

BOARD OF TRUSTEES  
May 11, 2015

PRESENT: Mayor Monachino Lapey  
Trustee Schwarzfeld  
Trustee Annunziata  
Trustee Winston  
Trustee McLaughlin  
Attorney Cornachio  
Manager Pierpont

PLEDGE OF ALLEGIANCE AND FIRE SAFETY ANNOUNCEMENT

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

The Mayor said that former Mayor Lou Frost, a dear friend to many, a very civic minded and very kind person with a generosity of spirit died last week. The Mayor said that Trustee Annunziata knew him well and asked him to say a few words.

Trustee Annunziata said that he knew Lou Frost for thirty eight years. Trustee Annunziata said that he lost his wife three months ago and there was a picture of his wife and Lou Frost together at his wake. They were waving and he said that he felt they were together. Trustee Annunziata said that Lou Frost was a great man and that he was going to miss him.

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MINUTES FROM REGULAR MEETINGS ON MARCH 23, 2015, APRIL 13, 2015 AND APRIL 27, 2015

Mayor Monachino Lapey said that she would exempt herself from the March 23, 2015 minutes because she had not taken office at that time.

Trustee Winston commented that he was present at the April 13, 2015 meeting and the minutes should reflect that.

The Mayor said that the minutes can be adopted as amended.

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

RESOLVED, That the minutes from the Regular Meetings on March 23, 2015, April 13, 2015 and April 27, 2015 be and hereby are approved as amended.

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REPORTS

Police Commissioner Annunziata discussed the monthly report with Lieutenant Carpenter. The Commissioner said that most of the police work seemed routine except for the search for a missing person.

Lieutenant Carpenter said that an elderly woman with Alzheimer's disease was missing and many people were responsible for locating her. Blood hounds were brought in to try to trace her scent. Police officers canvassed bus drivers and taxi drivers. Every store in Pelham Manor was canvassed. The police searched from Connor Street to Mamaroneck. A bus driver remembered picking the woman up and she was located safely.

The Police Commissioner congratulated the department for good police work. He also noted that sick time decreased for the month.

Trustee Winston asked about the BJ's shopping area and was told by the Lieutenant that both sides of Pelham Parkway are active areas. Dave & Buster's has had a few police calls for disorderly conduct. Trustee Winston said that several officers are there from twelve until one o'clock and also from seven o'clock until one o'clock.

Lieutenant Carpenter said that men are readily available for this detail. Dave & Buster's pays for the police presence and the officers can be pulled from that location if the Village needs them somewhere else.

The Mayor and Board thanked the Lieutenant for the monthly report.

Fire Commissioner Schwarzfeld discussed the fire report with Chief Ruggiero. It was a busy month with forty nine calls and one structure fire. An automatic alarm came into the fire department at two thirty in the morning. The fire was on Stellar Place. The homeowner called 911. The fire was in the basement. There was a smoke detection and the owner got everyone out of the house. There was nothing around the furnace which was very helpful. The Chief said that the humidifiers overheated. He commended the homeowner for getting everyone out of the house quickly and the good housekeeping around the furnace area which made the job easier.

Commissioner Schwarzfeld asked about a residential lock- in listed in the report and was told that the person was locked in the bathroom.

Chief Ruggiero said that things in the department are good and that the guys are happy.

The Mayor and Board thanked Chief Ruggiero for the monthly report.

The Village Clerk said that it was a routine month which included dog licenses and copies. It was very busy in the building department.

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

RESOLVED, That the reports be and hereby are approved.

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RESOLUTION ON SIGNAGE AND FAÇADE FOR PANERA BREAD

Manager Pierpont said that he issued a building permit for demising of the former Annie Sez store. This is a request for two signs. The last store had one sign. A minor façade alteration is also being requested. AKRF, the Village's planning consultant, reviewed the requests and issued a memorandum recommending that the Board approve the changes because they are in keeping with the Tenant Sign Design Criteria.

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

RESOLVED, That the signage and façade for Panera Bread be and hereby is approved in accordance with the recommendation from AKRF.

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RESOLUTION ON PELHAM MANOR SHOPPING PLAZA LIGHTING PLAN

RPAI, the company that owns the Pelham Manor Shopping Plaza, wants to replace its current lighting in the parking lot with LED lighting. They submitted a plan which is a green initiative for them. The lighting level doesn't change much but the lighting plan will use be less energy and will lower cost for them.

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

RESOLVED, That Pelham Manor Shopping Plaza Lighting Plan be and hereby is approved.

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RESOLUTION EXTENDING THE DEADLINE FOR SUBMISSIONS RESPONDING TO THE CANAL ROAD DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Manager Pierpont said that he met with some people and they need a little more time to be able to respond to the Request for Proposal. He thought that the Village would benefit from extending the deadline for Request for Proposals for the Canal Road Redevelopment District. He recommended that the Village extend the deadline from the end of May until June Thirtieth.

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

WHEREAS, by resolution dated March 23, 2015, the Board of Trustees authorized the issuance of a request for proposals for the redevelopment of the Canal Road Redevelopment District; and

WHEREAS, parties who have expressed an interest in responding to the request for proposals have requested additional time in which to make their submissions; and

WHEREAS, it is in the best interest of the Village of Pelham Manor to extend the time within which proposals can be made and by doing so obtain the most thoughtful and complete proposals that interested parties will make,

NOW, THEREFORE, BE IT RESOLVED by the BOARD OF TRUSTEES OF THE VILLAGE OF PELHAM MANOR that the deadline for the submission of proposals in response to the request for proposals for the redevelopment of the Canal Road Redevelopment District be extended to 3 p.m. on June 30, 2015.

