

BOARD OF TRUSTEES  
October 12, 2015

PRESENT: Mayor Monachino Lapey  
Trustee Schwarzfeld  
Trustee Annunziata  
Trustee McLaughlin  
Trustee Cataldi DeLillo  
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. She wished everyone a Happy Columbus Day.

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MINUTES FROM THE SEPTEMBER 28, 2015 REGULAR MEETING

The Mayor asked if there were any comments or questions on the minutes. Trustee Schwarzfeld noted that a word or words in the second paragraph in the Village Treasurer's report were missing. The word, or words, at the beginning of the sentence should be either he or the treasurer.

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

RESOLVED, That the minutes from the Regular Meeting on September 28, 2015 be and hereby are approved as amended.

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REPORTS

Police Commissioner Annunziata discussed the report with Chief Carpenter.

The Commissioner noted that it was quieter than usual on the criminal activity front. He spoke about the fraud investigation on page seven of the report that involved a senior citizen. The resident received a call saying that she won five thousand five hundred dollars and had to send money to claim the prize. The bank did not authorize the funds. It was fortunate that the bank did not do it. Her son was able to go to Federal Express and retrieve the cash. The Police Commissioner noted that it was a sad situation and that people, especially senior citizens, need to be careful.

The Police Commissioner asked if there was any follow up on a burglary on Carol Place.

Chief Carpenter said that he thought that it was a prank call to that house and then the perpetrators would commit the crime at another location. In addition to sending police to Carol Place, he sent some to the Pelham Parkway area and the Four Corners in case a real crime was being committed at those locations. No crime at any of the locations was committed. This is similar to swatting in which a fictitious telephone number is used to send emergency services personnel to a non emergency situation. The Chief also spoke about a bomb scare but was unable to reveal particulars about the case. He did say that there may have been a reason for someone to have done this.

The Police Commissioner also spoke about a social media incident in which a twelve year old "friended" a fifty year old man.

The Chief said that the gentleman has been advised not to friend twelve year olds. He also spoke about what appeared to be a violent abduction, but wasn't. It was a boyfriend giving his girlfriend a ride home. The number of leaf blower citations was also discussed. There were five summonses given out this month. Last month seven or eight summonses were issued. Some employers may

have been issued summonses before, but the employees have not gotten a summons before. There were no people who were repeat offenders.

Police Commissioner Annunziata said that his landscaper uses a battery operated leaf blower that is very powerful and completely legal.

Trustee Schwarzfeld heard that some of the landscapers use the leaf blowers to clear frost from walkways in winter.

It is legal to use gas powered leaf blowers until December 15<sup>th</sup>.

The Mayor and Board thanked the Police Chief for his report.

The Village Clerk said that it was a typical month. The Building Department has been busy. Properties have been trading. Residents have been getting letters and dog licenses.

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

RESOLVED, that the Police and Village Clerk reports be and hereby are approved.

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#### ADMINISTER OATH OF OFFICE TO POLICE DETECTIVE

Mayor Monachino Lapey announced that Police Officer Gregory Sancho was being assigned to Detective. She said that Officer Sancho is thirty four years old, married and expecting his first child in January. Officer Sancho began his police career in 2006 as a Police Officer with the Maybrook Police Department in Orange County. In May of 2009 he transferred to the Pelham Manor Police Department. Over the years, Police Officer Sancho has demonstrated his commitment to serving the Village and has been commended for his professional demeanor as well as his approach toward law enforcement. Officer Sancho recently graduated from criminal investigators school and is expected to continue his successful career while assigned to the detective division.

Mayor Monachino Lapey administered the Oath of Office to Police Detective Gregory Sancho. All in attendance congratulated the new detective.

#### ADMINISTER OATH OF OFFICE TO NEW POLICE OFFICER

Mayor Monachino Lapey announced that Police Officer Michael Giusto was being hired. Michael Giusto is thirty four years old and a life long resident of Yonkers. He holds a bachelors degree in business administration from Iona College. Michael Giusto started his Police career with the City of Mount Vernon. He has received several commendations for excellent police duty. He looks forward to bringing his experience to the Village and applying it to assist in serving the community.

Mayor Monachino Lapey administered the Oath of Office to Police Officer Michael Giusto. All in attendance congratulated the new police officer.

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#### SCHEDULE PUBLIC HEARING ON LOCAL LAW 2 OF 2015

The Mayor gave some background on the proposed local law. She said that a previous board crafted zoning or below the Hutchinson River Parkway. Now the Village is more focused on retail. The language for the area was originally more broad and now it should be more narrow to reflect the emphasis on retail. Chapter 210-69 E will be repealed.

