

BOARD OF TRUSTEES
October 13, 2014

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.

ADMINISTER OATH OF OFFICE TO THREE VOLUNTEER FIREFIGHTERS
SUHAIR VERMES, RUSSELL AVOLIO AND MARK CARDWELL

Fire Commissioner Schwarzfeld administered the Oath of Office to three volunteer firefighters. Suhair Vermes moved to Pelham Manor from Jordan ten years ago. She is married and has three children. She has a Bachelor's degree with a double major of psychology and marketing and is currently attending college to become a registered emergency room nurse. Russell Avolio has a background in engineering and construction. Russ his wife Elena and son Daniel have lived in Pelham Manor for the past seven and one half years. Mark Cardwell has lived in Pelham Manor for four years. He currently works at the United Nations. He previously worked as a photo journalist where he covered the war in Bosnia and riots in Haiti. He is married with two sons in the Pelham schools.

Those in attendance congratulated the volunteer firefighters.

Mayor Sellier thanked them for volunteering to help the community. He also thanked the other volunteers in the room for their service.

MINUTES FROM THE SEPTEMBER 22, 2014 REGULAR MEETING

The Mayor asked if there were any comments or questions on the minutes. There were no comments or questions.

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

RESOLVED, That the minutes from the September 22, 2014 Regular Meeting be and hereby are approved.

REPORTS

Police Commissioner Vandenberg discussed the August and September Police reports with Chief Mosiello. The Commissioner commented that the latter part of the summer was not quite as busy as usual. The Chief thought that it was o.k. for August. Commissioner Vandenberg commented on an actual robbery and foot chase on September Eighteenth which is on page five of the report. He asked Chief Mosiello what happened.

Chief Mosiello said that two male blacks went inside and one stayed outside. One male was apprehended on Fulton Avenue and most of the cash and a weapon were recovered. The Police Commissioner asked if anyone was injured and was told no. The police detectives are working on this case and a warrant will be issued. A bomb scare that turned out to be a hoax was also discussed. The Chief said that it was a call through a service device – voice over internet. The Police Commissioner asked if there was any more information on the swastika etched into the new sidewalk and the Chief said that there was no further information on that incident.

The Police Chief said that the Village finished up the Step Grant which is funded by Westchester County and uses the Police to help combat aggressive driving. The speed monitor was discussed and the Chief said that it is put up when there are complaints. The battery lasts approximately one week.

The Mayor and Board thanked the Chief for his report.

Fire Commissioner Schwarzfeld discussed the Fire report with Chief Ruggiero. He congratulated the Chief on the department's improved ISO rating. He asked the Chief to explain the process.

Chief Ruggiero said that ISO, Insurance Service Organization, rates agencies on a one to ten basis with one being the best and ten being the worst. It is a complete rating system and includes such things as apparatus, manpower, hydrants, how old equipment is and how often it is tested. He explained that for the twenty nine years he has been in the department, the rating has always been a four which is good. He said that the Village was recently notified that it will be receiving a three in January. He said that this has been a goal for a long time. He said that property owners should be happy with the better rating. The Pelham Manor Fire Department will now be in the top seven percent nationwide.

Fire Commissioner Schwarzfeld said that it was a job well done. The Chief said that it was a big deal to get the new rating because so many factors are involved. It was noted that there were fifty two alarms in September and a mutual aid call to New Rochelle on September Fourth.

Trustee Winston asked how the Seagrave pumper was doing and was told that it's great. It was recently lettered. The lettering was finished today and the Chief said that the truck looked beautiful. Trustee Winston asked about the cost of the pumper and was told that it was one hundred ninety thousand dollars. It is nine years old and in excellent condition. If it were purchased new it would cost approximately six hundred thousand dollars. The normal price range for pumpers would be between three hundred fifty and four hundred thousand dollars. The Chief said that he thought the Village did very well with this purchase.

The Mayor and Board thanked Chief Ruggiero for his report.

The Treasurer spoke about the Revenue side of the budget. He said that page twenty two of the report reflects that the first quarterly sales tax was received. The Village received five hundred forty one thousand dollars in sales tax. In addition, franchise fees and building permit fees are both a little ahead of projected revenues. He also said that not everything is running ahead of schedule, so that will have to be watched.

The Village Clerk reported on the number of copies and dog licenses and said that it was a standard month.

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

RESOLVED, That the reports be and hereby are accepted.