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#### RESOLUTION ON STANDARD WORK DAY AND REPORTING RESOLUTION FOR ELECTED AND APPOINTED OFFICIALS FOR THE NEWYORK STATE RETIREMENT SYSTEM

Manager Pierpont explained that the Resolution listed on form RS 2417-A will establish standard work days for three Civil Service titles. This resolution will define what the work day is for the titles Village Manager/Clerk, Deputy Village Clerk and Code Enforcement Officer. The Standard Work Day for the Village Manager/Clerk and Deputy Village Clerk is six and one half hours and the Standard Work Day for the Code Enforcement Officer is six hours. The Resolution will be posted for thirty days. After it has been posted it will be sent to the New York State Retirement System.

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

RESOLVED, That the Village of Pelham Manor hereby establishes the following standard work days for these titles and will report the officials to the New York State and Local Retirement System based on time keeping system records or their record of activities.

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#### FOUR CORNERS TACOS

Gary Rothschild, lives in the Village of Pelham, and would like to convert the 4 Corners Bakery to a Mexican vibe with healthy, fresh tacos. It would be a taco bar with customers ordering at a counter and then sitting down and being served. He showed the Board pictures of the parking lot at night. The lot did not have many cars parked there when the pictures were taken. Mr. Rothschild said that right now this was a concept.

Trustee Annunziata asked if the bakery would be gone and how many seats Mr. Rothschild was looking to put in the taco bar. He said that the bakery has twelve chairs.

Mr. Rothschild said that he needs to get permission for a change of use.

Trustee Schwarzfeld asked if he would need a change in zoning and was told yes by the Village Manager.

Manager Pierpont said that the zoning change would allow fast casual dining which is between a regular

restaurant and fast food. The food must be served on washable plates and flatware as opposed to paper plates. A regular restaurant has servers that come to the table. The customers would place their orders at the taco bar. There is no wait staff.

Trustee Schwarzfeld said that he was not particularly concerned about this proposal, but was concerned about what could come after this proposal if the zoning is changed.

Trustee Winston asked if Mr. Rothschild had a background in restaurant work and was told no.

Mr. Rothschild said that he had an award winning chef who would do the cooking. He said that the chef is his brother who works in the River Café in Brooklyn. He is currently the sous chef. He has won two awards and been in Esquire Magazine. He has experience running restaurants.

Trustee Annunziata asked if the current lease would allow the change of use and he encouraged Mr. Rothschild to contact the landlord. Trustee Annunziata asked if they would be looking to get a liquor license and was told yes. They would like to serve beer and margaritas as well as items such as Mexican pizza, pastries and high end coffees.

Mayor Monachino Lapey spoke about parking and the informal study that Mr. Rothschild presented. From the dates and times listed, it looks like an underutilized parking lot.

Manager Pierpont said that an environmental review is needed.

Mayor Monachino Lapey said that she appreciates the revitalization of the 4 Corners and said that the Board will review this information and get back to Mr. Rothschild.

Maggie Klein, editor of The Pelham Weekly, asked about the current zoning and was told the bakery and delis were allowed in the zone.

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#### ACTION ON 2015 ANNUAL STORMWATER MANAGEMENT REPORT

The public hearing on the Annual Stormwater Management Report was held earlier in the evening.

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

RESOLVED, that the 2015 Annual Stormwater Management Report be and hereby is approved.

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#### PARK USE REQUESTS

J.D. Calder, President of the Pelham Manor Volunteer Fire Company, requested the use of Shore Park for the annual Memorial Day Picnic, on Monday, May 25, 2015 to be held after the Town parade until approximately five o'clock in the afternoon.

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

RESOLVED, That the Pelham Manor Volunteer Fire Company be and hereby is granted permission to use Shore Park for the annual Memorial Day Picnic on Monday, May 25, 2015 from after the parade until approximately five o'clock in the afternoon.

Lara Magarinos, 3 Circle Hill Road, requested the use of Shore Park on Thursday, June 4, 2015 from nine thirty in the morning until one o'clock in the afternoon with a rain date of Friday, June 5, 2015 for the Montessori School's annual year end picnic

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

RESOLVED, that the Montessori School be and hereby is granted permission to use Shore Park for its year end picnic on Thursday, June 4, 2015 from nine thirty in the morning until one o'clock in the afternoon with a rain date of Friday, June 5, 2015.

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REQUESTS FOR STREET CLOSINGS FOR BLOCK PARTIES

The residents of Suburban Avenue requested that Suburban Avenue be closed on Saturday, June 13, 2015 from three o'clock in the afternoon until nine o'clock in the evening for a block party. The rain date is Sunday, June 14, 2015.

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

RESOLVED, That the residents of Suburban Avenue be and hereby are granted permission to close Suburban Avenue on Saturday, June 13, 2015 from three o'clock in the afternoon until nine o'clock in the evening with a rain date of June 14, 2015.

The residents of Edgemere Street requested that Edgemere Street between Hunter Avenue and Grant Avenue be closed on Saturday, June 27, 2015 from one o'clock in the afternoon until eight o'clock in the evening for a block party.

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

RESOLVED, That residents of Edgemere Street be and hereby are granted permission to close Edgemere Street between Hunter Avenue and Grant Avenue on Saturday, June 27, 2015 from one o'clock in the afternoon until eight o'clock in the evening.

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RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS NUMBERS 21451-21488

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 21451-21488.

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PUBLIC COMMENT

There was no public comment.

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EXECUTIVE SESSION

No action was taken in Executive Session.

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ADJOURNMENT

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

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Clerk