



VILLAGE OF PELHAM BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, OCTOBER 24, 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.	Public Hearing on Local Law No. 4 of 2023 Amending Chapter 98 of the Code of the Village of Pelham Regarding an Amendment to Chapter 98-140 of the Code of the Village of Pelham to Create a Special Permit in the Village's Business – 1, Business – 2, and Business – 3 Zoning Districts to Permit Seasonal Outdoor Dining
9.	Resolution Adopting Local Law No. 4 of 2023 Amending Chapter 98 of the Code of the Village of Pelham Regarding an Amendment to Chapter 98-140 of the Code of the Village of Pelham to Create a Special Permit in the Village's Business – 1, Business – 2, and Business – 3 Zoning Districts to Permit Seasonal Outdoor Dining
10.	Site Plan Application at 101 Wolfs Lane (Vertical Community Development, LLC.)
11.	Resolution Accepting the Filing Audited Financial Statement for Fiscal Year 2022-23
12.	Other Business
Recurring Items	
13.	Authorizing Accounts Payable
14.	Authorizing Minutes of: October 10, 2023 Work Session, Regular Meeting & Executive Session
15.	Adjournment

Next Regularly Scheduled BOT Meetings:

Tuesday, November 14, 2023

Tuesday, November 28, 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"/>

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 – Public Hearing on Local Law No. 4 of 2023 Amending Chapter 98 of the Code of the Village of Pelham Regarding an Amendment to Chapter 98-140 of the Code of the Village of Pelham to Create a Special Permit in the Village’s Business – 1 , Business – 2, and Business – 3 Zoning Districts to Permit Seasonal Outdoor Dining

VILLAGE OF PELHAM
NOTICE OF PUBLIC HEARING

Scheduling a Public Hearing for Local Law No. 4 of 2023 to Amend Chapter 98 of the Pelham Village Code to Permit the Village Board by Special Permit to Permit Outdoor Dining in the Business-1, Business-2 and Business-3 Zoning Districts

The Board of Trustees of the Village of Pelham hereby schedules a public hearing to be held at 8:00 p.m. on Tuesday, October 24, 2023, on a proposed Local Law that would amend the Code of the Village of Pelham, to allow the Village Board by Special Permit to Permit Outdoor Dining in the Business-1, Business-2 and Business-3 Zoning Districts. This meeting will be held virtually on Zoom and members of the public wishing to present comments may do so online during the public comment phase of the hearing by accessing the meeting at:

Join by Video:

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

Join by Telephone: (929) 205-6099

Meeting ID: 989 1740 9392

Passcode: 030699

A copy of the proposed Local Law is on file in the offices of the Village Clerk and may be viewed during normal business hours of 9:00 a.m. to 4:30 p.m., or an electronic copy may be obtained from the Village’s website www.pelhamgov.com.

By Order of the Mayor and Village Board of Trustees

Sarah LoPuzzo, Village Clerk

Publication Date: October 13, 2023

Item # 9 – Resolution Adopting Local Law No. 4 of 2023 Amending Chapter 98 of the Code of the Village of Pelham Regarding an Amendment to Chapter 98-140 of the Code of the Village of Pelham to Create a Special Permit in the Village’s Business – 1, Business – 2, and Business – 3 Zoning Districts to Permit Seasonal Outdoor Dining

Whereas, the Board of Trustees of the Village of Pelham has proposed a local law amending Chapter 98-140 of the Code of the Village of Pelham to create a Special Permit in the Village’s Business – 1, Business – 2, and Business – 3 Zoning Districts to permit seasonal outdoor dining; and

Whereas, the Board of Trustees of the Village of Pelham has determined that the adoption of the local law is an Unlisted Action and are therefore not subject to the requirements of the State Environmental Quality Review Act (SEQRA) and;

Whereas, a notice of public hearing was duly advertised in the Journal News, the official newspaper of the Village of Pelham; and

Whereas, said public hearings were held on October 10, 2023 and October 26, 2023, at or about 8:00 p.m. virtually via Zoom and in Village Hall and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said to proposed local law or any part thereof.

Now, therefore, be it resolved, as follows:

1. The Board of Trustees hereby adopts Local Law No. 4 of 2023 of the Village of Pelham amending Chapter 98-140 of the Code of the Village of Pelham to create a Special Permit in the Village’s Business – 1, Business – 2, and Business – 3 Zoning Districts to permit seasonal outdoor dining;
2. The Board of Trustees directs the Village Clerk to prepare said Law for filing with the Secretary of State.

Vote Record - Item # 9 – Resolution Adopting Local Law No. 4 of 2023 Amending Chapter 98 of the Code of the Village of Pelham Regarding an Amendment to Chapter 98-140 of the Code of the Village of Pelham to Create a Special Permit in the Village’s Business – 1, Business – 2, and Business – 3 Zoning Districts to Permit Seasonal Outdoor Dining						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, October 24, 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 # 10 –Site Plan Application at 101 Wolfs Lane (Vertical Community Development, LLC.)

[101 Wolfs Lane Supporting Documentation](#)

Item # 11 - Resolution Accepting and Filing Audited Financial Statement for Fiscal Year 2022-23

Whereas, PKF O'Connor Davies, LLP., has submitted final reports for the fiscal year ended May 31, 2023.

Now, therefore, be it resolved, that the internal management letter and the audited financial statements for all fund types and account groups for the fiscal year ended May 31, 2023, prepared by PKF O'Connor Davies, LLP., are hereby accepted and ordered to be filed with the Village Clerk pursuant to New York State Village Law § 4-408 (e).

Vote Record - Item # 11 – Resolution Accepting and Filing Audited Financial Statement for Fiscal Year 2022-23						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, October 24, 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 – Other Business

Recurring Items

Item # 13 - 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)	\$319,740.72
Capital Projects Fund (H)	\$ 36,541.80
Trust & Agency (T)	\$ 350.00
Grand Total	\$ 356,632.52

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 # 13 - Resolution Authorizing the Accounts Payable						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, October 24, 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 # 14 - Authorizing Minutes of: October 10, 2023 Work Session, Regular Meeting and Executive Session

Vote Record - Item # 14 – Authorizing the Minutes of October 24, 2023 Work Session, Regular Meeting and Executive Session						
Village of Pelham Board of Trustees Regular Meeting				Tuesday, October 24, 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 - Adjournment