Trustee Schwarzfeld said that this was a local law regarding the uses allowed by Special Permit. It applies to hotels, conference centers and accessory uses.

Trustee Annunziata said the area comes under the Business District.

Manager Pierpont said that it is for both Business Districts 1 and 2.

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

RESOLVED, That a Public Hearing on Local Law 2 of 2015 be and hereby is scheduled for October 26, 2015.

Robert Fesjian, 660 Colonial Avenue, wanted to know the impetus for taking this action. He wanted to know why the Board didn't want a hotel.

Mayor Monachino Lapey said the Village has had a successful recipe with retail.

Mr. Fesjian said that he only sees a further narrowing of business opportunities. He thinks a hotel would blend nicely in this area.

Trustee Schwarzfeld said that the real time to discuss this would be two weeks from now at the public hearing.

Trustee Annunziata said that the Board feels that the retail nature of the area has helped the Village and Town.

Robert Fesjian said that he would be back and say his piece in two weeks.

Maggie Klein, editor of PelhamPlus, asked if there had been any inquiries for a hotel and was told there have not been any inquiries recently.

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**RESOLUTION APPROVING NEW DUMPSTER LOCATION AT PELHAM MANOR SHOPPING CENTER**

This would place a new dumpster at the back of the shopping area. There would still be one dumpster on the Pelham Parkway side but the others would be moved to the back.

Trustee Annunziata asked if they were shared dumpsters and was told yes.

Trustee Cataldi DeLillo said that it looks like we're doubling the capacity. Those dumpsters have to roll out to the truck. She wanted to know if they met that requirement. Trustee Cataldi DeLillo said that the original location provided a straight shot to pickup. The new location is near the parking spaces and she wondered if the Village was creating a difficulty.

Manager Pierpont said if the Board would like to defer making a decision he could have the Village's planning consultant do a turning radius study.

Trustee Cataldi DeLillo said that she was interested in the compaction area. She said if they've consulted their haulers, they should be ok.

Their site plan designer is Design Evolution.

Trustee McLaughlin said that he would prefer to vote tonight. He said if there is a problem, it will be remedied.

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

RESOLVED, That the new dumpster location at Pelham Manor Shopping Center be and hereby is approved.

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**LETTER FROM BARRY SCHAEN, GENERAL MANAGER OF B&Z AUTO ENTERPRISES, REQUESTING RENEWAL OF A SPECIAL PERMIT TO PARK CARS AT 57 CANAL ROAD**

The Village derives a significant permit fee for this use. It is a thirty thousand dollar annual fee.

This is the first request to renew this Special Permit. The buses have renewed their Special Permit twice.

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

RESOLVED, That B&Z Auto Enterprises be and hereby is authorized to renew its Special Permit to park cars at 57 Canal Road for the period of one year at a fee of thirty thousand dollars.

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**SIGNAGE FOR VISIONWORKS**

The Village’s planning consultant, AKRF, reviewed the signage and had no objections to its sign proposal.

Manager Pierpont said that it will be halo lit which does not cascade to the surrounding residential areas. All sign requests need to comply with the Tenant Sign Design Criteria. They originally did not meet the requirements, but they made some revisions and they now meet the requirements of the TSDC.

Mayor Monachino Lapey said that they meet the minimum requirements but still meet the needs of the proprietors.

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

RESOLVED, That the signage for Visionworks be and hereby is approved based on the recommendation of the Village’s planning consultant AKRF.

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**REQUEST FROM JASON JEFFIRES, 415 STELALR AVENUE, FOR PELHAM TRACK N TRI RUN**

Jason Jeffries, 415 Stellar Avenue, asked the Village for police assistance and to use and mark streets in Pelham Manor for the Pelham Track N Tri Run on Saturday, November 28, 2015. The run would begin at eight o’clock in the morning and would benefit the Pelham Civic Association.

Manager Pierpont said this would be coordinated with the Police Department.

Mayor Monachino Lapey commented that the Pelham Civic Association is a local organization that does a lot of excellent work for the community.

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

RESOLVED, That the request from Jason Jeffries for police assistance and to use and mark streets in Pelham Manor for the Pelham Track N Tri Run on Saturday, November 28, 2015 be and hereby is approved.

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**RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS NUMBERS 21965-22001**

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 21965-22001.

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PUBLIC COMMENT

The Mayor thanked Mr. Magnani for bringing to the Board's attention the news report showing the Village of Pelham Manor, and the 10803 zip code, in a favorable light. She said that a link to the video is on the Village's website.

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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