

**Village of Buchanan  
Mayor & Board of Trustees  
Village Board Special Meeting  
January 12, 2017**

**PRESENT:**

Mayor Theresa Knickerbocker

Trustees Richard A. Funchion, Duane M. Jackson, Cesare Pasquale and Nicolas Zachary

Village Attorney Stephanie V. Porteus

Village Board Secretary Susan F. Matthews

Village Administrator Kevin Hay

**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. Mayor Knickerbocker said a prayer to give the Board the wisdom to get through this crisis and bless our Village.

**CLOSING OF INDIAN POINT:**

Mayor Knickerbocker announced that this is more of a Workshop for the Board. She requested no comments from the floor saying that she needs the dynamics of the Board focused on where we need to go. The Mayor announced that we will take comments and questions afterward. She commented that some may have read her comments about the closing of Indian Point on the Village's Facebook page. She said that she found out about the closing of Indian Point, as did other municipal officials, last Friday in the article in the New York Times. She noted that none of the affected municipalities were involved in the negotiations or decisions that were made. The Village of Buchanan is the biggest stakeholder and should have been informed. She does not blame Entergy. There was a leak to the press. The Mayor feels that we should have been part of the negotiations. She feels that the biggest abomination is how the employees found out, which is unacceptable. They should have been informed first and simultaneously the municipalities. She asked the Governor to come here to explain what is going on and what his plan is, if he had one, and to look at what is going on. There have been no comments or anything from the Governor. She commented that he continues to go the premise of eliminating small governments in New York State. There are the unfunded mandates that come to the smaller communities. She commented that our Village has the greatest people and our services are phenomenal. The average homeowner here pays \$1,000 for phenomenal services and being able to live in a great community. We are currently going into our third year of a 10 year agreement that we negotiated with Entergy. Currently we received \$2.6 million. She was able to get an additional

\$250,000 for our infrastructure. Entergy is a huge user of our water system and sewage treatment plant.

The Mayor commented that tonight is the beginning a very long process. There are two ways to go. We can look at the financial end and what services potentially might be taken out because we have to get to \$3 million. It would be a combination of things. Another way which the Board is going to talk about is that the Mayor has been in contact with State Senator Murphy. He has been very supportive. He wanted to know what we needed now and in the future. The Mayor said that is why we as a Board must talk and give her direction. She has some thoughts. We are not only losing the tax base but we are losing good paying jobs. She noted that New York is ranked number 49 in the country as a “business friendly” state. How do we replace the good paying jobs? How do we continue to have affordable electricity? How do we afford to live here? She commented that this does not only affect the Village of Buchanan. It affects other municipalities. There is the school district which gets 30% of its budget. It is a big hit.

The Mayor noted that there are 235 acres that Entergy owns at Indian Point and the question is whether it can be developed. She met with Entergy officials today and asked that question. It is her understanding that about 100 acres are being used. We would need money for consultants and planners. The Mayor commented that this is less than a week after the announcement. Fortunately we have a few years to figure this out. She commented that some people asked about a gas fired plant. The Mayor advised that the gas that goes through the Spectra line is already spoken for. A whole new line would have to come in to fire a gas fired plant there. The biggest gas fired plant would produce 600 megawatts. The current Entergy plant produces 2,000 megawatts. So you would need three gas fired plants to replace Entergy. She is hoping that Governor Cuomo will say that it will be renewable energy. She is hoping that it is not his plan to bring that line down and bring it through Entergy and hook up to our switching yards.

Mayor Knickerbocker has spoken to Assemblywoman Galef, County Executive Astorino, Town Supervisor Puglisi and to a lot of people and asked them to speak to our residents. Tonight she would like the Board to give her some direction as to what to bring to these officials.

The Mayor advised that when she was on the Board in the 1990s, she was very involved with the discussion about Yucca Mountain for the storage of spent fuel rods. For years the Federal government charged the nuclear power facilities a lot of money so they could develop a place for the storage of spent fuel rods. It never came to fruition. A couple of years ago the plants stopped paying as there is currently no place for the rods to go. She commented that once these plants go off-line we will probably end up with another pad for spent fuel rods. She commented that you may have heard where the State says that they will put them somewhere safer. She noted that Entergy does not own the spent fuel rods, nor does the State of New York. The Federal government and the Department of Energy own those rods. The Mayor will be working

with the Federal government. It will be done in a bi-partisan way and very pragmatically. The Mayor commented that there has got to be common sense.

Mayor Knickerbocker does not want anyone to panic. We do not have all the answers. We are going to be asking a lot of questions. She has heard some of the comments saying that this or that is going to happen. She urged everyone not to panic, to remain calm. There might be options. It is way too early to know anything yet. She asked the Board to discuss some things and give her some direction. She announced that after that, we will open it up. The Mayor will keep us updated as we go along,. We will be transparent even though the negotiations and the decision were not. She commented that we all knew that someday this was going to come but not 2 years into our 10 year agreement.

