is just one idea of what might be there. She commented that it is more important to focus on the regulations as opposed to the plan because the site plan that ultimately comes back to the Village Board will be constrained by a lot of things on that site.

Ms. Timpone-Mohamed commented that Mr. Cherchia was correct in a couple of things that he said. There are tremendous environmental constraints on this lot. There are very large areas of steep slopes. Slopes that are greater than 25%. You have wetlands and a drainage channel that

drains the bridge running through that property down to Lent's Cove. There is an open water pond on the property as well. Those constraints and others that we might not know about, like soil quality and bedrock, have a lot to do with what can be built there regardless of the density or the regulations that are put forward since those things are essentially done simply on the parameters of the lot as opposed to its environmental characteristics.

Mayor Murray asked for any questions from the Board members.

Trustee Funchion said that in Mr. Griffin's definition of a Senior, it points out the definition in the Westchester County Code. He wanted to know if that definition is just for Westchester County, or is it state-wide or nation-wide. Ms. Timpone-Mohamed said she was not talking about a code of the County of Westchester. She advised that generally municipalities in Westchester view housing for 55 years old and above not as Senior housing but as "age targeted" housing. The units are typically a little larger than Senior housing. There is a presumption of more impact to the school system. She noted however that these days, older people are having children. The typical idea that a 65 year old has no children is not true anymore. It also has slightly different parking and traffic generation because it would have more essentially younger people there. She knows that the Board has looked at that and has changed and added parameters that would eliminate some of the concerns that she had in her memo. She commented that still has to be looked at. We have not looked at what the parking or traffic impact would be. She commented that when this memo was written, they were not sure where the Board stood on the issue of age targeted versus Senior housing. In Westchester County, Senior housing is typically 62 or 65 years old and above.

Trustee Jackson commented that he had raised that concern in the previous public meetings. He had a concern about 55 and thought that 62 or possibly 65 would be a better fit. He commented in reference to Mr. Cherchia's point that as for a Buchanan residents' "set aside", that has never really been discussed in terms of who this housing bring to the Village. Trustee Jackson thinks that would be an interesting point that if this does go forward. We would have "set aside" for current residents. That never came up in any of the discussions. He would like to revisit that aspect and move from there.

Trustee Knickerbocker wanted to know if it would be appropriate to have Mr. Miller do a brief overview of the project. Mayor Murray agreed. He said that since the Board members had the chance to read the F. P. Clark & Associates memorandum and some of their concerns and issues, what he wanted to do was to make sure that the applicant was aware of that, to let the public know that the applicant may be moving this forward to go into the planning phases, and before we change any law to see if any of the concerns that the Board or the planner have might be prohibitive to the applicant. He feels that instead of the applicant spending all the money and time just to find out it would not be suited for the Village, it would not be the best for anybody.

The Mayor said that Mr. Miller could give a brief overview to let people know that this will be going through the planning process. The Mayor advised that it will be in the Village Newsletter, as all of our public meetings are; that the formal application process will occur; that our consultant fees will be passed on to the applicant and not the residents. He noted that these are all things that we started to do over the past four years and will continue to do.

Mr. Miller said that this piece of property is in the M1 Light Industrial district. It is located at the corner of Broadway and Bleakley Avenue. It is about 7.3 acres. As noted by the planner, it has slopes and an open water body. Mr. Miller commented that however, this piece of property had been heavily reviewed 18 years ago when there was an application for the Buchanan Executive Park. It was one of the lots in the Buchanan Executive Park. The Village gave what Mr. Miller termed a “conceptual approval” for a large flex building on this site. That building would have been in pretty much the same area where Mr. Griffin is proposing these three buildings. It would have had deep cuts into the slopes in order to create a level building pad. It would have had activity in the buffer to the wetland. Mr. Miller commented that you cannot build on this property if that does not happen.

