

BOARD OF TRUSTEES

July 13, 2015

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

ABSENT: Trustee Winston

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.

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MINUTES FROM THE JUNE 22, 2015 REGULAR MEETING

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

RESOLVED, That the minutes from the Regular Meeting on June 22, 2015 be and hereby are approved.

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REPORTS

Police Commissioner Annunziata discussed the report with Chief Carpenter. The Commissioner said that it was a busy month. He said it would be a lot less busy if we could get the residents to lock their cars, sheds, garages and not leave purses unattended in shopping carts or GPS and computers in full view in cars.

The Chief said that some bicycles had been recovered and were in the police station. Some are valued at three or four thousand dollars. Some of the rightful owners have not been located and have not come to claim them. He also said that the Intelligence Center in the Bronx was unable to find the owners.

The problem of identity theft was discussed. Recently, the Bank of America had its inside ATM compromised. A skimmer device was found to have been used on the cash machine. It gathers the pin numbers and identity information from the users. The affected users were notified by the bank.

Three police officers Bryan Lewis, A.J. Romano, and Thomas Ryan were commended for helping to save the life of the custodian at Huguenot Memorial Church. He had passed out from cardiac arrest and they used the defibrillator. The worker is alive and well.

The Board thanked the Chief for his report.

Fire Commissioner Schwarzfeld discussed the report with Chief Ruggiero. He said that a car damaged by fire sustained at least ten thousand dollars in damage. He said that there were a few other small fires.

Commissioner Schwarzfeld commented on the excellent attendance rate in the fire department.

The Board thanked the Chief for his report.

The Village Clerk said the month was busy.

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

RESOLVED, that the reports be and hereby are approved.

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#### PRESENTATION ON CANAL ROAD REDEVELOPMENT PROPOSAL

Mayor Monachino Lapey explained that there were two proposals. One was very timely and the second came in overnight after the deadline.

Rob Beyer had the timely submission. He said that he would be happy to talk about anything in, or outside, the report.

The Mayor said that the Board would like a brief synopsis or overview of the proposal.

Mr. Beyer said that the area known as the Canal Road Redevelopment area has an industrial area history. It was rezoned by the Village about ten years ago. They have owned the Imperia property for several years. They have been working with a number of tenants, but were not able to engage the owners of the surrounding properties.

Trustee Schwarzfeld said that they control two of the five properties that the Village would like to see developed. He asked about the other three owners.

Mr. Beyer said that the other three owners have a disconnect on property values. He said that there are environmental issues. The Department of Environmental Conservation has to determine if it's a wetland and the Army Corps of Engineers will be involved with the project. He said that since the recession there has been a surplus of retail. He said that his discussions with the other property owners had not been beneficial.

The Mayor said that she was willing to work with the property owners.

Mr. Beyer said that he had done the same thing and said that it was not for lack of trying that a deal was not reached.

Trustee Schwarzfeld said that the Village wanted to help him and Mr. Beyer said that would be appreciated.

The Mayor said that she thought the proposal was well done.

Trustee Schwarzfeld said that there are various state funds available for solar power.

Rob Beyer said that they would look at that.

Lester Kravitz, Pelham Manor resident and member of EcoPel, asked if the Village would open the meeting for comments?

The Mayor said they the Board would open the meeting for comment after the presentation. She also said that the next step might be to reach out to property owners. She said that the Village Manager, she, one other Trustee and Mr. Beyer would like to talk realistically with the other owners about valuation and pricing

Trustee Schwarzfeld said that the Board did receive another response albeit late. He said the Board should give him a chance.

The Mayor said that was a reasonable approach to ask JMF and the Glenco Group. Their proposal did come within twenty four hours of the closing date. We should invite them while going forward with Mr. Beyer. The Mayor asked if Mr. Beyer could meet at night to accommodate one of the Board member's schedules and was told that Mr. Beyer could meet at night.

Trustee Annunziata asked if Rob Beyer thought it would be fruitful to meet with the other property owners.

Mr. Beyer said that it couldn't hurt to try and said it may create a catalyst for discussion.

The Mayor said Trustee Schwarzfeld expressed interest in attending the meeting and said that this was his area of expertise.

Mayor Monachino Lapey opened the meeting for comments on this issue.

Lester Kravitz, 1038 Peace Street, asked if the other property owner submitted a proposal and was told that there was an early proposal that did not call for the development of the other parcels.

Trustee Annunziata said in light of the Blight Study and the Urban Renewal Plan it was decided that it was best to develop the properties as one parcel. He said that the proposal was done before the RFP. They had enough time to submit a proposal.

Lester Kravitz spoke about Eminent Domain and the highest and best use of a property.