DRAFT RFP – CANAL ROAD REDEVELOPMENT

A Draft Request For Proposal for Canal Road Redevelopment, a copy attached hereto and made a part herewith, is intended to work with the Village’s Draft Urban Renewal Plan for Canal Road Redevelopment. Developers will be asked to submit land use proposals for the area listed in the Village’s Blight Study that was adopted last year. The RFP is intended to encourage economic growth that will revitalize an underperforming area, add jobs, and increase tax revenue. The RFP is for review and comment at this time.

DRAFT URBAN RENEWAL PLAN FOR CANAL ROAD REDEVELOPMENT

The Draft Urban Renewal Plan for Canal Road, a copy attached hereto and made a part herewith, will go to the Planning Board for review. Any written comments, including e-mail, will be taken into consideration.

RESOLUTION TO APROVE TEMPORARY STORAGE AT FIVE SECOR LANE

Five Secor Lane is the corner property where the gas station blew up. The Village is still hoping that the property owners will work something out for this land, but the Village Manager said that he did not believe that the special permit for one year would affect plans to develop this property.

Trustee Annunziata asked if this property was larger than the other property being used to store buses and was told that this property is smaller. The cost for the annual special permit is twenty five thousand dollars which is the same as the cost for the other site.

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

RESOLVED, That temporary bus storage at Five Secor Lane be and hereby is approved for one year at a cost of twenty five thousand dollars.

RESOLUTION TO APPROVE SITE PLAN MODIFICATION FOR PELHAM MANOR GULF STATION/CUMBERLAND FARMS 4394 BOSTON POST ROAD

Richard O’Rourke from Keane & Beane and James Vallella from Catapano Engineering were in attendance representing Cumberland Farms at 4394 Boston Post Road.

Mr. Vallella gave a summary of what they plan to do at the current Gulf Gas Station site. He said that it would be a total adaptive re-use. Tanks will be replaced. The proposed site plan would demolish the building and a new larger building would be built. The lighting would be changed to LED’s. Eighteen new LED lights would be installed. New tanks would be installed in the same location. There would be new dispensers and piping, the parking would be re-striped and handicapped parking would be re-configured. The signs would also be modified.

Manager Pierpont said that the memorandum from AKRF, the Village’s planning consultant, indicating the opportunity to install sidewalks, would be forwarded to Westchester County Planning Department for review. The entire proposal will go to Westchester County Department of Planning for comments during the next thirty days.

Trustee Winston asked about the car wash and was told that it will remain in its current location.

The following resolution was unanimously adopted.

RESOLUTION GRANTING SITE PLAN APPROVAL.

CUMBERLAND FARMS
4394 Boston Post Road

WHEREAS, Cumberland Farms, Inc. has applied for site plan approval for premises at 4394 Boston Post Road in the Village of Pelham Manor in accordance with Village Code § 210-26; and

WHEREAS, the applicant proposes to renovate an existing Gulf Gas Station at the premises by replacing existing underground storage tanks, reconfiguring the existing parking area, enlarging the existing convenience store building and renovating the gas station and car wash exteriors; and

WHEREAS the applicant has submitted, and the Board of Trustees has considered the following documents with respect to the application: (a) a set of drawings prepared by John V. Catapano, P.E., dated June 10, 2013; (b) a sign plan prepared by John V. Catapano, P.E., dated June 10, 2013; (c) a Full Environmental Assessment Form dated September 16, 2014; (d) a drawing showing exterior elevations and awnings prepared by RGB Architecture, dated September 24, 2014; and (e) a memorandum from AKRF Environmental and Planning Consultants dated October 6, 2014; and

WHEREAS, the Board of Trustees has carefully considered the requirements of the New York State Environmental Quality Review Act (SEQRA) and Village Code § 210-26; and

WHEREAS, the Board of Trustees has thoroughly analyzed the potential areas of environmental concern presented by the application,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PELHAM MANOR, as follows:

1. The Board of Trustees determines that (a) the proposed action is subject to the requirements of SEQRA; (b) the proposed action is an unlisted action; (c) the proposed action is not located in an agricultural district; and (d) the proposed action will not give rise to any significant environmental impacts because it involves only the renovation of an existing gas station.

RESOLUTION ON SIGNAGE: WALL SIGN FOR STORAGE POST

This resolution is only for the wall sign for Storage Post. The pylon or monument sign will be approved at a later date. The Village's planner reviewed the wall sign. The letters will be pin mounted.