Mayor Murray noted that Buchanan Executive Park is on Greentown Road. He advised that property was discussed 18 to 20 years ago. In the eyes of the court, the Village of Buchanan was being somewhat prohibitive in the development of that property. Since that time, a court judgment was set against the Village that deemed what type of development would take place in that area and the size of the lots. The Village of Buchanan only had advisory capacity in discussions of development unless there was substantial difference in the site plan proposed as opposed to the site plan approved by the judge. Also after that, in 2005 or 2006, there was approval for a part of an industrial use. The applicant had put together a plan for the maintenance equipment he uses in his landscaping business. He expanded that to wanting to have bio-digesters, which was a change in the plan that did not work. That is why that fell to the wayside. The Mayor noted that there were actually two applications. The second was nearing the approval phase.

Mr. Miller said that Mr. Griffin thinks that for the Village to target this for Senior housing and to have the opportunity to provide multiple buildings on the site, the concept plan that they have developed is probably a reasonable concept scenario for the project. They have three buildings with parking underneath, reducing impervious surfaces. They have opportunity for the residents there to have access to the water body on the property. There is lots of road capacity in this area. He noted that Senior housing projects tend to be low traffic generators. Mr. Miller noted that he has worked on 15-20 Senior housing projects in Westchester, Putnam and Orange Counties. All of them were for age 55 and older. This particular applicant is not interested in a 62 or 65 year old project. He wants this to be a successful project. Mr. Miller commented that when you start to narrow the market, it is difficult to get financing to allow the project to move forward because

the market gets very thin. He commented that it has not been their experience that 55 year old projects generate school children. They do not generate a lot of traffic. The application basically has three buildings lined up. He noted that he did not bring any concept plans because he did not want this meeting to be about that. The Mayor commented that he understands. He commented that we got off on a tangent. Mr. Miller thinks the concept plan is a very nice plan. The Mayor advised that the Board was supplied with it. Mr. Miller said that there are three buildings along the road ending in a cul-de-sac. Each building has 30 units. They want to do a successful project. They did not propose one big building because to get one big building financed and slowly sell it out over a period of time is very challenging in these times. This way, they can get financing for a building, build it, sell it out or lease it up, do the second building; do it in a way that actually works. They want to have a functional project that will work for the Village.

Mr. Miller invited input from the Village Attorney as to whether incentives or target ownership or rentals to Village residents. He did not know if it is lawful to do that. He commented that if there are opportunities to do that, most of the time when applicants come in there is heavier advertising in the community where the project is proposed. So there is a promotion of the units to the community where it gets proposed. That is how you do that. Then the market dictates. If there are Seniors in the Village who want to move from a single family home or a larger facility to something where you do have the kind of amenities that this would have, they will do it. If there are not, it is going to be someone from somewhere else. Mr. Miller commented that everyone in the Village of Buchanan came from somewhere else at some point in time. He feels that the idea of outsiders coming in is crazy in his opinion. He commented that in Westchester County, there is an aging population. He noted that he is a Baby Boomer. He could live in this housing. He commented that this is where the population demographics are nowadays. Most of the projects that he has worked on, especially those with an affordable component, have actually been very successful. They have proposed in this local law 10% affordable which would meet Westchester County's guidelines for affordability. They have a proposed zoning text with bulk standards that does allow the maximum shown on their concept plan. He commented that obviously they think that makes sense. There will be costs for developing this site because of the slopes on the property. Their experience has been that these projects generally do not have a big traffic impact. Mr. Miller said that his understanding is that Bleakly Avenue, Route 9A, and Broadway are not roads that have major congestion or peak hour traffic issues. So they do not see this project as having potential adverse traffic impact.

Mr. Miller said that they will be happy to provide additional information as they go through the process.

Mayor Murray said that because the applicant has not read the planner's memo, it would be appropriate if the Board members got all of their information together and gave it to Village Attorney Porteus, Village Administrator Hay or Marilyn Timpone-Mohamed so the applicant has

a chance to review this memo and send the information back to us. It can then be discussed at the next Workshop meeting.

