

BOARD OF TRUSTEES
September 23, 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.

MINTUES

After discussion and upon motion duly made and seconded the minutes from the September 9, 2013 regular meeting were adopted.

REPORTS

Police Commissioner Vandenberg discussed the monthly Police report with Chief Mosiello. The Police Commissioner asked about the attempted burglary in August and was told that the suspect is on Rikers Island waiting to see whether his DNA matches the incident.

Trustee Schwarzfeld asked how long it takes to get results from the DNA testing and was told between six and eight weeks.

Commissioner Vandenberg said that the trespass on Witherbee Avenue looked like a burglary that was stopped when an alarm went off. He also commented on a scam on page ten of the monthly report. He said that a resident got a phone call saying that his granddaughter was in trouble and needed twenty six thousand dollars in bail money. He wired the money. The Chief said that this is a common type of scam.

Chief Mosiello said that the STEP grant has been completed and said that it went well.

Trustee Annunziata commented on page six of the report about a vehicle larceny at the car wash.

The Board thanked the Chief for his report.

The Treasurer said that the Village receives two mortgage payments per year. He budgeted one hundred eighty five thousand dollars and the Village received seventy two thousand six hundred dollars for its first payment. The Village will know in December if it meets its revenue projection when it receives its second payment.

There was no DPW report for this meeting

RESOLUTION TO ADOPT ADJUSTED BASE PROPORTIONS FOR 2013

The Mayor spoke about the 2013 adjusted base proportions which were sent to the Village by the Assessor. The Village must choose to adopt the adjusted base proportions using either the 2012 or 2013 Final Assessment Roll. Using the 2013 Final Assessment Roll is a little more favorable to the residential or Homestead Class. Mayor Sellier said that he was a little disappointed that there wasn't more difference between the two rolls.

The Two Thousand Twelve and Two Thousand Thirteen Base Proportions are listed below.

Using 2012 Final Assessment Roll		Using 2013 Final Assessment Roll
Homestead	79.822013	79.650490
Non-Homestead	20.177987	20.349510

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

RESOLVED, That the adjusted base proportions using the Two Thousand Thirteen Final Assessment Roll and Rates be and hereby are adopted.

PARK USE REQUEST

The Board received a request from Angelo Rubbo, 500 Esplanade, to allow the Iona College Rowing team to use the shoreline in Shore Park to place starting markers for regattas on November 2, 2013, March 30, 2014 and April 12, 2014.

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

RESOLVED, That the Iona College Rowing team, as guests of Mr. Rubbo, be and hereby is permitted to use the shoreline in Shore Park on the three dates requested.

RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS NUMBERS 19488-19538

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 19488-19538.

PUBLIC COMMENT ON DRAFT SCOPING DOCUMENT (GENERIC ENVIRONMENTAL IMPACT STATEMENT)

Mayor Sellier addressed the large audience. He said that there has been a lot of misinformation. He attempted to put the situation in context. He said that about a year ago, the Village was very concerned about the "Gristedes Shopping Center" on Boston Post Road. Its largest tenant, Gristedes, had vacated the property and the landlord, Urstadt Biddle Properties, was moving in a direction that that the Board was not comfortable with. Urstadt Biddle said that they might have some interest in retail with some residential rental apartments.

The Village enacted a moratorium on building permits for six months and extended the moratorium for an additional six months. One year is the longest period you can have in

place and that time is coming to an end. The purpose of the moratorium is to explore possible uses of that area that will be more beneficial for the Village.

The Mayor said that the Draft Zoning Law was being considered. He said that no change to the zoning law was made or will be made without thorough vetting by the public. He stressed that the goal is to do what is in the best interest of the Village. He reminded those in attendance that the land was private property that is not owned by the Village.

Mayor Sellier said that the Board will accept comment on the Draft Environmental Impact Statement. He said that once the Board approves the scope, the Village's consultants will produce a report that will be freely available. It will be reviewed to see if any changes need to be made. The Mayor said that Section 8 Housing is not in the plans. He said that there is a proposal for ten percent of the units to "affirmatively further fair housing." It would be for people with families with annual incomes below eighty five thousand dollars. The Mayor briefly recounted the Westchester County settlement on housing. The County has to provide seven hundred fifty units of affordable housing. The Village has also been listed with several other communities as having exclusionary or discriminatory zoning. The Village Board does not believe that our zoning laws are discriminatory and will defend them if necessary. If we can come to an accommodation acceptable to the monitor, that would be a wise thing to do. The Mayor stated that there is no particular project on the table. If Westchester County's model zoning ordinance is adopted, and one hundred housing units were proposed, ten of those units would be affordable.

The Mayor said that the comments tonight should be directed to the Environmental Impact Statement. He said that he hoped the audience had had a chance to look at the Scope. He said that it was very broad and included such topics as community facilities, affects on schools, police and fire services, and traffic and transportation. He said that the consultants have done an excellent job. He said that it is estimated that it will take two to three months for the Environmental Impact Statement to be completed. It will be distributed, reviewed and there will be further discussion by the Board. Then there will be comment from the public. This should produce a long term benefit to the Village. Everyone on the Board lives here and shares concerns for any potential development.

The Mayor and Board asked for public comment. People were asked to identify themselves.