Trustee Funchion feels that the spent fuel rods are the primary problem. He commented that as the Mayor pointed out this Board was not included in anything, so neither we nor anyone else knows. He read in the newspapers that the intention is to bury the fuel rods there which makes the property absolutely useless. He believes that they should take them away because the Federal government has ownership. But if they are going to keep them there then the Federal government should be paying us the taxes because we are still taking the risk. He commented that every day we take a risk with the nuclear plant on top of us. That is why we have low taxes. He commented that they are taking away the taxes and taking away the jobs but leaving the threat. Resolving that is number one to him. The nuclear spent fuel rods have to be taken out of that property in some way, some form. He commented that when Tarrytown lost General Motors, the State supplied a board of people to guide Tarrytown through the whole process. He feels that the State had to come in on that level concerning jobs and taxation and the Federal government has to come in concerning the spent fuel rods. They have to go or else everything else we do is useless.

Trustee Pasquale commented that along the same line there is the impact to the school district. He wondered if the State might throw some funds our way to offset that. We are talking about a \$26 million impact and the 1,000 people who will be out of work. He is hoping that the State had something in mind and that they can aid us somehow and not just pull the rug from underneath us.

Trustee Zachary commented that the State will set up a fund to help transition the school district and communities involved. But there will be conditions. He commented that Governor Cuomo is continually railing on about merging services. They are not going to just throw money at us when they see all these duplications of services. Trustee Zachary commented to be realistic. We are not going to get a lot for nothing. We are going to have to do some things on our own. He thinks that we have to toss around a lot of ideas. Some we have not even thought of yet. We will not come up with all the answers tonight. We have to look at everything. He commented

that the simple solution would be to double everyone's taxes. Obviously we do not want to do that. We want to ease that shock as much as we can. He believes that there will be some tax increase over the next 3-5 years. He also believes that we can find ways to mitigate it and keep them as low as possible. Trustee Zachary commented that the thing that nobody wants to say is what we want to avoid. That is to just dissolve the Village and merge it into the Town of Cortlandt. He would not like to see that. He commented that there is duplication of some services but because we are an incorporated village, we are able to provide a higher level of service for our residents than some of the outlying areas. We have our own Planning and Zoning Boards. He commented that it might be a little bit of a headache to get a permit and go through a hearing but every time you go to a bigger level of government it is much more drawn out and much more difficult. We have our own police which provide us with a level of comfort and faster responses. We want to try to maintain everything that we can. We have to discuss every idea even the ones that are not popular. We have to study the options and the costs involved. He commented are we going to merge our police into the County to save \$100 per year? No, but we need to study and get all the figures so we can make intelligent decisions that work best for our residents.

Trustee Funchion commented that since Trustee Zachary brought up the school taxes, this is not going to create an immediate impact. This is a staged shut down. With any nuclear power plant it will take 14 years to bring down. He cited the shutdown of the plant on Long Island. He commented that Assemblywoman Sandy Galef has been working for a while, before this occurred, on a different way of taxing for purposes of school tax. New York State is one of 7 in the whole country that bases the support of the schools on property taxes. He thinks that if that was redistributed in a different way and did not fall on property tax and if that were to occur sometime before we get down to "ground zero" with this closing, the impact for us will not be as great. He agrees with everything that Trustee Zachary said concerning services in the Village. But the bottom line is that of all of our tax bills the biggest chunk is with our school tax. He commented that if our Village taxes doubled that goes from \$1000 to \$2000. If our school taxes doubled that could go from \$3000 or \$4000 to who knows what. He thinks that we need our State senators and Assemblymen to get going and get this done. The biggest impact with property tax for schools is on Seniors and others living on fixed incomes. They cannot have their homes go out from underneath them. He commented that it is the same with our services. We need water, garbage and sewage. We need the police and fire people. He commented that we need to think outside the box but he is hoping that on a positive note that the State can get something done on that. He commented that if need be maybe we must get out there and protest against what is going on. Maybe we need to go out and demonstrate in front of Governor Cuomo's house. That may bring more light to what is going on to us as a small community. He noted that compared to everything around us in Westchester County we are the tiniest place. He commented that it is time to put aside all of our differences and try to get together. We are all going to have to sacrifice in some shape or form in order to get through this.

Trustee Jackson wants the Board to look at the agreement that we signed with Entergy. He commented that in the news they are talking about an agreement between Governor Cuomo and the company. But we do not know what is in that. What we do know is the agreement that Entergy signed with the Village of Buchanan. He read Section 4.3 of the agreement. It references if the plant is shut down and how the Village is to be notified. He commented that it says that each year of the PILOT program going into effect that \$2.5 or \$2.7 million comes to the Village. We do not know at this point what the agreement is between Governor Cuomo and Entergy and if it violates this agreement. We must find that out and if that has violated the agreement that Entergy signed with us. He read another section of the agreement requiring a minimum of 4 months advanced written notice should the agreement be terminated by either side. He commented that was not adhered to. Trustee Jackson feels that we need to start with understanding what that agreement is with Governor Cuomo, how that is going to go forward and are they in violation of this existing document.