Trustee Funchion wanted to confirm that they could go through this whole process and it could still get knocked out because of environmental reasons. Mr. Miller did not think that was a possibility. Ms. Timpone-Mohamed advised that it may be changed but it would not be prohibitive. She noted that one of the things the Village Engineer brought up was the long run to the sewer connection. The main is on Bleakley Avenue which is a long run compared to if there was a sewer main on Broadway. That is very expensive proposition. Ms. Timpone-Mohamed advised that the run for the sewer, which she believes was gone over in the last proposal put forward and never approved for that property, was the issue of how much it would cost to run the sewer line. Mayor Murray said that all these things would be worked out through the Village Engineer, the Village Attorney and the Planning Board.

Mayor Murray said that if the Board was in agreement, we will get together all the information that we feel is pertinent and any questions they might have, and discuss it at the next Workshop. The applicant will have a chance to review the memo as well as any comments and concerns the Board might have. Trustee Zachary commented that obviously there are a lot of issues to be questioned and reviewed and they will be part of the hearing process all along. Trustee Zachary said that what would be helpful for him right now would be if we can get a synopsis of the sequence of events. This Board would have to do a SEQR review. When it goes to the Planning Board, they would do a more elaborate SEQR review. Ours would basically be to make a determination on if there is a significant impact or make a negative declaration where we believe there is no significant impact. He would like a synopsis of the sequencing of what we would do as far as hearings here, the depth of the SEQR review and when it would get passed to the Planning Board and the site plan review. Trustee Funchion wanted to know what a SEQR review is. Trustee Zachary advised that it is the State Environmental Quality Review act. Basically, it is the requirement to do a precise and deliberate review of environmental impact every time there is an application for a building. When you are in a wetland, what is required is much more elaborate. It is a required environmental review. The Mayor asked the Village Attorney to give the sequence of events the Board would be taking.

Village Attorney Porteus advised that we have an application in front of us right now which the Board is discussing. Our Planner has written a memo. The applicant has not gotten it. They will respond at the next meeting. When the Village Board believes that the application is complete, they will give it to the Planning Board. They will have 45 days to return a report to the Village Board. They will do some reviews of their own. Mayor Murray noted that will be on the zoning change only, not on the whole change. Trustee Zachary wanted to confirm that the Planning Board will give their recommendation on the zoning change only. The Village Attorney advised that was correct. Mayor Murray said if everybody feels the zoning change is reasonable, the

Village Board will change the zoning and then the other process starts. The Village Board will hold a Public Hearing. Village Attorney Porteus advised that if, after the Public Hearing, the Board enacts the zoning change as requested, the zone will be changed and that will be a permitted use there. Mr. Griffin will put together a site plan and go before the Planning Board. She noted that is where the more site specific SEQR reviews will take place. Concerning steep slopes, that is where you ask Mr. Griffin's planner. Village Attorney Porteus commented that with the drawing he brought in, he obviously believes that within the constraints of that site that would fit. That would be for the Planning Board to review. The Village Board will be looking at whether that use is something we want and if it would fit with our Master Plan. She commented that as Mr. Miller noted, our Master Plan actually tags that piece of property. It says that Senior housing would be a great use there. She commented that she agrees that the spot zoning issue was absurd.

Mr. Miller commented that in the review process you are looking at zoning and land use. That is going to be the SEQR process that the Board is going to be evaluating prior to its final decision. Mr. Griffin's view is that the baseline for this site is going to be light industrial development. So the Board is not comparing the zoning change to an empty piece of property that is not targeted for something. Mr. Miller said that this is a piece of property that would support a rather substantial flex building with a lot of square footage and a lot of impervious surfaces. That is what the Board is really comparing it to. Mr. Miller commented that from his professional point of view, he likes that because they think that they are suggesting use that they think is a more tender lay on the property than a big flex building and something that actually will produce a tax ratable for the Village in a reasonable time frame. He commented that the site has been zoned for this for a long time and nothing has happened. But the Board does have to go through that process. Mr. Miller noted that they are not impacting any wetlands. They are in the buffer of a wetland.

Village Attorney Porteus commented that the question was asked, that because it was part of the Buchanan Executive Park were there any restrictions. She advised that there were some restrictions when it was deeded in and out but they have nothing to do with this. She noted that she wanted to answer that on the record because people hear a lot about that this was part of the Buchanan Executive Park and that there was a law suit and agreements. She advised that she pulled all the deeds and went to the law suit. We are good.

