Town of Pelham

PELHAM, NEW YORK 34 FIFTH AVE 10803

TOWN BOARD
Legislative Meeting Minutes
July 13, 2026

PELHAM TOWN BOARD MEMBERS

Theresa K. Mohan, *Town Supervisor*
Maura Curtin, *Deputy Supervisor*
Kristen Burke, *Councilmember*
Michael Jenks, *Councilmember*
Kara McLoughlin, *Councilmember*

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Attendee Name	Present	Absent	Late	Arrived
Theresa K. Mohan	X	□	□	□
Maura Curtain	X	□	□	□
Kristen Burke	□	□	X	X
Michael Jenks	X	□	□	□
Kara McLoughlin	X	□	□	□

IV. No Public Comment

V. Reports

a. **Town Council Reports**

Deputy Supervisor Maura Curtin

- EMS responded to 104 calls – approximately 3.5 call per day. 88% of calls were in Pelham/Pelham Manor. We provided 12 mutual aid calls out in June. Average response time was 6.1 minutes.
- EMS Director, Mark Baumblatt, recognized Gene Iannuzzi as "Westchester County Educator of the Year". He has been a tremendous asset to the Town in developing our EMS program.
- Also, on June 12th, emergency personnel and police successfully resuscitated an adult female who suffered cardiac arrest at the BJ's Wholesale Club on Pelham Parkway, resulting in her full recovery and discharge from the hospital after two weeks. The collaborative response involved early CPR by an unidentified off-duty firefighter, immediate AED intervention by the Pelham Manor Police Department, and advanced life support from EMS personnel, including Katie Hanley, Noville Kettle, Ralph Magulo, and Samuel Samson. All parties are commended for their quick response and teamwork.
- We did not receive the grant from the New York Department of State for the emergency service center. The State received 76 applicants and selected one third of those to fund. Deputy Supervisor received feedback and we are encouraged to apply again in the Fall.

Councilman Michael Jenks

- June Library stats – 6,076 visits, 930 child and teen program attendees and 1,230 adult program attendees. The Bubble Bus summer reading kick off was very popular with 180 adults and children attending. Reminder that the library offers notary services to the public – more that 322 signatures were provided in June. There are still spaces left in the Great Pelham Puzzle race on July 18th from 1:30pm to 3:30pm. Booktoberfest at will be held at the library on October 3rd from 5-pm-8pm - tickets go on sale July 15. More information on the library's website.

Councilwoman Kara McLoughlin

- Day camps are seeing record enrollment. Due to high heat, camps are shifting heavily to water activities like sprinklers and slip-and-slides; children should wear bathing suits. Campers recently attended a Mets game and visited Memorial Field in Mount Vernon for a soccer game. A successful sewing camp added a new session for early August.
- Beginner Mahjong lessons started Monday, July 20th (running Mondays/Wednesdays for three weeks). Signups remain open for men's and ladies' tennis. Summer concerts take place Monday nights at 7:30 PM, with rain dates moving to Wednesdays.
- Senior programs remain fully active with fitness classes, a walking club (weather permitting), free mahjong lessons for ages 55+, card playing and scheduled trips to Kenny's on the Water and Saxon Woods. Recent activities included guest speakers, a Sock n Buskin visit, and a luncheon hosted by the Town of Pelham.
- The Pelham Together internship program launches later this month, beginning with one week of job skills training before the students transition to on-the-job roles.

Councilwoman Kristen Burke

- Pelham Travel Soccer is promoting a group outing for this coming Wednesday. The women's professional soccer team Gotham FC, who normally play in New Jersey, will be playing at Citi Field. Group tickets are available for **$25** on the Pelham Travel Soccer website.
- **Court Clerk Position**- The hiring process is going well; interviews are underway with several fantastic candidates, and a finalist will be announced shortly.
- **JCAP Grant update**: The grant window has reopened. The village is applying for a $20,000 grant to fund and recoup the costs of installing bulletproof glass in the court office.
- There will be no court for the first week of August.
- **Glover Field update:** collaborative meeting was held with the Commissioner of Mount Vernon, the Village of Pelham, Village of Pelham Manor and their respective grants teams. The project progression remains slow, but the team is actively connecting to push the initiative forward.

b. Supervisor Report

Financial Report – Supervisor Mohan presented the Board with "General Ledger Transactions" and "Expenditures and Revenues" reports for June. We will be receiving our 2025 Audit report soon and will provide that audit to the State.