Mr. Scott Murdock spoke about board minutes and agendas, the village website, and asked about the planning consultant for the Village.

Mayor Sellier said that the planning consultant was Nanette Bourne from AKRF. He said that she has worked on various zoning and land issues for many years. He noted that she did exceptional work on the Fairways site.

Mr. Murdock also wanted information on the housing monitor's report on Pelham Manor.

The Mayor reminded him that this meeting was about comments on the scope.

Robert Min, 29 Witherbee Avenue, thanked the Board for the explanation. He expressed concern that adding a residential component needs to be carefully examined. The number of students at all levels needs to be modeled out. He said that additional children may not be a benefit and the schools may take a big hit.

The Mayor agreed that the potential impact on the schools was the most significant area of concern and study. He said that if there is an adverse impact, it doesn't make sense.

Trustee Schwarzfeld said that the Village is not in the business of finding developers.

Trustee Vandenberg said that the existing zoning is not working otherwise we would have something nice there. The Village is exploring how to change the zoning to make something better taking into account your concerns about schools. It is to encourage a different type of development.

Gerda Bartnik, 3 Shore View Circle, said that she has been a resident for more than forty five years. She expressed concern with the residential aspect of the zoning. She thought that the upper level should have office space. She said that the Village should leave the commercial space and make that better.

The Mayor said that office space was something that the Board might consider. He said that would also need a zoning change.

Trustee Vandenberg said that one of the things that the consultant will consider is the impact on schools and taxes.

The Mayor reminded the audience that the Board has no proposals. He said that the numbers are speculative. He said if the building was built as large as it could be, it could have one hundred units and ten of those units would be affordable.

Kathy Soderberg, 1022 Pelhamdale Avenue, spoke about possible residents of the units. She mentioned retirees versus a family with five children. She also said that the monitor is picky and a Boston Post Road location might not be acceptable.

The Mayor said that the consultant has heard the public. She knows that the demographic mix is important and what the assumptions are based on will be clear.

Tony O'Malley, 477 Manor Lane, suggested that people go onto the City of New Rochelle's website to look at the Echo Bay project. He asked if the developments from the Village of Pelham will be taken into account and included in the scope.

Trustee Vandenberg said that the two elementary schools in Pelham Manor would be included and asked if the Village was looking beyond that to have the middle school and high school taken into account and was told yes by planner Nanette Bourne.

Trustee Vandenberg said that projects in downtown Pelham would be factored into the study if something was under construction.

Keith Connolly, 1114 Washington Avenue, expressed concern for the current businesses in the area and was worried about what development would do to the traffic. He also said that he supported affordable housing units for municipal workers.

Robert Walder, 590 Monterey Avenue, spoke about the percentage of affordable housing units, light pollution, noise pollution, and the effect on adjacent properties.

Judge Joseph Giamboi, 30 Elm Tree Lane, asked who prompted the board to do this re zoning and stated that the study would cost a few hundred thousand dollars.

Trustee Vandenberg said that the Mayor talked about the moratorium and said that an impact study was not going to cost that much money. It would be in the neighborhood of between twenty five and thirty five thousand dollars.

The Mayor said that the Board initiated a moratorium. No one prompted it. The Board was concerned with that particular property. There were some discussions with the owner and the Board decided it needed to slow down and look at the issues as a collective body. He asked Judge Giamboi what comment he had.

Joseph Giamboi said that he thought the Board was making a mistake and was spending too much money on the study.

Stephen Bryan, 580 Monterey Avenue, commented that there may be other proposals. He questioned how the Board knows that this is the best option.

The Mayor asked about the other options.

Stephen Bryan said that if there's zero impact on the environment there could be a favorable or positive impact on the environment.

Trustee Vandenberg thought that was a good comment that was addressed on page one , under retail, in the study. He said that Mr. Bryan’s comment would be taken into account.

Trustee Winston cited chapter thirteen in the draft. He said that alternates will include no action alternatives.

Jennifer Lapey, 95 Witherbee Avenue, said that she used to live where Stephen Bryan now lives. She commented that an increase in residential housing could have an adverse effect on garbage collection, and police and fire services. She said that any type of layer will have some effect. She gave the example of six stories of residential housing. She said that she would like to hear from the police and fire department on the impact.

The Mayor said that was an excellent point. He said that next to schools, those services are the most important.

Trustee Schwarzfeld considered impacts and benefits. He asked if the benefit offset the impact.

Mayor Sellier commented that the number one problem is our property taxes. The only realistic hope of dealing with them is to increase commercial development. He noted that we are struggling to lower the tax burden. He said that this may not be the answer, but we’ll weigh all potential costs against benefit and we’re going to have an excellent, thorough report from our consultant.

A member of the Pelham Preservation and Garden Society, spoke about zoning in the Village of Pelham, caring about community feel and tone, low height buildings, social impact, land use zoning of parkland and setbacks along Boston Post Road.

Trustee Schwarzfeld said that the park is not within the retail district and the Village is not considering re zoning the park.

The Pelham Preservation and Garden Society member understood that the park wasn’t included in the potential re zoning. She spoke about a look, feel and cultural sense. She said that sometimes it’s the landlord that doesn’t make it work.

EXECUTIVE SESSION

No action was taken in Executive Session.

ADJOURNMENT

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

Clerk