Mayor Murray commented that he feels that we have a good course of action. He directed everyone to get their comments together for the Village Attorney and planner. Mr. Miller advised that they will respond as soon as they can. The Mayor thanked Mr. Miller for being coming this evening.

## **7. INFORMATION FROM OFFICERS & DEPARTMENTS**

- a) Justice Court Report – January 2014  
Received
- b) Wastewater Report – February 2014  
Received
- c) Police Report – January 2014  
Received
- d) Fire Inspector’s Report – February 2014  
Received

Mayor Murray asked if there any questions on these reports.

Trustee Funchion commented that he has not been looking that closely at the Police Reports but he wanted to know if 15 arrests was a lot. Mayor Murray advised that we average around 10-15. Last month, we had 11. We had 13 the month before that. 3 of those were drug related. It is around the average since we have been recording in this fashion.

Trustee Jackson congratulated the Police Chief and his officers on the situation we had in the Village with marijuana being shipped in and the consequences of what happened with that. He commented that it shows us how important our local police force is to the Village. He said that the Police Chief and our Detective did a great job in making sure that package was intercepted and in following through on the tips.

- e) Attorney’s Report

Village Attorney Porteus had nothing further to report. Mayor Murray commented that she has been ahead of the game the whole time.

- f) Trustee’s Reports

Trustee Zachary reported that there was a forum at the High School sponsored by the Town of Cortlandt and Hendrick Hudson School District in response to an increasing heroin problem in general, and specifically and unfortunately some recent fatalities in our immediate area. It was very well run and very informative. Trustee Zachary commented that what came up is something he would like to bring up once again. He noted that he hopes that both parties who might make it happen are here tonight. He really would like to see us pursue a drop box. Village Administrator Hay advised that he has reached out to the Village Manager in the Village

of Croton and the Croton Police officer involved with that program. The Village Manager advised that any resident could drop off their prescription drugs at their drop box. It is open 24 hours a day. He said that Buchanan residents could go there until we get our own. Trustee Zachary commented that he has gone there. He commented that twice a year there is a county-wide prescription drug drop off day. Croton sets up a tent. He has gone there to drop things off. But he feels that we have a lot of Seniors who are not going to drive to another municipality. He feels that we need to do this. He feels that it would be more convenient for people who do not get around as well and want to stay locally.

Trustee Zachary reported that they will be starting the monthly meetings to plan for Buchanan Day. The committee is looking for people to help out. Anyone interested in volunteering to help plan for that event should contact him, Trustee Funchion or Trustee Knickerbocker; leave a note at the Village Hall; go to the Village web site and send an e-mail; or see the Village Administrator.

Trustee Zachary reminded that this Saturday is Registration Day at the Village Hall. He commented that if you have someone who recently turned 18, get them involved by getting them out to vote. Election Day is on March 18.

Trustee Jackson commented that he and Police Chief Tubbs had attended that drug forum. He advised that it came out in the panel discussion that the Town of Cortlandt would be setting up a drop off system for pharmaceuticals. He thought that the Police Chief could follow through on that to see if we could do something here in the Village.

Trustee Zachary commented that he feels that Seniors will want to drop off things here at the Village Hall and not have to go to the Town of Cortlandt or the Village of Croton. He commented that we should be a well functioning village. He does not see why we cannot do this. He commented that if someone comes to him and says that we cannot do this because it is too difficult, or because you have to have this equipment, or we do not have the space then he would say that we do have to go to the Town. Mayor Murray advised that we are going to work it out. Trustee Zachary commented that he has been bringing this up for a year. He knows that there are boxes in other places. He wants one here.

Mayor Murray directed to have a resolution at the May Village Board meeting to set a place and time for the prescription drop box. The Board will do it by resolution.

Trustee Jackson reported that last Monday he attended a congratulation ceremony with Representative Nita Lowey where 27 high school students were nominated for the different service academies. He noted that although none were from the Village, we did have two Seniors from Hendrick Hudson High School who were introduced to go and apply to the service

academies. He commented that it is a beautiful thing to make sure that young people are involved when it comes to our military going forward.

