

BOARD OF TRUSTEES  
February 9, 2015

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

ABSENT: Trustee Annunziata  
Trustee Vandenberg

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. He said Trustee Annunziata was unable to attend the meeting because he is with his wife who is in the hospital.

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Mayor Sellier said that Trustee Winston has been working on getting microphones for the boardroom. The Mayor said that normally the attendance at Board meetings does not warrant amplification, but recently the Village had a public hearing that was well attended and the acoustics in the room were not great. It was hard to hear people. He asked Trustee Winston to speak a little about the microphones.

Trustee Winston said that the equipment was priced out and you cannot get a decent system for less than one thousand dollars. This system cost between one thousand and fifteen hundred dollars. There is a stationary microphone for the public. The system is not wireless.

Mayor Sellier thanked Trustee Winston and said that the public hearing on the Canal Road Urban Renewal Plan will begin after the reports.

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MINUTES FROM THE JANUARY 26, 2015 REGULAR MEETING

The Mayor asked if there were any comments or questions on the minutes from the January 26, 2015 regular meeting. There were no comments or questions,

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

RESOLVED, that the minutes from the January 26, 2015 regular meeting be and hereby are adopted.

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Fire Commissioner Schwarzfeld discussed the monthly fire report with Chief Ruggiero. It has been a busy few months with fifty calls in December and two major fires in January. Two structure fires were one day apart. One home had four hundred thousand dollars damage. The first fire on Grant Avenue was caused by clothing on a heat producing item. The fire burned through the kitchen and dining room. Both structure fires went well with the exception of the loss of a beloved pet. The second fire was electrical. The Chief commented that the response time was two minutes for the first fire and less than two minutes for the second fire. He said that there were no injuries and many residents helped the people who were displaced.

Chief Ruggiero said that attendance has been good, but one person is out with shingles. The department has also continued performing inspections.

The Board thanked the Chief for his report.

The Village Clerk said that there was nothing unusual to report. A number of dog licenses and letters in

lieu of a certificate of occupancy were issued.

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

RESOLVED, That the Fire and Village Clerk's reports be and hereby are accepted.

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#### PLANNING BOARD APPOINTMENT - JENNIFER GARROW

Mayor Sellier said that Jennifer Frost Garrow has been a life-long Pelham Manor resident. She is a graduate of the University of Virginia and Columbia University and has a background in the investment banking industry. The Mayor said that she will make a great addition to the Planning Board which will be very busy in the upcoming months.

He said that she will be sworn in at the next Board meeting.

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#### ACTION REGARDING NEGATIVE DECLARATION ON CANAL ROAD URBAN RENEWAL PLAN AND ACTION ON CANAL ROAD URBAN RENEWAL PLAN

##### **RESOLUTION ADOPTING CANAL ROAD URBAN RENEWAL PLAN**

WHEREAS on the Board of Trustees authorized the Village Manager to cause a blight study to be prepared with respect to the area of the Village bounded by the Hutchinson River Parkway on the north, the tree line on the west side of the Hutchinson River Parkway on the east, Secor Lane on the south and Pelham Parkway on the west, and

WHEREAS the Board of Trustees received the blight study dated February 7, 2014, which had been prepared pursuant to its authorization, and, after due consideration, adopted the blight study on March 10, 2014, and

WHEREAS on July 21, 2014 the Board of Trustees authorized the Village Manager to cause an Urban Renewal Plan and a Request for Proposals for Project Sponsors to be prepared with respect to the area defined in the Blight Study dated February 7, 2014 for the consideration of the Board of Trustees at its first available opportunity, and

WHEREAS on October 13, 2014, the Board of Trustees received the Urban Renewal Plan and a Request for Proposals for Project Sponsors that had been prepared pursuant to its authorization, and

WHEREAS, the Board of Trustees forwarded the Urban Renewal Plan to the Planning Board for its report and recommendation, and

WHEREAS, on November 24, 2014 the Board of Trustees received the favorable recommendation of the Planning Board with respect to the Urban Renewal Plan, and

WHEREAS, the Board of Trustees caused due notice to be provided of a public hearing to be held on January 12, 2015 with respect to the Urban Renewal Plan, and

WHEREAS, the Board of Trustees commenced the public hearing on the Urban Renewal Plan on January 12, 2015 and concluded the public hearing on February 9, 2015, and

WHEREAS, the Board of Trustees has given due consideration to all of the public comments received with respect to the Urban Renewal Plan, and

WHEREAS the Board of Trustees has received and considered a Full Environmental Assessment Form with respect to the proposed Urban Renewal Plan,

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

1. The Board of Trustees determines, for the reasons set forth in the Full Environmental Assessment Form, that the adoption of the proposed Urban Renewal Plan will not have any significant environmental impacts and, therefore, adopts a negative declaration under the New York State Environmental Quality Review Act (SEQRA) with respect to the proposed Urban Renewal Plan.

2. The Board of Trustees makes the following findings and determinations:

- a. The area that is the subject of the proposed Urban Renewal Plan is a substandard or unsanitary area, or is in danger of becoming a substandard or unsanitary area and tends to impair or arrest the sound growth and development of the municipality.
- b. The proposed Urban Renewal Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program.
- c. The proposed Urban Renewal Plan conforms to the comprehensive community plan for the development of the municipality as a whole.
- d. There are no families and individuals who will be displaced from the urban renewal area, and there are no residents of the area that is the subject of the proposed Urban Renewal Plan, who will be caused additional or increased hardship, as a result of the adoption of the proposed Urban Renewal Plan.
- e. The undertaking and carrying out of the urban renewal activities in stages is in the best public interest.

3. The Board of Trustees adopts the proposed Urban Renewal Plan without the property of Robert Fesjian located at 101 Secor Lane, Section 166.26 Block 1 Lot 7.

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#### PARK USE REQUEST

Angelo Rubbo, 500 Esplanade, requested the Iona Rowing Team be allowed to use Shore Park to set up

starting markers on the edge of the water on Saturday, April 11, 2015 from twelve o'clock in the afternoon until seven o'clock in the evening for the Spring Regatta.

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

RESOLVED, That the Iona Rowing Team be allowed to use Shore Park to set up starting markers on April 11, 2015 from twelve o'clock in the afternoon until seven o'clock in the evening for the Spring Regatta.

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RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS NUMBERS 21174--21209

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 21174-21209.

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EXECUTIVE SESSION

No action was taken in Executive Session.

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Trustee Schwarzfeld said that Panera Bread is looking to come into the Village and our zoning does not allow it. It would require a fast casual restaurant.

The next Board meeting will introduce a local law to allow fast casual dining.

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ADJOURNMENT

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

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Clerk