Trustee Zachary does not think that their agreement has any impact on our tax agreement. The tax agreement allows for them to close the plant and then we have a schedule for the annual tax reduction going forward from there. He commented that maybe there is something that gives us a way to extend the dates. Maybe the notification procedure could be studied. But he does not think that their agreement with the Governor affects this agreement. Trustee Jackson commented that he does not know that because we do not know what is in that agreement. Trustee Zachary commented that certain things we do know because it was publicized. The State agreed to grant Entergy the license for those years as long as they agreed to shut down in 2021. They have been denied the water permit and relicensing. The State agreed to clear those hurdles as long as they shut down by 2021. Trustee Jackson read from the section of the PILOT about moving land parcels to the tax rolls and commented on Entergy maintaining the agreement for the next 4 years.

Trustee Funchion commented that when a nuclear power plant is shut down the property is supposed to be brought back to the way it was before the nuclear power plant was there. Trustee Zachary thinks that in recent years the NRC extended the time they have to do that. Mayor Knickerbocker advised that previously Indian Point was “park like”. Entergy has 60 years to bring it back to “park like”.

Mayor Knickerbocker commented that we already do shared services. She noted that when we do more road work next year we are bidding out with the Town. We are not doing curb work. She commented that Governor Cuomo says one thing but for the municipalities to survive, we have already been doing this on our own. We have been working together so that we can save money for the tax payer. The Mayor believes that the budget for the school district is around \$76 million. One third of that comes from Entergy. She understands that we are considered to be a

very rich school district. Peekskill is not so they get 50% in State aid but we do not because we are so “rich”. She is hoping that the amount of State aid to our school district will be increased. In response to a question by the Mayor, the Village Administrator advised that the school tax is about 60% of the total property taxes for our residents.

Mayor Knickerbocker does not know if they could bury the spent fuel rods there because they are so close to the river and it is bedrock. Trustee Zachary commented that they are not going to be buried there permanently. They are in dry cask storage now. It is all regulated by the NRC, The State and Federal government do not control it. Unless there is another place found, they are going to sit here indefinitely like with every other nuclear plant. He commented that he has long looked at nuclear energy as a dead end and that we are just going to box ourselves in because there is no place to put the waste. He commented that as a Trustee, he always looked at it more as a business. He felt that it was silly to have that thing sitting there and not make any money from it. So he supported it because he thought it was the best business decision for the Village. He commented that ideas on how to dispose of it have been proposed for decades. Some, like sending it into space, are crazy. He commented that we have to understand the impact to the environment. He thinks that the spent fuel rods at Indian Point are going to be there for some time and that it is something that we are not going to have any say in. He thinks that River Keeper, a group we have not liked because of their opposition to the plant, may now turn out to be allies because they are petitioning the State about cleaning up the site.

Trustee Funchion commented that one of the reasons we have the PILOT Agreement is because if we tried to tax them, they would have taken us to court and we would have had to expend a lot of money. He commented that there was a community across the river that had to pay back an energy company over \$600 million dollars. But if these casks are going to sit there, somebody should be paying tax on them. He commented that maybe we should look in a legal sense at who we can tax for that. Trustee Zachary commented that as long as the PILOT agreement is in effect we are bound to that unless they violate it or it stops being in effect. Mayor Knickerbocker advised that either party can renegotiate the PILOT agreement at any time. Trustee Funchion wanted to know who owns that when they walk away from there in 2021. Trustee Zachary commented that maybe we can switch to an assessed value instead of a PILOT. The Mayor commented that we could use the money for a feasibility study on how to evaluate how much the nuclear plant is actually worth. She advised that we had to hire engineers and the cost was phenomenal.

Mayor Knickerbocker noted that before Entergy bought the property, Con Edison owned Indian Point II and Indian Point III was owned by the NY Power Authority [NYPA] since the 1970s. So some of that waste there is NYPA waste. It never left that property. She commented that other countries are more resourceful than us with the spent fuel rods. France reuses the energy from those rods. For a while our Department of Defense was using some of that spent waste.

But we just stockpile it and put it in a heap. Trustee Zachary thinks that it was probably dollars and cents. It is probably more expensive to process the spent fuel than it is to use new fuel.