Trustee Jackson wanted to comment on the development matter that was discussed tonight. He said that when the developer's presentation was made to the Board, there was a sports complex, the light industrial thing and then they came back with the housing thing. He commented that when he asked the question about some sort of set aside for Buchanan residents, it was said that happens in the way of amenities. Trustee Jackson has some concerns about that. He commented that although it is private land, it is within our own Village. He wants to know where the benefit is to the Village outside of possibly certain residents being able to move in there. At the beginning of their process, speaking with the developer, Trustee Jackson had a problem with the 55 age limit. He noted that he stated it then and he now goes back on it. He commented that for him now to be told that the model of 62 to 65 does not work in the open market takes him to ask what the Village is getting out of this. He has some serious concerns about that. He commented that when we go forward with the zoning aspect, he wants to be sure that we can revisit his concerns and whatever the zoning and planning people come up with. He feels it is a real concern that we can look at because we do not have a lot of multiple dwellings in the Village. It is not the character in the Village. He feels that we have got to be very concerned as to how we approach what is probably one of the largest sections of land we have left in the Village. As a Village Trustee, he wants to stay on top of that and make those concerns known as we move forward in this process.

Trustee Jackson thanked Mayor Murray for the service that he has brought to the Village. He will be missed. Trustee Jackson said that he knows Mayor Murray is not going anywhere but his stewardship and evenhandedness in terms of how we proceed as a Village has been commendable in terms of how he does business at a government level. Trustee Jackson commented that all politics are local. The captain of the ship has a responsibility to make sure that all voices are heard and that all concerns are heard. He commented that sometimes the Mayor would agree to disagree but he thinks that under Mayor Murray's leadership, he has definitely taken the Village into an area that is fair of political wrangling and that the best interests of the Village have always been uppermost in mind. Trustee Jackson said that he has been privileged to serve under Mayor Murray's leadership. Mayor Murray thanked him.

Trustee Funchion reminded everyone that the Saint Patrick's Day Parade will be on Sunday, March 16 at 2 PM. He hopes everyone will come out. After the parade, there will be entertainment and refreshments at the pavilion. Some of our local people get a chance to show their skills in dance and voice.

Trustee Funchion reminded everyone that Day Light Savings Time starts this Saturday.

Trustee Funchion commended the Highway Department for their services in what they have done throughout the winter. It was one of the worst winters that he can remember with the combination of snow and bitter cold. He noted that we saw stories on t.v. about the issues with getting salt and shortages all over the metropolitan area. Our Highway Department kept our roads pristine and clean.

Trustee Funchion reported that next week most of the Board members will attend a meeting where they will hear a lecture on Governor Cuomo's vision of his new system of taxation of getting rebates back to individual taxpayers. Trustee Funchion commented that right now it is very fuzzy. It is initially proposed legislation and as such a lot of changes can be made to it. But he thinks that the Board will have a better idea of it when they come back from this meeting; at least what Governor Cuomo's intention is on this particular issue.

Trustee Funchion commented that he had the privilege of going around the Village this past two weekends and he wanted to pass along to the residents, especially since this is Mayor Murray's last public meeting that will be televised, that we have a lot of residents who for whatever reason cannot come to the meetings. Many people mentioned to him the job that Mayor Murray has done. They are really sorry to see him go. They were very happy with the job that he has done. Trustee Funchion wanted to add his feelings on that. He feels that Mayor Murray has brought to the Village something that was very badly needed; a sense of integrity that had not been around in a while. He also brought cohesiveness to the Village. He also brought that sense of community. Trustee Funchion said that Mayor Murray was behind them on Buchanan Day, the Saint Patrick's Day parade, people getting out there, the Christmas tree celebrations, his support of the Seniors and recreational things. Trustee Funchion believes that in the last 4 years you could feel our community, our Village, really solidifying and coming together as a group. He hopes that as we go forward we can continue what Mayor Murray has done for Buchanan. He commented that in the sense of what Mayor Murray has done for Buchanan, everything was done from the point of view of what is good for the Village of Buchanan, how can we go forward and how can we make this a better place for the tax payers trying to keep the taxes low, trying to keep all the things we have in the Village for us. Trustee Funchion really appreciates that. He hopes that after Mayor Murray is gone, the Board can continue the legacy he is leaving them. Trustee Funchion is sorry to see him go. He thanked Mrs. Murray for giving us her husband because he knows that in any household when the husband or the wife is out the other one has to do all the stuff at home. He commented that we could not have had Sean without her help. He thanks her for that. Mayor Murray thanked him.

