

BOARD OF TRUSTEES

September 26, 2011

PRESENT: Mayor O'Connor
Trustee Sellier
Trustee Schwarzfeld
Trustee Vandenberg
Trustee Annunziata
Manager Pierpont

PLEDGE OF ALLEGIANCE AND FIRE SAFETY ANNOUNCEMENT

Mayor O'Connor led those assembled in the Pledge of Allegiance and notified those in attendance where the fire exits were located.

MINUTES

The Mayor asked the Board if there were any comments, questions or corrections on the minutes from the September 12, 2011 meeting. There were none.

After discussion and upon motion duly made and seconded, it was unanimously

RESOLVED, That the minutes from September 12, 2011 be and hereby are approved.

REPORTS

Police Commissioner Schwarzfeld discussed the report with Chief Mosiello. A car accident which injured a Sergeant and damaged a police car was discussed. On pages thirteen and fourteen of the report a resident called to report a person acting suspiciously was on Wolfs Lane. The police responded and apprehended the person who had an outstanding warrant in Yonkers. He gave a false identity and possessed drugs. The Commissioner commented on overnight parking summonses. The Chief said that the number fluctuates, but is usually around one hundred twenty five. This has been the lowest amount in the last three or four months. Commissioner Schwarzfeld asked if not having an inspection sticker was done on a random basis and was told no. That particular offense usually accompanies another type of summons. The Commissioner asked what percentage of work for the month involved the shopping centers and was told less than one third for both shopping centers. The Chief said that these were mostly trivial matters. The Commissioner also asked how many calls were handled by the off duty officer and was told not many. The Chief commented on the good arrest and the sixteen hundred dollar Step Grant from Westchester County which is used to combat speeding and aggressive driving.

Trustee Annunziata asked if the Village's off duty officer was in uniform and was told yes.

Trustee Vandenberg asked about how much time is spent there and gave the example of one third of the calls taking one third of the time. The Chief said the time depended on the type of call. He said that an aided case was time consuming.

Trustee Annunziata asked if there was more or less activity than when Caldor's was at the site. The Chief said that there was much less activity there now.

Mayor O'Connor said that a report could be set up to separately track incidents at the shopping centers but that was not necessary at this point..

Mayor O'Connor asked the Chief to convey best wishes for a speedy recovery to the Sergeant.

Trustee Vandenberg reviewed the Treasurer's report with the Treasurer. A quarter of the Fiscal Year has now been completed. It looks like the Village is not going to meet the interest earnings forecast even though that amount was lowered significantly.

On the first page of the report Other Revenues for the month of August is substantially higher than other months. On page twenty one of the report Property Tax Penalties, Cable, State Aid and the Mortgage Tax are recorded. The Treasurer also reported that one hundred percent of property tax has been collected.

The Village received a sale tax payment from Westchester County of one hundred seventy nine thousand three hundred ninety five dollars.

The Department of Public Works report was pretty concise and straightforward. Two induction lamps are currently on Pelham Parkway. They are more efficient than what we have there, but wiring changes and other costs are involved.

Trustee Annunziata asked if the changes are done as needed and was told that this is an incremental process.

Trustee Annunziata spoke about green space, parks and the clean up after the hurricane.

Manager Pierpont said that the street division employees used the equipment with the claw to help with the clean up.

Mayor O'Connor said the Village did such a good job with the clean up that people got the wrong impression. Loose leaves are not supposed to be put out in the street until October 15th. All leaves should be in paper bags until that date.

The leaves go to Spring Road where they're processed by a private company.

After discussion and upon motion duly made and seconded, it was unanimously

RESOLVED, that the reports be and hereby are approved.

RESOLUTION FOR THE VILLAGE BOARD TO ADOPT ADJUSTED BASE PROPORTIONS FOR FISCAL YEAR 2012-2013

The Manager spoke about 2011 adjusted base proportions sent by the Assessor. There is a small window of opportunity to adopt the adjusted base proportions using the 2010 Final Assessment Roll and rates before the State issues the 2011 final rates.