VI. Julie Sakhrani presented her Girl Scout Gold Award Project to the Board. Supervisor Mohan followed up with the following remarks:

Tonight, the Town of Pelham is pleased to recognize and thank Julie Sakhrani for the extraordinary work she completed as part of her Girl Scout Gold Award project.

Julie interviewed Pelham veterans and preserved their personal oral histories, ensuring that their experiences, service, and memories will remain available to future generations. She has provided the Town Historian Collection with the recordings of those interviews on an external hard drive, together with written transcripts.

This project is a meaningful contribution to Pelham's historical record. It honors the veterans who shared their stories and reflects Julie's dedication, thoughtfulness, and commitment to our community.

On behalf of the Town of Pelham, I am honored to accept these materials and to thank Julie for helping preserve this important part of Pelham's history.

Julie, congratulations on earning your Girl Scout Gold Award, and thank you for this lasting gift to the Town of Pelham.

VII. DESIGNATING RECIPIENT OF VOLUNTARY ANIMAL SHELTER CONTRIBUTIONS PURSUANT TO NYS AGRICULTURE & MARKETS LAW §109

WHEREAS, New York State Agriculture & Markets Law §109, as amended effective December 2025, requires that municipalities include in dog license applications and renewals an option for voluntary contributions to support an animal shelter; and

WHEREAS, pursuant to such law, voluntary contributions collected in connection with dog licensing are to be provided to the organization under contract with the municipality for animal shelter services; and

WHEREAS, the Town of Pelham currently contracts with the Humane Society of New Rochelle to provide such services; and

WHEREAS, the Town Board wishes to acknowledge and implement the requirements of §109 in a manner consistent with applicable law;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby acknowledges that, pursuant to New York State Agriculture & Markets Law §109, all voluntary animal shelter contributions collected in connection with dog licensing shall be for the benefit of the Humane Society of New Rochelle, as the Town's contracted animal shelter provider; and

BE IT FURTHER RESOLVED, that the Town Clerk is authorized and directed to update dog license applications, renewal forms, and related materials to include a clearly identified voluntary contribution option in compliance with §109, including language stating that such contributions are voluntary and not part of the license fee, and identifying the Humane Society of New Rochelle as the recipient; and

BE IT FURTHER RESOLVED, that the Town Comptroller is authorized and directed to establish a dedicated fund or budget line item for the receipt and accounting of such contributions; and

BE IT FURTHER RESOLVED, that 100% of funds collected pursuant to this program shall be remitted to the Humane Society of New Rochelle no less than annually, and may be remitted on a more frequent basis as determined appropriate by the Town's financial officers; and

BE IT FURTHER RESOLVED, that the appropriate Town officials are authorized to take all actions necessary to implement this resolution, including administrative and system updates.

Resolution 2026-39 DESIGNATING RECIPIENT OF VOLUNTARY ANIMAL SHELTER CONTRIBUTIONS PURSUANT TO NYS AGRICULTURE & MARKETS LAW §109							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Motion	X	☐	☐	☐	☐
	Kristen Burke	Second	X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐

VII. RESOLUTION APPROVING TAX CERTIORARI SETTLEMENT
Mtr. of LM 415 5th Avenue LLC v. Assessor of the Town of Pelham, et al.
(Sup. Ct. West. Co. Index Nos. 64044/20, *et seq.*) -
AUTHORIZATION TO SETTLE 2020-2025 TAX CERTIORARI PROCEEDINGS

WHEREAS, there are a series of tax certiorari proceedings titled *Mtr. of LM 415 5th Avenue LLC v. Assessor of the Town of Pelham, et al.,* (Sup. Ct. West. Co. Index Nos. 64044/20, *et seq.*) pending before the New York State Supreme Court, County of Westchester; and

WHEREAS, these proceedings contest the real property tax assessment of a property located at 415 5th Avenue, which is identified as Section 163.28, Block 2, Lot 31.1 on the Tax Map of the Town of Pelham (the "LM 415 Parcel"); and

WHEREAS, these proceedings challenge the annual assessments of the LM 415 Parcel established by the Town of Pelham in Assessment Years 2020 through 2025; and

WHEREAS, proposed terms of settlement have been formulated providing for a voluntary disposition of these proceedings; and

WHEREAS, the Town Board has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed terms of settlement and duly considered same; and

WHEREAS, pursuant to the proposed terms of settlement, the 2020 through 2025 assessments of the LM 415 Parcel will be reduced, resulting in a Town tax refund of approximately Five Hundred Forty-Eight and 17/100 ($548.17) Dollars; and