Trustee Knickerbocker commented that it is really hard to believe it has been five years that she and Mayor Murray have been together on the Board. She said she got to know Mayor Murray and his beautiful family - his wife Michelle and his two sons, who are with us tonight - better. She commented that they faced many challenges over the years and had a lot of

accomplishments. It has been great working with him. He has done a really great job for the Village. She commented that he is leaving this capacity representing the Village but she knows he will still be very involved in the community. She knows that he will be available to us if we need help or have any questions. She commented that some of the challenges they faced over the years were the Sewage Treatment Plant and the road paving project. Some had not been addressed in quite a while. Another thing was the water main breaks. There was a lot of infrastructure work that had to go on. It was all handled. She thanked Mayor Murray for his service to the Village, his leadership and his integrity.

Trustee Knickerbocker said that there is one other thing about Mayor Murray that she and others were always impressed with. Those were his Jerry Garcia ties. On behalf of the Village Board, she presented Mayor Murray with a new Jerry Garcia tie to remember the Board who served with him. Trustee Zachary noted that he wore a Jerry Garcia tie tonight specifically in honor of the Mayor. Mayor Murray thanked everyone and said that he would wear it at the next Workshop meeting.

Trustee Zachary said that as always, he wants to thank Mayor Murray. He agrees with what everyone has said. One thing he wanted to add is that he was always blown away with how much time, effort and hard work Mayor Murray has put in to do this job to the best of his ability. Trustee Zachary commented that he often finds it frustrating that he does not have the time to spend on a certain issue as he would like to. He does the best he can. Then he sees how much time Mayor Murray puts in and it just blows him away. Trustee Zachary thanked the Mayor for all the effort that he has put in for the last four years. He said that now that Mayor Murray will have more time to spend with his family, the Board would like him to have a gift certificate to a local Italian restaurant. Mayor Murray thanked him and expressed his appreciation.

#### **g) Mayor's Report**

Mayor Murray said that it has been a good four years as mayor and a great six years as an elected representative in the Village. He commented that no one is an island. No community is an island. Nothing can be accomplished without help. He said that there is no way that he could do anything by himself. It is the input we get from the public and the help from all the elected and appointed officials. They put together a lot of effort. He said that you have to be able to communicate and everybody has so many different ideas. It is great to foster an environment where all these ideas can coalesce and come to some type of commonality. He said we do not always agree on everything. He thinks it is great that they do not because that means that real change can be effected. He is glad that he was able to help and bring everybody together and just try to talk about things. There has been some controversy over the last couple of months. But everybody's voice was heard. Everybody voted the way they wanted to vote on whatever issue there was. There are never any hard feelings because the people who sit on the Board and

the people who are appointed have the best interests of our residents in mind. He commented that everybody has different people they communicate with, different segments of society. They all do what they feel is right. He said that we have had a lot of challenges over these last few years and we have had a lot of accomplishments. Being able to communicate with the Town of Cortlandt and work with them on a road bond, for example, we were able to expand the amount of money we are able to use. We were able to get more CHIPS money in. We saved 6-7% on the expenditures for the roads that we did. We were able to do more for less. It took a lot of time and a lot of effort from the people on this Board, Village Attorney Porteus and Village Administrator Hay, as well as people in the Town. But it was all for the benefit of our residents. We had a lot of work to do with the sewer plant. We are approximately 70% completed with all of the repairs at only 1/3 of the cost. The original cost was \$1.5 to \$1.8 million. We have accomplished around 70% of the repairs for approximately \$500,000. We did not borrow that money. We paid for it ourselves. The Mayor commented that it is easy to borrow money and do gigantic projects. But you have to think 20 years down the road when you are paying 3.5% interest on \$1.5 million. That is a lot of money. So we slowed the project down. We communicated with our engineer and with the State. We got our SPEDES permit. We got a lot of things. He said that took time and effort and that is what everybody here gives.