Mayor Knickerbocker commented on the State level, until we find out if the property can be redeveloped there is no point in discussing that further. Trustee Funchion noted that it is not our property. It still belongs to Entergy. The Mayor commented that Entergy is a corporation. Everything with them is about making money. So if that land can be redeveloped and sold off that is good for them. And it would be good for us because it builds up our tax base. The Mayor commented that because there is a decommissioning process, they are still going to have heavy access to that property. She noted that during the decommissioning there will be people working there but not the ones there now. The Mayor commented that our concerns are the tax base, the well paying jobs that will be lost and the affordable electricity. Trustee Funchion wanted to know how many citizens of Buchanan actually work at the plant. He commented to let us take care of our own citizens before anybody else. Trustee Zachary commented that everybody is affected in terms of the cost of living here. Trustee Funchion commented that he is referring to the people who will be losing their jobs. Trustee Zachary does not think that there is anything that the Board can do about that. Trustee Funchion commented that there may be people in the area who might want to hire somebody. He thinks that if we have a list of people that we can give out to potential employers or even help them out if they want to retire. Trustee Zachary commented that he read that on Entergy's side they intended to offer those people transfers to their other facilities in other areas and offer early retirement packages. The Mayor thinks that if that property can be redeveloped with something industrial in there that would help local people.

Trustee Funchion thinks that because we do not have any information that the first thing we have to do is to get in representatives from our State and Federal government.

Craig R. Dickson, Business Agent of the Utilities Workers union [UWA] Local 1-2 commented that they have the whole agreement signed by government, Entergy and River Keeper. He will e-mail it to the Mayor and the Board. Mayor Knickerbocker wanted to confirm that River Keeper was at the table. Mr. Dickson advised that their union and the Village of Buchanan were not. He commented that Entergy is entirely at fault because they are making millions of dollars on this deal. He commented that there is nothing in that agreement that they are going to save jobs. Trustee Zachary noted that was what one of their spokespersons said in the newspaper. Mr. Dickson commented that was just "paper talk". The Mayor commented on people having to sell their homes. People's lives are here. Trustee Zachary commented that Buchanan is not an isolated community. This is not like a Midwestern coal town where the mine shuts down and nobody has any work. He commented that we are in commuting distance to the biggest, most diverse economic area in the country. He does not think that our homes' values are based on that plant alone. He thinks that our homes are going to be fine. He thinks that this is still a desirable suburban place to live. Mr. Dickson commented would anyone would buy a house here not

knowing what their taxes are going to be in 5 years. Trustee Funchion thinks that if they were taking the spent fuel away, even if our taxes were going up he guarantees that our property values will go up. He commented that since the accidents at Three Mile Island, Chernobyl and Fukushima our property values did not go up like all the rest of Westchester County. He believes that it is because of Indian Point. He read in the newspaper that if the plant was gone that the property values would go up. He commented but they are still going to keep that garbage there which means that we are still taking the hit on property values yet our taxes are going up. He feels that they should have to pay the same amount of taxes as Entergy is paying whether Entergy or the Federal government owns that fuel. He commented that we are the ones taking the risk. We do not want our property values destroyed in this area.

Mayor Knickerbocker commented that there are a lot of questions and we have minimal information. She felt that it was important that the Board got together and started talking about this and about replacing the tax base.

Trustee Zachary commented that he had some thoughts and suggestions. The Board had a lot to do now and over the next 4 years. He thinks that a lot of the communication going on with the County and State is a start but now we have to more assertively reach out to the County about our sewage treatment plant. He noted that this had come up before. He commented that it does not affect your life style day to day. He thinks it is a liability for us. He believes that we have to have some combination of revenue enhancement and cost cutting. He commented that there may be some funds to help ease taxes but more important more than any outside help we might get is what we can do here. He thinks we should have the County take over our sewage treatment plant and merge it into their system and the Village not be liable for big expenses as we have in the last 5 or 6 years. Mayor Knickerbocker commented that as we go along the State and County are requiring us to upgrade our system. That is costing us infrastructure money. She commented that if we ever had a spill there would be a major fine. Former Mayor Sean Murray had started negotiations with the County about that plant. It would become a transfer station and the sewage would be passed to the County owned treatment plant in Peekskill for processing. We pay approximately \$600,000 to run the sewage treatment plant [STP]. If the County takes it over the residents would be charged a sewer tax. The Mayor does not know how much that tax would be. Trustee Zachary commented that there have been cases where people have merged services and they do not save a cent. In a workshop at the Conference of Mayors that he attended there was a case study of a village upstate that merged their highway department with their town's. There was not a cost savings, just a shift in taxes. A few people paid a little less but most people paid more. He commented that not all these mergers that everyone is raving about always save money. So we have to do studies of anything like that we might consider.

Trustee Zachary commented that our budget process is coming up and Village law allows for establishing a tax reserve fund where the Village can put up to a certain amount to help with tax

increases. The fund cannot be used for anything except to offset future tax increases. He commented that it would not offset all future tax increases forever, but if we can put money into it over the next 4 years we might be able to cut tax increases by some percentage. He suggested getting together and having a forum with local developers and business professionals to get ideas on how we can help each other to expand development. He thinks that there are areas in the Village that are crying for redevelopment and we need to expand our tax base. Trustee Zachary described himself as a “pipe dream kind of guy”. He would like to see Route 9A from the hardware store to the Circle completely ripped out and redeveloped with sidewalks, store fronts and apartments above like a Tarrytown type Main Street. He commented that if we do not think big and take some risks that we are going to stay in a hole.