Mr. Privat, 92 Young Avenue, said that he was on the Board of EcoPel. He spoke about the use of solar power for commercial buildings and thought there might be a way for a developer to offset pollution generated by construction and the operation of a building.

Maggie Klein, PelhamPlus, asked the Board what it was going to do with the RFP.

The Mayor said that the RFP process has closed and the Board is hoping to facilitate meeting with owners and move further along than we are now.

Tom Lavin, 419 Fowler Avenue, asked about as built costs and vertical costs and rents.

Rob Beyer said that the costs were outlined on page sixteen of the report. He said the soft costs for professionals would be approximately two and three quarter million dollars. The hard costs would be twenty three million dollars and there is at ten percent contingency. The schematic has not been marketed to smaller box stores and he said that he was uncertain what rents would be. They have a range. The anchor would be located off Pelham Parkway and Boston Post Road. He said that they do not have commitments from smaller stores.

Dolores Tesoro, 5 Brier Lane, said that she knew this issue was pretty far away, but wanted to mention signage. She said that she was very active regarding signage, facades and the way the parking lot was designed. She said that when you go down Esplanade you can see the neon signs in Mount Vernon, but the lighting was well done in Pelham Manor. She said that she would like the Board to pay attention to lighting and the layout of the parking lot so cars don't go racing through the lot.

Manager Pierpont said that the lighting was kept low and there was no signage allowed on Pelham Parkway.

Bill Taubner, 81 Witherbee Avenue, spoke about traffic studies and increased traffic on Boston Post Road.

Manager Pierpont said that traffic will be part of scoping process.

Trustee Schwarzfeld said that we're nowhere near that process yet.

Mayor Monachino Lapey thanked Rob Beyer for his timely and well done proposal.

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RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN INTERMUNICIPAL AGREEMENT ( IMA) BETWEEN THE VILLAGE OF PELHAM MANOR AND WESTCHESTER COUNTY FOR EMPLOYEES ASSISTANCE PROGRAM

The Employees Assistance Program is one of many agreements with Westchester County. This is a five year extension of a program that has been in place in the Village for many years. It offers help to Village employees that may have financial concerns, substance abuse problems and child care or elder care issues. The program refers the employees to places where they can get help.

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

RESOLVED, That the Village Manager be and hereby is authorized to sign the Intermunicipal Agreement ( IMA) between the Village of Pelham Manor and Westchester County for the Employees Assistance Program.

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REQUEST FROM LARISSA DELPONTE, 936 ESPLANADE, AND COURTNEY O’BEIRNE, 10 WESTWARD LANE, TO HOLD A COMMUNITY COLOR RUN

Larissa DelPonte and Courtney O’Beirne asked for permission to hold a Community Color Run, a two and one half mile run with colored powders, on Saturday, September 19, 2015 from ten o’clock in the morning until noon. There would be places to stop along the route and the runners get doused with colored chalk powder when they stop. The Community Color Run would benefit the Nurses Network an organization that does good work in the community.

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

RESOLVED, that the request from Larissa DelPonte and Courtney O’Beirne to hold a Community Color Run to benefit the Nurses Network on Saturday, September 19, 2015 from ten o’clock in the morning until noon be and hereby is approved.

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REQUESTS FOR STREET CLOSINGS

Catherine W. Taubner, 81 Witherbee Avenue, requested that one block of Witherbee Avenue between Monterey Avenue and Pelham Manor Road be closed for a block party on Sunday, July 19, 2015 from 3:00 p.m. until 6:00 p.m.

Marissa Mora, 39 Edgemere Street, requested that Edgemere Street be closed on Saturday, July 25, 2015 from 4:00 p.m. until 8:00 p.m.

Tyson Stephens, 1407 Roosevelt Avenue, requested that from the corner of Roosevelt Place and 1407 Roosevelt Avenue to 1437 Roosevelt Avenue be closed on Saturday, August 8, 2015 from 3:00 p.m. until 8:00 p.m. with a rain date of Sunday, August 9, 2015.

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

RESOLVED, That Catherine W. Taubner be and hereby is granted permission to close one block of Witherbee Avenue between Monterey Avenue and Pelham Manor Road on July 19, 2015, Marissa Mora be and hereby is granted permission to close Edgemere Street on July 25, 2015 and Tyson Stephens be and hereby is granted permission to close the street from the corner of Roosevelt Place and 1407 Roosevelt Avenue to 1437 Roosevelt Avenue on August 8, 2015 with a rain date of August 9, 2015

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RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS  
NUMBERS 21672-21726

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 21672-21726.

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PUBLIC COMMENT

There was no further public comment at this time.

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EXECUTIVE SESSION

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

RESOLVED, That the Board be and hereby is authorized to conduct an Executive Session to  
discuss the following:

Personnel Matter

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