



VILLAGE OF PELHAM BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, JUNE 27, 2023, 8:00 PM
VILLAGE HALL - 195 SPARKS AVENUE, PELHAM, NY 10803

Join by Zoom Video:

<https://zoom.us/j/98917409392?pwd=U09KN2MxTnJHWEU2Nm9ndWxQSEgwZz09>

Join by Telephone: (929) 205-6099

Meeting ID: 989 1740 9392

Passcode: 030699

AGENDA ITEMS

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Village Trustees' Reports
5. Village Administrator's Report
6. Mayor's Report
7. Public Comments

Non-Recurring Items	
8.	Zoning Text Amendment Petition re: Outdoor Dining
9.	Resolution Authorizing the Promotion of a Laborer to Motor Equipment Operator (MEO) in the Village of Pelham Department of Public Works
10.	Resolution Authorizing the Appointment of a Deputy Village Clerk
11.	Resolution Authorizing the Acceptance of a Donation from the Junior League of Pelham
12.	Resolution Authorizing Modification to an Approved Site Plan Application at 48 First Street
13.	Other Business
Recurring Items	
14.	Authorizing Accounts Payable
15.	Authorizing Minutes of: June 13, 2023 Work Session and Regular Meeting
16.	Adjournment

Next Regularly Scheduled BOT Meetings:

Tuesday, July 11, 2023 (Summer Schedule)
Tuesday, August 8, 2023 (Summer Schedule)
Tuesday, September 12, 2023

Item # 1 - Meeting Called to Order:

Item # 2 - Pledge of Allegiance:

Item # 3 - Roll Call:

Attendee Name	Present	Absent	Late
Mayor Mullen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Carpenter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Trustee Hill-Ries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Trustee Eldahry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Trustee McGreal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Trustee Otondi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Trustee Solomon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Administrator Scelza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asst. to the Village Administrator Zia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 4 - Village Trustees' Report:

Village Trustee Hill-Ries

Village Trustee Kamal Eldahry

Village Trustee McGreal

Village Trustee Otondi

Village Trustee Solomon

Deputy Mayor Carpenter

Item # 5 - Village Administrator's Report:

Item # 6 - Mayor's Report

Item # 7 - Public Comments

Non-Recurring Items

Item # 8 – Zoning Text Amendment Petition re: Outdoor Dining

Item # 9 – Resolution Authorizing the Promotion of a Laborer to Motor Equipment Operator (MEO) in the Village of Pelham Department of Public Works

Be it resolved, that the Board of Trustees of the Village of Pelham hereby confirms the Mayor’s promotion of Paul Torres of Pelham, NY to the position of Motor Equipment Operator in the Village of Pelham Department of Public Works at an annual starting salary of \$81,034.00, effective Monday, July 3, 2023, subject to a one-year (1) probationary period and the requirements of Westchester County Civil Service; and

Be it further resolved, that the Village Administrator is authorized to take the necessary and appropriate actions to affect this promotional appointment.

Vote Record - Item # 9 – Resolution Authorizing the Promotion of a Laborer to Motor Equipment Operator (MEO) in the Village of Pelham Department of Public Works						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, June 27, 2023		
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Approved	Mayor Mullen		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved as Amended	Deputy Mayor Carpenter		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Hill-Ries		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Village Trustee Eldahry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Village Trustee McGreal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed	Village Trustee Otondi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Solomon		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 10 – Resolution Authorizing the Appointment of a Deputy Village Clerk

Be it resolved, that the Board of Trustees of the Village of Pelham hereby confirms the appointment by the Mayor of Adriana Rugova of Yonkers, NY to the position of Deputy Village Clerk, effective Monday, July 10, 2023, at an annual salary of \$60,000.00, subject to a one-year (1) probationary period and the requirements of Westchester County Civil Service and the Village of Pelham Employee Handbook; and

Be it further resolved, that the Village Administrator is authorized to take the necessary and appropriate actions to affect this appointment.

Vote Record - Item # 10 – Resolution Authorizing the Appointment of a Deputy Village Clerk Village of Pelham Board of Trustees Regular Meeting Tuesday, June 27, 2023						
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Approved	Mayor Mullen		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved as Amended	Deputy Mayor Carpenter		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Village Trustee Hill-Ries		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Village Trustee Eldahry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed	Village Trustee McGreal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Otondi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Solomon		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 11 – Resolution Authorizing the Acceptance of a Donation

Whereas, on April 26, 2023, the Junior League of Pelham pledged a one-time monetary donation to the Village of Pelham for maintenance of Woodland Park in the amount of \$1,203.00; and

Whereas, the Village of Pelham shall allocate aforementioned donation amount toward the maintenance of Woodland Park.

Now, therefore, be it resolved, that the Board of Trustees of the Village of Pelham herein accepts a one-time monetary donation from the Junior League of Pelham for maintenance of Woodland Park; in the amount of \$1,203.00; and

Be it further resolved, that the Village Administrator/Treasurer is authorized to take the necessary and appropriate actions to affect this resolution.