Trustee Zachary thinks we should send our residents a survey and get their input on questions like eliminating departments or services, dissolving the Village and merging with the Town of Cortlandt, or how much more in taxes would they be willing to pay to keep everything we have now. He knows that there will be things that some people will not like that others do, so we need to determine the sentiment of the community. Trustee Funchion commented that we have put out surveys before and got back only a small percentage. He wanted to know if we could go door to door. Trustee Zachary commented that when the Comprehensive Plan survey was sent out he wanted to include a stamped return envelope. It would have cost the Village \$600. Mayor Knickerbocker wanted to know if we could do both surveys at the same time. Trustee Pasquale favored going door to door. Trustee Funchion commented that this is something that affects all of us. He agrees with Trustee Zachary that the Board needs to know the sentiment of the residents. Trustee Funchion commented that we are small enough that we should be able to get responses from our whole community. Trustee Zachary commented that we have to watch out for our Seniors and residents on a fixed income. But there are others in the Village whom he thinks will not notice much from their budget if they have to spend another \$1000 per year. So the financial status of the individual will have a lot to do with how people react to this.

Trustee Zachary commented that over the next 1-2 years we need to study potential savings with every department in the Village. If we get pressured to merge any departments, we need to know the numbers. If for example if we went with the County Police we would be paying more to the County. We are not going to merge any services if we are not saving any money. He thinks that we need to look at the police and the cost of merging versus what it costs now. With our garbage hauling, what would it cost to go with a private hauler versus our Highway Department? We need to look at the sewage treatment plant. He commented whether we get boxed into a corner or not is another story. He hopes not.

Trustee Zachary referred to the Mayor’s comments about redevelopment of the land at Indian Point. He believes the non-nuclear portion of the property to be about 80 acres. It is north of the plant between the nuclear plant and Lent’s Cove Park. He would like to see more discussions

with Entergy about this land. He would like see some combination of development and public park land along the Hudson.

Trustee Zachary agrees that we need a tax study and review of every legal aspect of that document. He thinks we need to make a determination whether we would be better off now or 4 years from now if we switched to a tax based on the property assessment rather than the PILOT agreement.

Trustee Zachary commented that he has an idea that he described as “out of the box”. He thinks we need to do some rebranding of the Village and get a new identity similar to what Peekskill did when they started to bring in artists and gave them loft space. He feels that a lot of activity stemmed from that. He noted that our current Village seal has a hammer and chisel splitting an atom on it. He commented that we need to decide on the identity we want to have and to rebrand. He commented that festivals and concerts and things like that are part of what rebrands a locality. Trustee Zachary brought up another idea that he knows some people will think is his craziest. He thinks that Buchanan could become the “Cherry Blossom Capital of New York State”. He suggested that the Village sell the property we own on the corner of Bleakley Avenue and Route 9A. It was valued at one time at \$230,000. He commented that for \$100,000 we could buy 1,000 of the blooming cherry trees like they have in Washington, D.C. and we could have a Cherry Blossom Festival every year.

Trustee Jackson was in favor of closely looking at the agreement Entergy signed with us already. At the next Workshop, we should ask the Village Attorney what kind of legal action we may or may not be able to take. He commented that there is language in the existing agreement and we should determine if that has been followed or not. He feels that they certainly failed in the notification and not having the local municipalities at the table for the discussions. He does not know if they were legally bound to do that but feels that as a courtesy they certainly did not

Mayor Knickerbocker understands about wanting to reserve funds over the next couple of years. We will soon be starting the process for the next budget. She noted that the Village Administrator advised her today that our medical expenses for Village employees have increased by \$70,000. She referred to Trustee Zachary’s having mentioned an increase of 5%. She noted that is between \$250,000-\$300,000 per year. 1% would be about \$50,000-\$60,000. Trustee Zachary commented that in general he wants to build up that fund balance. He equated it to planning for your retirement. He commented that we will have to look at the numbers to see what we are able to do. The Mayor noted that we are getting more rate-ables in this year. But we are still early in the budgeting process.

The Mayor advised that in the PILOT agreement, either party can come back to renegotiate. The pods can be looked at. There are no answers tonight, just questions. The Mayor commented that

she needed the Board to put their heads together and get us moving, and so as she talks with the representatives of the State, Federal and local governments she will have a sense of the Board's thoughts.

Trustee Funchion wanted to let everyone who is a Village employee know that the Board has decided nothing and as the Mayor said, they should not panic. We have a lot of time. He commented that it is not like what happens with a lot of industries around the country where they abruptly announce to their people that they are closed, goodbye. Then if it is a community that is dependent on that company, everybody is left in a hole. He wants our Village employees to know that this Board would like everything to remain the same. That is what the Board will strive for. He wants Village employees to know that they are being looked out for.