The 2010 base proportion should be adopted because the Homestead, or residential, portion is slightly less than the Non-Homestead or commercial portion of the Final Assessment Roll. In the new Fiscal Year it looks like it might be going slightly in the other direction. Manager Pierpont said that he will keep an eye on that and will discuss the subject with the Assessor when the real numbers come in.

The 2010 and 2011 Base Proportions are listed below.

2010 Final Assessment Roll	2011 Final Assessment Roll
Homestead	Homestead
80.145799	80.558076
Non-Homestead	Non-Homestead
19.854201	19.441924

After discussion and upon motion duly made and seconded, it was unanimously

RESOLVED, That the Adjusted Base Proportions using the 2010 Final Assessment Roll be and hereby are adopted.

SITE PLAN AMENDMENT FOR PELHAM MANOR SHOPPING PLAZA – BJ’S

Peter Amara, an architect for BJ’s and German Rodriguez, project manager for Acadia Realty, were present to answer questions from the Board.

Manager Pierpont noted that there have been several iterations of what to do with this wall. It was originally supposed to be the Garden Center for Home Depot, but BJ’s took the space instead of Home Depot. This proposal has been reviewed by the Village’s planner. There is a similar design – faux windows – at the storage center above 5 Below.

Peter Amara showed samples of the colors, light gray, green and tan.

It was noted that the windows at the Storage Post are more of a gray shade. The Village planner recommended green.

Trustee Vandenberg thought that gray would be the more appropriate color since it would complement the other “windows”.

The Mayor said that he was feeling a little out of his element discussing colors. He asked the Village Manager if he had any recommendations.

The Manager said that in terms of color he had no recommendation whatsoever. He said that the Board could go down to the shopping center, look at the area, and bring this item back for discussion in two weeks.

Trustee Sellier said that he would defer to the Village planner in this case. He said that the Village has done well in deferring to Ashley Ley’s judgment. If she thinks that green is a better color than gray, then he said that he would defer to her judgment.

Trustee Annunziata said that he agreed with that.

It was decided that the Village Manager will contact Ashley Ley to discuss this matter.

After discussion and upon motion duly made and seconded, it was unanimously

RESOLVED, That site plan for Pelham Manor Shopping Plaza (BJ’s) be and hereby is amended subject to the Village consultant’s choice of color in concert with the architect for BJ’s.

SIGNAGE FOR PELHAM MANOR SHOPPING PLAZA – COUNTRY KITCHEN

Country Kitchen is changing the word in its sign from restaurant to diner. A memo from the applicant, Jacques Graham, was received on Sunday. He said that he would meet the requirements set by the Village’s planner Ashley Ley. The sign would be halo lit and pin mounted.

Mayor O’Connor noted the change from restaurant to Country Kitchen Diner and the change in color from green lettering to yellow.

Trustee Sellier asked if there were any menu changes and the Mayor said that was not part of the site plan, and he didn’t know if there were any menu changes.

The Village Manager noted that the word diner should replace the logo otherwise there would be too many signs for the location.

After discussion and upon motion duly made and seconded, it was unanimously

RESOLVED, That the signage for Pelham Manor Shopping Plaza - Country Kitchen - be and hereby is conditionally approved if the specifications outlined in the e-mail from applicant Jacques Graham be adhered to and that one wall sign is a replacement for the logo, not in addition to the logo.

RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF
VOUCHERS NUMBERS 16990-17047

After discussion and upon motion duly made and seconded, it was unanimously

RESOLVED, That the Mayor be and hereby is authorized to sign Abstract of Vouchers numbers 16990-17047.

PUBLIC COMMENT

Jim Apicella, 587 Manor Lane, spoke about police substations in the shopping centers, the base proportions, and Country Kitchen.

Anthony Marrella, 103 Iden Avenue, distributed a Wall Street Journal editorial on Fair and Affordable Housing.

EXECUTIVE SESSION

There was no action taken in executive session.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

Clerk