Mayor Murray commented that there have been a lot of difficult times. There was the time away from the family. He said that a lot of times he had to wonder if the effort being put forth is really worth it. He commented that a couple of years ago when we had the water main breaks, someone came in and wanted to know if we were going to get money back from the City of Peekskill because they were over-pressurizing our system. Mayor Murray had to explain to them that it was not the City of Peekskill and it was not the Montrose Water Improvement District. It was the Village of Buchanan's fault because they never had a maintenance plan put together. We put together that maintenance plan. We have not had those large expenditures. We have repaired many of the main valves. The Mayor said that when he explained what the actual situation was to this person, the man told him that he had not voted for the Mayor. He did not always agree with everything the Mayor did. But he told the Mayor that he appreciated his effort and thought he was doing a good job. Mayor Murray said that comments like that are what helps you along on those days when you wonder whether the effort you put forth is really worth it. The Mayor said that there were times when he would be getting off of a fire engine and people would say thanks; that they watched a meeting the other night. It was great. He commented that sometimes it is hard but it is all the effort that the elected and appointed officials put together.

Mayor Murray pointed to his family in the audience and joked that he should have brought his youngest son to more meetings because this is the first time he fell asleep before 8:30. He noted that his son has been sleeping for the last 45 minutes. The Mayor joked that he would be playing the recording of this meeting at home to get him to bed earlier.

Mayor Murray commented that never took the public's trust for granted. He said that everything the Board has done has been what they felt was right for our residents and not for any individual property owner or individual person or an individual political group. The people voted the Board in. It is our responsibility to do what is best for the public. He said that is one thing that he has always stood for. He commented that we have been open and honest about everything. He said that whenever a newspaper or television crew wanted to interview him on any false charges that were ever levied against him or the rest of the elected officials, we were more than happy to talk to them. Whenever anybody wanted to put on an investigation, we cooperated. We were always vindicated. That is because we were honest and straightforward. He commented that is what we will always do and that is what he will always be. Mayor Murray thanked the public for putting their trust in him. He hopes that he never let them down. He said if he made mistakes, it was not because he was against anybody. It was an honest mistake. The decisions we made were what we felt were in the best interest of the general public.

Mayor Murray said he cannot say thank you enough.

#### **8. COMMENTS FROM THE FLOOR:**

Mary Ingenito, 253 Westchester Avenue, quoted a line from the actress Sally Fields where she exclaimed her happiness at being liked. Ms. Ingenito said that the Board likes us. She commented that they have not felt that in so long and they appreciate it. She commented that it has been a great Village in the last few years. She remarked, no meanness, no FOIL-ing, none of that crap. She thanked Mayor Murray and said that they are proud of him and the job he did. He was terrific. The Mayor thanked her.

Eileen Absenger said that she wanted to thank Mayor Murray very much. She commented that it has been an enjoyable four years. It has been easy to come to any of the meetings. Ms. Absenger commented that for the audience or anyone who speaks here, if someone makes a comment underneath their breath to make sure that no one hears it because if you call her a liar, call it to her face. She hopes that the Board carries on without Mayor Murray as they have with him. She commented that everybody has been up to snuff and right on target. She said that at the Workshop she will have a question for the Police Chief about the panel discussion at the high school. She commented that unfortunately it was not as well attended as she would have liked to have seen. She felt that there were too many empty seats. She hopes that with the Police Chief, the Recreation Supervisor and a liaison from the Board, we can do something in the Village to bring people out to address this situation. She thanked Mayor Murray again. Mayor Murray thanked her.

#### **9. BOARD MEMBER REBUTTALS:**

None.

10. **ADJOURNMENT:**

Mayor Murray called his family to join him.

At 9:05 PM a MOTION to adjourn this meeting was made by Trustee Funchion, seconded by Trustee Knickerbocker with all in favor (as declared by Mayor Murray with the assistance of his young son who bid everyone “Goodbye!”).