Vote Record - Item # 11 – Resolution Authorizing the Acceptance of a Donation						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, June 27, 2023		
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Approved	Mayor Mullen		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved as Amended	Deputy Mayor Carpenter		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Village Trustee Hill-Ries		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Village Trustee Eldahry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed	Village Trustee McGreal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Otondi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Solomon		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 12 – Resolution Authorizing Modification to an Approved Site Plan Application for 48 First Street

Whereas, in accordance with Chapter 79 of the Code of the Village of Pelham, the Board of Trustees has found and determines it to be desirable to encourage property owners to develop residential projects within the Village’s downtown core that will activate Village Street life, enhance walkability, promote the Village’s culture, enhance the real property tax base, and better utilize existing public services; and

Whereas, the 48 First Street property consists of a single tax parcel that fronts on First Street and is zoned Business-2, and

Whereas, on April 11, 2023, the Village Board of Trustees granted *48 Pelham Property LLC* (or the “applicant”), site plan approval for an eight-unit multi-family development at 48 First Street (the “Project”) which included a rooftop amenity space accessed via an elevator that complied with Village Code § 98-106.3 and met the requirements for the Business District Floating Zone (“BDFZ”); and

Whereas, *48 Pelham Property LLC*, is proposing to build the previously approved development using modular construction which requires permitting from New York State and New York State has determined that a second means of egress from the rooftop is required; and

Whereas, *48 Pelham Property LLC*, has modified the previously approved building to include staircase access to the roof along with a new stairway bulkhead on the roof; and

Whereas, to accommodate these modifications *48 Pelham Property LLC* is requesting approval of a modification to the previously approved site plan; and

Whereas, Village Code § 98-4 authorizes the Village Board of Trustees to permit and grant approval for a modification to an approved site plan that complies with the Village Code; and

Whereas, *48 Pelham Partners LLC* has submitted the following documents and plans in support of the application:

- Modular plans prepared by Simplex Homes, dated March 13, 2023;
- Color Front Elevation A001, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Building Section A002, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Door, Window & Railing Details A003, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Detail Sections A004, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Detail Sections A005, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Window, Shutter & Stone Specifications A006, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Exterior Trim Specifications A007, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Exterior Trim Specifications A008, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Exterior Trim Specifications A009, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;

- Proposed Front Elevation A100, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Right Elevation A101, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Rear Elevation A102, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Left Elevation A103, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Floor Plan – Ground Floor (Revised) A200-A, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Floor Plan – Floors 2 A201, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Floor Plan – Floors 3 & 4 A202, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Floor Plan – Floors 5 A203, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Lower Roof Plan A204, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023;
- Proposed Upper Roof Plan A205, prepared by Mastrogiacomo Engineering, PC, dated 09.11.2019 and last revised 02.17.2023.

Now, therefore, be it resolved, that the Board of Trustees reaffirms its declaration to be lead agency for the purposes of SEQRA, in accordance with 6 NYCRR § 617.6(b), and after considering the documents previously and currently submitted by the applicant reaffirms the previous declaration made by the Board of Trustees on October 27, 2020, that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be required; and

Be it further resolved, that in accordance with Village Code § 79-7, this modification to an approved site plan shall be null and void if the applicant fails to obtain a building permit within 120 days of this resolution unless the Board of Trustees extends, by resolution, the time within which to do so; and

Be it further resolved, that this modification to an approved site pan shall be null and void if the applicant does not commence construction within six months of the date of the issuance of a building permit, unless the Board of Trustees extends, by resolution, the time within which to do so.

Vote Record - Item # 12 – Resolution Authorizing Modification to an Approved Site Plan for 48th First Street						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, June 27, 2023		
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Approved	Mayor Mullen		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved as Amended	Deputy Mayor Carpenter		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Village Trustee Hill-Ries		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Village Trustee Eldahry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed	Village Trustee McGreal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Otondi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Solomon		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 13 – Other Business

Recurring Items

Item # 14 - Authorizing Accounts Payable

Trustee Solomon is auditing the Accounts Payable.

Whereas, pursuant to § 5-524 of the New York State Village Law, the Board of Trustees shall audit all claims against the Village.

Now, therefore, be it resolved, that the Board of Trustees of the Village of Pelham after audit of the following vouchers, authorizes payment for services rendered and materials received, for the following items that have been submitted to the Treasurer's Office for payment and authorized by the Village Administrator and Deputy Village Treasurer:

<u>Fund Name:</u>	<u>Amount</u>
General Fund (A)	\$ 91,516.35
Capital Projects Fund (H)	\$ 16,650.00
Trust & Agency (T)	\$ 0.00
Grand Total	\$ 108,166.35

Be it further resolved, that the Village Board of Trustees hereby approves payment of the above-mentioned claims and authorizes payment thereof.

Vote Record - Item # 14 - Resolution Authorizing the Accounts Payable						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, June 27, 2023		
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Approved	Mayor Mullen		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved as Amended	Deputy Mayor Carpenter		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Village Trustee Hill-Ries		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Village Trustee Eldahry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed	Village Trustee McGreal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Otondi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Solomon		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 15 - Authorizing Minutes of: June 13, 2023 Work Session and Regular Meeting

Vote Record - Item # 15 – June 13, 2023 Work Session and Regular Meeting						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, June 27, 2023		
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Approved	Mayor Mullen		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved as Amended	Deputy Mayor Carpenter		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Village Trustee Hill-Ries		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Village Trustee Eldahry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussed	Village Trustee McGreal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Otondi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village Trustee Solomon		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item # 16 - Adjournment