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

RESOLVED, That the wall sign for Storage Post be and hereby is approved.

RESOLUTION ON SIGNAGE: WALL SIGN FOR DOLLAR TREE

This resolution is only for the wall sign for Dollar Tree. The pylon or monument sign will be approved at a later date. The Village's planner reviewed the wall sign.

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

RESOLVED, That the wall sign for Dollar Tree be and hereby is approved.

RESOLUTION SCHEDULING THE VILLAGE ELECTION FOR WEDNESDAY,
MARCH 18, 2015 PER ELECTION LAW 15-104(a)

RESOLVED, That the next general Village Election for officers in the Village of Pelham Manor will be held on Wednesday, March 18, 2015, in accordance with Election Law 15-104 (a) which provides that when an election, normally held on the third Tuesday of March, falls on March 17th (Saint Patrick's Day) the election will be held on the following day.

RESOLUTION AUTHORIZING THE USE OF THE FIREHOUSE AS THE ONLY
POLLING PLACE FOR THE MARCH 18, 2015 VILLAGE ELECTION

RESOLVED, That the Pelham Manor Firehouse, 4 Penfield Place, Pelham Manor, New York be and hereby is the only Polling Place for the March 18, 2015 Village Election.

RESOLUTION FOR OFFICES TO BE FILLED IN THE MARCH 18, 2015 ELECTION

WHEREAS, the next general Village Election for officers in the Village of Pelham Manor will be held on March 18, 2015 and

WHEREAS, the Board of Trustees must designate by resolution and publish the offices which are to be filled in such election and terms thereof,

NOW THEREFORE BE IT RESOLVED,

That the Board of Trustees designates the following offices as vacant at the end of the current official year to be filled at the Village Election to be held on March 18, 2015 for the following terms:

Mayor	Two Years
Trustee	Two Years
Trustee	Two Years

The Village Clerk is hereby directed to publish this resolution in full in THE PELHAM WEEKLY.

RESOLUTION TO AWARD BID FOR THE OFF-LOADING AND PLANTING OF
STREET TREES

The bids for off loading and planting street trees ranged from three hundred eighty five dollars and ninety five cents per tree to seventy one dollars per tree. Manager Pierpont recommended the low bidder Moretti Landscaping at a cost of seventy one dollars per tree.

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

RESOLVED, That the low bidder, Moretti Landscaping, be and hereby is awarded the bid for the off loading and planting of street trees at a cost of seventy one dollars per tree.

RESOLUTION TO AWARD THE BID FOR TREE PRUNING AND TREE AND STUMP REMOVAL

This year one hundred new trees will be planted. They will be red oak, red maple and sugar maple.

The bids for tree planting and tree and stump removal ranged from sixty six thousand nine hundred dollars to twelve thousand nine hundred eighty dollars. The Village Manager recommended that the work be awarded to the low bidder Manor Tree. Manor Tree bid twelve thousand nine hundred eighty dollars for the job.

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

RESOLVED, that Manor Tree, the low bidder, be and hereby is awarded the bid for tree planting and tree and stump removal in the amount of twelve thousand nine hundred eighty dollars.

RESOLUTION AUTHORIZING THE MANAGER TO SIGN AN AMENDMENT TO CHANGE THE ESTIMATED EXPENDITURE FOR SNOW AND ICE AGREEMENT FOR THE 2013/2014 SNOW SEASON

Trustee Winston asked the Village Manager to explain this amendment. The Village has a contract to clear snow from state and county roads. This past winter was harsh and more snow than usual was cleared. The state is providing an additional fourteen thousand dollars for this work. The Village already received its regular payment of eight thousand dollars. The total amount of money the Village will receive from New York State for the 2013/2014 snow season is twenty two thousand dollars. This amendment will change the agreement with the State to allow the Village to receive the additional payment.

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

RESOLVED, That the Manager be and hereby is authorized to sign an amendment to change the estimated expenditure for Snow and Ice Agreement for the 2013/2014 snow season.

RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS NUMBERS 20770-20827

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 20770-20827

EXECUTIVE SESSION

No action was taken in Executive Session.

PUBLIC COMMENT

Trustee Vandenberg said Tony Marrella's wife Sue passed away. Tony is his neighbor and often attends Village Board meetings. Trustee Vandenberg said that he and the Board send condolences to Tony and his family.

ADJOURNMENT

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

Clerk