

BOARD OF TRUSTEES

September 9, 2013

PRESENT: Mayor Sellier
Trustee Schwarzfeld
Trustee Vandenberg
Trustee Annunziata
Trustee Winston
Attorney McLaughlin
Manager Pierpont

PLEDGE OF ALLEGIANCE AND FIRE SAFETY ANNOUNCEMENT

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

MINUTES

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

RESOLVED, That the minutes from August 19, 2013 be and hereby are accepted.

REPORTS

Fire Commissioner Neal Schwarzfeld discussed the monthly report with Chief Ruggiero. The Commissioner said that it was a calm month. The Chief said that the majority of calls were accidents and the department has been keeping up with training and inspections. He said that there will be a big drill next month at Randalls Island in New York City.

Trustee Vandenberg asked about a carbon monoxide incident on August Twenty Eighth and was told that one of the children had a headache but refused medical attention. The Chief said that the house on Manor Ridge Road had a carbon monoxide detector.

Mayor Sellier congratulated the Chief on his department's good attendance.

The Mayor and Board thanked the Chief for his report.

The Village Clerk said that there were thirty five dog licenses and fifty nine building permits for the month.

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

RESOLVED, That the reports be and hereby are approved.

LETTER FROM BRIAN DENNIS, PRESIDENT OF EASTCHESTER CHRYSLER JEEP DODGE RE: STORAGE SPACE

The Board previously approved Local Law 2 of 2013 which allowed that, by special permit, school buses be stored on the former Imperia property for a period of one year. That company paid the permit fee of twenty five thousand dollars, but did not pay the fine that had previously been levied against the property. Since the last Board meeting that fine has been paid, which allowed another applicant to come before the Board tonight. Mr. Dennis would like to store cars on the property. The Board offered the same special permit fee for twenty five thousand dollars. The permit would also be for one year.

Trustee Annunziata asked if the company was obligated to make any improvements such as paving a portion of the property. The Village Manager said that the spaces were already paved, but the agreement did not require any improvements.

SET PUBLIC HEARING FOR LOCAL LAW 3 OF 2013 - A LAW REGARDING THE USES PERMITTED IN THE MIXED USE RETAIL DISTRICT, AMENDING ARTICLE XV OF CHAPTER 210 OF THE VILLAGE CODE

In addition to the proposed Local Law, the Village Board will need to consider a draft Generic Environmental Impact Statement (GEIS), a Short Environmental Assessment Form (EAF) and a Resolution that adopts a positive declaration with respect to the proposed action, for things such as traffic, which will require an Environmental Impact Statement. Time will be needed to prepare the Environmental Impact Statement. The Public Hearing will be set at a future date.

The Board should consider passing the Resolution, a positive declaration and acceptance of a draft scoping document.

It was noted that on page four in the Scoping Document a seven story mixed use building was listed. That should reflect a six story building. In addition, a reference to a building that does not exist in Pelham Manor was mentioned.

Robert Spolzino, attorney for the Village of Pelham Manor, said that September Twenty Third was designated so that the scope could be finalized at the next Board meeting.

The Board should consider adopting the draft scoping document. Written comments should be submitted before the next meeting. The Board could also consider oral comments that night.

Manager Pierpont said that the Pelham Weekly might be able to post this information on its website.

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

RESOLVED, That the Draft Scoping Document and Positive Declaration be and hereby are adopted and be it further

RESOLVED, That oral comments, in addition to written comments, on the draft scope be and hereby are acceptable.

PUBLIC COMMENT

Gianni Magnani, 435 Carol Place, commented that it was nice to see the traditional poles at the Four Corners.

Maggie Klein, editor of The Pelham Weekly, asked if developers had expressed interest in the properties.

Manager Pierpont said that no developer had expressed interest yet and the Village had no proposals.

Maggie Klein said that there is nothing like that in the Village and the Manager said that was correct.

Robert Fesjian, 660 Colonial Avenue, said that the proposal looks like a high rise with significant population.

Mayor Sellier said one of the proposals was for a six story building which is comparable to a building that is already there. He said that the Board does not have a specific proposal.

Trustee Schwarzfeld said that the Board may never have a specific proposal.

The Mayor said that the Board was aware of the issues Pelham had with a larger building proposed in its downtown. We are aware of the impact on schools. If something is proposed, it will have to have a positive impact on our property tax.

Manager Pierpont said that all issues would be addressed.

Robert Fesjian asked about the logical progression for the local law.

Robert Spolzino, Village attorney, said that the environmental work will take some time. It will probably take until mid November or December.

Mayor Sellier said that the Board will discuss the local law as many times as it takes so that everyone can have their say.

Robert Fesjian asked if the planner had determined the maximum population for the building and was told the environmental statement will look at this. A six story building is significant and the Village doesn't want to pre judge the review.

Trustee Schwarzfeld said that it would be a guess and even after the consultant reviews the information it would be an educated guess.

Mayor Sellier said that the zoning needs to be examined. The Board is aware of the issues. He said that the Gristedes area is outdated. The idea is to make things better and we will have a full discussion.

Robert Fesjian said that he hoped there would be a long evaluation period.

Maggie Klein, editor of The Pelham Weekly, asked about the affordable housing component in the proposed local law and asked if it was required or if it was an answer to Westchester County's settlement with HUD (Housing and Urban Development).

Mayor Sellier said that the Village is not party to Westchester County's suit. He said that some set aside might be a wise thing to do.

Trustee Vandenberg also said that it might be wise to consider setting aside some affordable housing . He said that the Board is aware of the politics and mood in the press and Westchester County's agreement. He said that the Board is cognizant that the Village has been mentioned and is in the process of discussing a local law for mixed use. He thought that a set aside might be appropriate.

ADJOURNMENT

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

RESOLVED, That there being no further business to come before the Board, the meeting was adjourned.

Clerk