The Mayor thinks it would be appropriate for the Board to set up meetings once per month separate from regular Workshops, so as there updates they can be discussed. Those meetings will be announced in the Newsletter. She advised that at the next one we will have the Village Attorney look into the agreement and give us her comments.

Craig R. Dickson advised that he worked for Con Edison for 44 years and now represents almost 400 workers at Indian Point as the Business Agent for the Utilities Workers of America union at the plant. He noted that before he did that he worked in protective systems for Con Edison, on the engineering side with all the planning for the future power of the Hudson Valley. He commented that the "magic" line coming down the Hudson from Canada is going to be a logistical nightmare because you still have buried PCBs coming down the river from upstate. He commented that they make it sound like Niagara hydroelectric. He commented that it will be fed by 6 nuclear plants when and if it is done. Trustee Zachary commented that we are paying higher electric rates to subsidize it. Mr. Dickson noted that Indian Point provides 25% of the power for this region and New York City. One of the other big replacement plans is Cricket Valley transmission in Dover, NY. That is on the Iroquois pipe line. That will be a 1,000 megawatt gas fired plant. He noted but they have not put a shovel in the ground yet. So what happens now is that a power line comes in from Connecticut to the Pleasant Valley substation. But that requires the construction of an entire new feeder and they have not put a shovel in the ground yet. He noted that they are talking about shutting down Indian Point II in 2020 and Indian Point III in 2021. He commented that is not guaranteed. If there are more incidents that Governor Cuomo wants to highlight it could be sooner. Trustee Zachary wanted to know if these other plants do not come on-line could it be later? Mr. Dickson advised no. He commented that the Governor wants it shut down. He commented that Governor Cuomo did not call the shots but he likes to take credit for things for his political ambitions. He commented that the bottom line is that Entergy could get rid of all the lawsuits, all the regulations, and get a guarantee on a 6 year licensing, which they will get with the two year buffer just in case because the State wanted that. They projected that going forward in 10 years they were going to be cash negative starting

a year or two out. He commented that they left out important details like the way the Public Service Commission is going to address rate hikes. He commented that they are going to make a lot of money in the next 4 years. He commented that they brought in a whole team to shut down nuclear in the North because in the South it is all “right to work”. He commented that there is nothing in writing offering people jobs, just lip service. But they are going to have a job retention bonus to keep them here because they need them for the next 4 years. He commented that those with mortgages and young families are going to be held to the last minute and not even begin looking. He commented that he has talked to a lot of the people who will be affected. They are very scared, angry and confused. He talked to all the locals over there. It is like family. He commented that there was no planning for the employees. A lot was said verbally. He commented that they have a turnover of about 400 per year if you want to work down in Louisiana. He commented on the family units which are so important and are you going to pick up and leave your entire family? He commented that most of the people are not going to do that. It is not an option for a lot of them. He commented that 40, 50, 60 dollars per hour jobs are not plentiful regardless of the state of the economy in New York. He noted that those types of jobs have specific skills. A lot of them are [former] military people. A lot came from the Navy with the nuclear operations on submarines. They were given credit for years of service. Mr. Dickson commented if they go down south their seniority is gone. NYPA and New York State gave it to them because they came in through those programs so a lot of the people at Indian Point got them. He noted that when the nuclear plant in Vermont shut down all those workers came down here and were absorbed by Entergy. Now they are out of a job again. He commented that it was all about the bottom line.

Mr. Dickson commented that the new guys who came in, noting that the Mayor probably sat with them, sat down with all the unions on Monday. They tried to apologize for how the story broke [in the news]. Mr. Dickson commented that he thinks it was actually leaked by Albany because Governor Cuomo wanted to take credit for it. Mr. Dickson commented that he is disgusted with what has been done to our community and all the residents from New York City up into Dutchess County. He has spoken with State Senator Terrence Murphy, noting that the Senator’s father was a Business Agent in their union, and County Executive Astorino. Mayor Knickerbocker commented that we all need to work together.

Mayor Knickerbocker commented that along I-84 just outside of Goshen they are building something that had turbines and things. She wanted to know if that was a gas fired plant. Mr. Dickson did not know. He offered to find out. *[A man who accompanied Mr. Dickson]* advised that it is the Wawayanda power plant. It is 250 megawatts gas burning with steam reclamation. He thinks that is part of their plan. The Mayor wanted to know what the possibilities would be for a gas fired plant at Indian Point. Mr. Dickson advised that it would be a long way off because of security. He commented that also for years spent fuel storage was all in pools. The pools got filled up so the engineers had to come up with another option because you could not

move it. He commented that the problem with Yucca Mountain and the like is that state by state legislation will not let you move nuclear waste across the road. You have to fight every state to do that. He commented that it is a political football. He commented that with the coal mines in Pennsylvania, once they are done they blow them and put it all back in the ground. He commented that what they have to do in the next 4 years is take all the fuel out of the spent fuel pools and put it into dry cask. Then you will have 50 years of encapsulated spent fuel sitting there with no plan because the government has never gone forward with anything. He commented that Governor Cuomo is not going to do anything. It is national and it is state by state on how to transport this. No one wants to address it. Trustee Funchion wanted to know who owns the spent fuel. Mr. Dickson advised that there is licensing through the government. He noted that when spent fuel is spent only 5% of the uranium is used. That is why every other country in the world using nuclear power recycles it. Trustee Zachary noted all the European countries that use nuclear power. Mr. Dickson commented that they did not go big and put four plants together and store the spent fuel like was done at Fukushima. He commented that the spent fuel is going to sit here for a long time while they go through the decommissioning process. He advised to go out to the Shoreham plant on Long Island and see what had been done. Nothing.

