

BOARD OF TRUSTEES
November 9, 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. Mayor Monachino Lapey said that the Pelham Business Club had its first meeting at Village Hall on November 6, 2015. Residents, businesses, merchants and realtors attended. The Mayor said that we want all aspects of our Village to be successful. This includes the Business and Retail Districts. The Mayor also said that the Pelham Preservation Society, which is known for its beautification efforts throughout the Village, would like to improve the look of the police booth at Four Corners by replacing the roof and masonry and, if there is additional money, some benches.

Mayor Monachino Lapey said that Con Edison is planning a major gas line project. Mains will be replaced to keep up with the oil to gas conversions and generator installations taking place in the Village. The Mayor said that notices went out to residents affected by this work.

RESOLUTION ADOPTING A NEGATIVE DECLARATION ON LOCAL LAW 2 OF 2015

The Mayor said that pursuant to State Environmental Quality Review Act a resolution adopting a Negative Declaration on Local Law 2 of 2015 is required.

Trustee Schwarzfeld said that Village Board should replace the words Town Board in the Negative Declaration.

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Date: November 9, 2015

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Pelham Manor Board of Trustees has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Hotel and Conference Center Zoning Text Amendment

Description of Action: Local Law No. 2 of 2015 proposes to repeal Section 210-69E of the Code of the Village of Pelham Manor in its entirety. Section 210-69E references Hotels and Conference Centers as uses allowed by special permit in the Village's Business Districts (B-1 and B-2). The purpose for seeking a zoning text amendment is to disallow hotels and conference centers in the Business Districts due to their incompatibility with the surrounding land uses. It is the intent of this amendment to encourage compatible land uses that create an improved sense of place as well as support the continued

establishment of retail uses within the Business Districts to strengthen its role as a Village Center.

The Village would instead like to encourage more retail uses in the Business Districts. No environmental resources will be affected by the Proposed Action.

SEQR Status: Type I Conditioned Negative Declaration? Yes
Unlisted No

Location of Action: Village of Pelham Manor, Westchester County

Street Address: B-1 and B-2 Zoning Districts

Tax Map Parcel(s) No.: N/A

The following documentation was analyzed in making this negative declaration:

- Full EAF
- Supplemental Part III Information
- Storm Water Pollution Prevention Plan (SWPPP)
- Other (Describe) Traffic Impact Study

Name of Action: Economic Redevelopment Special Permit Zoning Text Amendment

REASONS SUPPORTING THIS DETERMINATION:

(See 617.7(c) for requirements of this determination; see 617.7(d) for Conditioned Negative Declaration)

(a) Environmental issues identified as relevant:

- Storm Water Quality and Pollution Prevention
- Historic and Archaeological Resources
- Traffic and Circulation
- Hazardous Materials
- Solid Waste
- Visual Character and Consistency with Community Plans
- Community Services

(b) Analysis of the issues identified and elaboration of the basis and reason for this determination that there will not be a significant impact on the areas of the environment identified in Section (a).

The proposed action would reduce the number of uses allowed in the Village's Business Districts (B1 and B2). The proposed zoning would no longer allow hotels and conference centers by special permit in the Business Districts. The Proposed Action would not involve any new construction. Future uses allowed by the Special Permit in the Business District would require a site specific SEQR review to determine specific impacts to the following:

- Storm Water Quality and Pollution Prevention
- Historic and Archaeological Resources
- Traffic and Circulation
- Hazardous Materials
- Solid Waste

- Visual Character and Consistency with Community Plans
- Community Services

Based on a review of 6NYCRR 617.7, there appear to be no significant adverse environmental impacts.

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

RESOLVED, that a Negative Declaration on Local Law 2 of 2015 be and hereby is adopted with the correction that replaces Town Board with Village Board.

ACTION ON LOCAL LAW 2 OF 2015 – A LOCAL LAW REGARDING THE USES ALLOWED BY SPECIAL PERMIT IN THE BUSINESS DISTRICTS, AMENDING SECTION 210-69E OF THE VILLAGE CODE

Local Law 2 of 2015 would amend Section 210-69E of the Village Code. It would delete hotels and conference centers as uses allowed by Special Permit in the Business Districts.

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

RESOLVED, That Local Law 2 of 2015, a local law regarding the uses allowed by Special Permit in the business districts, amending Section 210-69E of the Village Code, be and hereby is adopted.

MINUTES FROM THE OCTOBER 26, 2015 PUBLIC HEARING AND OCTOBER 26, 2015 REGULAR MEETING

The Mayor asked if there were any comments or questions on the minutes. There were no comments or questions. Mayor Monachino Lapey said that the Fire Chief's report from the Regular Meeting minutes should be amended to indicate that he followed up with Westchester County because the Pelham Manor Fire Department was not dispatched to the bus fire at the high school. The County had a probationary employee working at that time and Pelham Manor was not dispatched correctly by the County. Westchester County 60 Control said that they were responsible for the error and would work to make sure that would not happen in the future.

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

RESOLVED, That the minutes from the Public Hearing on October 26, 2015 and the Regular Meeting on October 26, 2015 be and hereby are approved as amended.

REPORTS

Police Commissioner Annunziata discussed the monthly report with Chief Carpenter who said the work was steady but not overwhelming. One case involved a car with a motor left running in a driveway. Identification was found, detectives followed up on the information and a person was arrested. He is due back in court on November 12, 2015. The man also had a suspended driver's license and switched the plates on the car.

Chief Carpenter said that a subject, who had been under investigation for using a skimmer machine to steal money from a local bank, has been identified. A warrant was signed by Judge Gardner.

The Board thanked the Chief for his report.

The Village Clerk said that it was a routine month as reflected by the report. There was nothing extraordinary to report.

Trustee Annunziata asked about the dog licenses. The Village Clerk said that there were a lot of dogs and he was asked if they were new dog licenses or renewals and was told that they are mostly annual renewals with some new dog registrations. The Village Clerk said that the increase in the number of

dog licenses was due to a diligent employee.

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

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

RESOLUTION AUTHORIZING THE FIREHOUSE AS THE ONLY POLLING PLACE FOR THE MARCH 15, 2016 VILLAGE ELECTION

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

RESOLVED, That the Pelham Manor Firehouse be and hereby is designated as the only polling place for the March 15, 2016 Village Election.

RESOLUTION AUTHORIZING THE MAYOR TO SIGN ABSTRACT OF VOUCHERS NUMBERS 22055-22091

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 22055-22091.

PUBLIC COMMENT

Mayor Monachino Lapey asked if there was any public comment.

Gianni Magnani, 435 Carol Place, asked for a status update on Lenny’s Bagels and was told that they won’t be ready to open before the end of November or early December. They are working on design issues for fire protection. They have a permit to do the vanilla box work.

Anthony Marrella, 103 Iden Avenue, announced that his grandson was now an Eagle Scout. He provided an article from the Wall Street Journal that mentioned Fisher Brothers, a company that submitted a proposal for Canal Road, has been very successful with helping disabled veterans with brain injuries and post traumatic stress as well providing temporary housing for their families. For levity, he spoke about a class, Donkey 101 offered by SUNY Ulster, which praises the positive attributes of donkeys.

There were no further comments.

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.

ADJOURNMENT

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

Clerk