Mr. Dickson thanked the Mayor and the Board for allowing him to speak. Last night he spoke to the Westchester County Labor Council. He commented that there is a lot of more to the story than what was in the news. Somebody from Indian Point told him about this meeting. Mayor Knickerbocker thanked him.

Megan Starjia, Henry Street, thanked the Board. She commented that our community is amazing and she is grateful to live here. She thinks that everyone agrees that we want to do whatever we can to maintain our services. She loves the Saint Patrick's Day Parade and Buchanan Day. She thinks that it is important to partner with the school district to see what kind of volunteers we can get to form a task force. She has seen tremendous impact from social media. We should target Entergy, Governor Cuomo, anything we can do to call our community to action. She described the experience of her husband in Queens when the community banded together to successfully oppose a homeless shelter. She thinks that we should join with the school district to form a task force and if needed get professionals to help us get the best deal for our community and to get that site cleaned up.

Greg Lebowitz, Westchester Avenue, commented that we have houses on the market waiting to be sold and who is going to want to buy or sell the houses if they do not know the tax situation. He commented that he has been here for a year now and has never seen businesses go up on the Circle. Nothing goes on here. He feels that we have to build it up. He thinks that we can do like Tarrytown which has condos overlooking the water. Mayor Knickerbocker commented that there was a discussion about creating a golf course on that property. Somebody said a casino.

Mr. Lebowitz commented that there are all those woods behind Westchester Avenue that go really far back. The Mayor advised that the Village's property behind the ball field does not go too far back. A lot of that property is owned by Con Edison because of the transmission lines. Trustee Zachary advised that the GIS link on the Village web site will show where all the Village's, Con Edison's and Entergy's property is. He commented that we are currently doing a Master Plan review and we recognize that we need to find ways to deal with developers and business professionals and find ways to expand business. He commented that you need to look at the whole plan because just putting one business is not going to ensure that you draw traffic. Mr. Lebowitz commented that Buchanan is not a place that people want to move to. He commented that we have to build it up and make it a happy place.

Don Dwyer, Montrose, said that he is a realtor. He found out about this meeting through Facebook 45 minutes before coming here. His advice is to not feel that we are alone. He commented that they are in it just like the Village is in it. His neighbor works at Indian Point. He has a family. Mr. Dwyer feels deeply for him. He commented that he has been here for 15 years but feels like a "newbie" because all his neighbors have been there since the 1950s, 1940s and some the 1930s. He loves this community. He does not want to move. He does not want to sell his house and does not want his neighbors to move. And he is a realtor. He commented that the reality is that we are facing a pretty unpleasant situation tax-wise but that is if the proper steps are not taken. He commended the Mayor for starting this meeting with a prayer which he feels was a very appropriate thing to do. He commented that we have a variety of really great things that we should be focusing on that would draw people to this area. He understands Mr. Lebowitz's comments about people not wanting to buy here. But he said to think about it. We have a train that goes to Manhattan and a station with parking. It is one of the only ones in Westchester that does. That is a huge draw. We have excellent schools. He commented that what the impact will be on our schools is a giant question mark. He noted that he manages an office in Yorktown with 40 realtors. Every one of them is wondering what is going to happen. He commented do they take someone and show them a house with a giant question mark about the taxes a few years down the road. He commented that we do not want to all list our houses because that will cause real estate values to immediately plummet. He commented that what we want is the normal scenario of people moving because they have to, because someone passes away, marriage or divorce, the normal reasons. You do not want people to panic and see "For Sale" signs appear along every street. He commented that someone had asked how many employees at Indian Point live here in Buchanan. He thinks that is a very valid point because the State has programs when a community is disparately affected by a plant or job closure. When a high percentage of those people live in the community there are extra resources. He would recommend pursuing that. Mr. Dwyer commented that they talked about offering jobs in other states. He commented that is not practical because who wants to uproot and move to another state. He commented that we live here because we love living here. Mr. Dwyer commented that we do have qualities and strengths to draw in industry. He commented that throwing up a bunch

of condos is not going to meet the tax need. Mayor Knickerbocker commented that it increases the need for services. Mr. Dwyer agreed. He agrees that drawing in the right business or businesses, and rebranding the Village to be a draw for tourism which a lot of river front towns like Peekskill are doing successfully, could make a huge impact. He agrees with the comments about the spent fuel rods and the comments on would you want to buy a house in a community that still has the threat and none of the tax benefit.

Mr. Dwyer has offered his services to Town Supervisor Puglisi as a representative of the real estate community. He advised that the school district is holding a meeting next week. He referred to the earlier comments about going door to door to survey residents. He commented that the PTA is phenomenal in getting volunteers for things like that. He offered his help to the Village Board.

Trustee Funchion asked anyone who would be willing to get involved to please leave their name and contact information with the Board. Anyone who wishes to help will be welcomed. Trustee Zachary commented again that he would like to get business professionals and developers together to discuss developing properties. He asked if Mr. Dwyer would be interested in participating. Mr. Dwyer said that he would.

Mayor Knickerbocker told a story about getting an e-mail when she was trying to get focused on all this. It was from a resident of Montrose. She did not know what to expect when she read it. It was very heart warming. His thought was, to help Buchanan survive what if we annexed Montrose and Verplanck and at that point consolidate fire departments where you could save money. He talked about some services that he thought could be better. The Mayor commented that she read it and thought here is someone who still wants to be a part of our community and wants it to survive even after everything. She wrote back to him and thanked him for his thoughts. She told him that first of all the Town Board would have to approve letting them secede. Her main thought was that unofficially we are the "Tri-Villages", Montrose, Buchanan and Verplanck. The Village of Buchanan just happens to be independent with our own governments and services. The Mayor thought that from our neighbors looking at it that was pretty nice. Trustee Zachary commented that the key thing he said was that our services are better than what he is getting.

The Mayor thanked everybody for coming. She commented that this is the first of many steps. We are going to be working with the school district. We all have the same problems.

Brian Neurauter, Fourth Street, wanted to know if Entergy will be helping out the Village with a reduced tax rate. Mayor Knickerbocker advised that they pay almost 50% of our budget. Mr. Neurauter wanted to know if Seniors are assessed 100% like everybody else. Trustee Zachary commented that they have the STAR Program. Mr. Neurauter commented that he was concerned

with them getting immediately slammed by a tax increase. The Mayor commented that we are concerned with everybody but some people will be affected more.

Lance Whitson, Bannon Avenue, commented that if we are looking at increasing taxes one thing the Board should look at is evaluating and reassessing everybody's taxes. He does not think that it is fair that people who have repaired or made their houses nicer are going to get the brunt of the increase because their taxes have been reassessed because of the work they had done. He thinks that there are some houses that are still worth a good amount of money but have not had any work done to them and are still assessed at a very low level. Trustee Zachary commented that sometimes that disproportionately hurts Seniors who are in older homes and have not worked on them for years. Mr. Whitson commented that it also hurts the people who have made the neighborhood nicer and their houses better. He feels that it has to be a hit for everybody and not just those who have made improvements to their homes. He commented that he already pays much more in taxes than the numbers mentioned here. So his increase would be significant, not just \$1,000. Trustee Zachary noted that the average assessment in the Village is about \$4400 and the average taxes are about \$1100. Mr. Whitson commented that his assessment is around \$8,000. He noted that his house was built in 1950. He made it nice and made it nice for the neighborhood. He commented that unfortunately he did it at the height of the real estate market so it was assessed at a very high level and has remained pretty high. Trustee Funchion commented that Assemblywoman Sandy Galef had talked about people being penalized because we exclusively tax property for school purposes. Trustee Funchion feels that it penalizes someone like Mr. Whitson or someone who wants to build their own house on their own property. Mr. Whitson commented that next to his house is an abandoned house where the owner went into a nursing home 8 years ago and it has been sitting there. The Village cuts the grass. The Mayor noted that we do not do it for free. Mr. Whitson commented that no one is paying the taxes on it. It was going into foreclosure and then went into bankruptcy. The Mayor advised that there is a lien against it. Mr. Whitson commented that he is paying a pretty big tax bill and has an abandoned house next to him for the last 8 years and there are others in the Village with houses that are nice that have not been reassessed in years. He does not want them to pay more than what their house is valued but he does want them to pay what it is valued at. He commented that if taxes are going to be increased it will hurt everyone but people who put the work into their houses to make them nice should not be hurt more than everyone else. Mayor Knickerbocker commented people who are moving in are fixing up their houses and putting money into them.

Trustee Zachary commented on school taxes noting that a lot of states do not use property taxes as the basis. They use sales and income taxes. He commented that it has got to come out of somewhere. He does not know if that is a more equitable way. If it does not come from property taxes then it will come from sales or income taxes.

Mayor Knickerbocker thanked everyone for their input, for taking their time to come. We will be having monthly meetings and joining with the Town of Cortlandt to work together. It is a big problem for all of us.

At 8:11 PM a MOTION to adjourn this meeting was made by Trustee Jackson, seconded by Trustee Pasquale with all in favor.