WHEREAS, the Board of Education of the Pelham Union Free School District approved the settlement terms by Resolution duly adopted on April 21, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Pelham authorizes the settlement of these proceedings to adjust the assessed valuation of the LM 415 Parcel in Assessment Years 2020 through 2025, with a consequent Town tax refund, as follows:

Year	Assessment	Revised Assessment	Reduction	Pelham UFSD Rate	Town Rate	Pelham UFSD Refund	Town Refund
2020	$796,000	$750,000	$ 46,000	$24.5179	$0.6035	$1,127.82	$ 27.76
2021	$796,000	$750,000	$ 46,000	$24.8113	$0.6092	$1,141.32	$ 28.02
2022	$796,000	$730,000	$ 66,000	$24.8980	$0.6037	$1,643.27	$ 39.85
2023	$851,500	$730,000	$121,500	$22.2744	$1.0336	$2,706.34	$125.58
2024	$886,000	$740,000	$146,000	$21.4210	$1.0435	$3,127.47	$152.35
2025	$921,000	$760,000	$161,000	*2026/27 Levy*	$1.0845	$ 0.00	$174.61
					Totals:	**$9,746.21**	**$548.17**

BE IT FURTHER RESOLVED, that counsel for the Town of Pelham, Keane & Beane, P.C., together with the Assessor of the Town of Pelham and Town staff, are hereby authorized to undertake such actions as are necessary to effectuate this settlement, including the execution and entry of a Consent Judgment and the payment of the tax refunds required under the above authorized terms of settlement.

Resolution 2026-40 RESOULTION APPROVING TAX CERTIORARI SETTLEMENT IN MATTER OF LLM 415 5TH AVENUE LLC							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin		X	☐	☐	☐	☐
	Kristen Burke		X	☐	☐	☐	☐
	Michael Jenks	Second	X	☐	☐	☐	☐
	Kara McLoughlin	Motion	X	☐	☐	☐	☐

VIII. RESOLUTION APPROVING TAX CERTIORARI SETTLEMENT
Mtr. of Pacis Associates, Inc. v.
Assessor of the Town of Pelham, et al.
(Sup. Ct. West. Co. Index Nos. 65186/19, *et seq.*) -
AUTHORIZATION TO SETTLE 2019-2025
TAX CERTIORARI PROCEEDINGS

WHEREAS, there are a series of tax certiorari proceedings titled *Mtr. of Pacis Associates, Inc. v. Assessor of the Town of Pelham, et al.,* (Sup. Ct. West. Co. Index Nos. 65186/19, *et seq.*) pending before the New York State Supreme Court, County of Westchester; and

WHEREAS, these proceedings contest the real property tax assessment of a property located at 625 5th Avenue, which is identified as Section 159.77, Block 1, Lot 29 on the Tax Map of the Town of Pelham (the "Pacis Parcel"); and

WHEREAS, these proceedings challenge the annual assessments of the Pacis Parcel established by the Town of Pelham in Assessment Years 2019 through 2025; and

WHEREAS, proposed terms of settlement have been formulated providing for a voluntary disposition of these proceedings; and

WHEREAS, the Town Board has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed terms of settlement and duly considered same; and

WHEREAS, pursuant to the proposed terms of settlement, the 2019 through 2025 assessments of the Pacis Parcel will be reduced, resulting in a Town tax refund of approximately Nine Hundred Thirty-Six and 71/100 ($936.71) Dollars; and

WHEREAS, the Board of Education of the Pelham Union Free School District approved the settlement terms by Resolution duly adopted on May 6, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Pelham authorizes the settlement of these proceedings to adjust the assessed valuation of the Pacis Parcel in Assessment Years 2019 through 2025, with a consequent Town tax refund, as follows:

Year	Assessment	Revised Assessment	Reduction	Pelham UFSD Rate	Town Rate	Pelham UFSD Refund	Town Refund
2019	$975,000	$900,000	$ 75,000	$24.5900	$0.6245	$1,844.25	$46.84
2020	$1,015,000	$870,000	$145,000	$24.5179	$0.6110	$3,555.09	$88.60
2021	$1,015,000	$820,000	$195,000	$24.8113	$0.6035	$4,838.21	$117.68
2022	$1,015,000	$820,000	$195,000	$24.8980	$0.6092	$4,855.11	$118.79
2023	$1,086,000	$900,000	$186,000	$22.2744	$0.6037	$4,143.04	$112.29
2024	$1,129,000	$900,000	$229,000	$21.4200	$1.0336	$4,905.18	$236.69

2025	$1,174,000	$975,000	$199,000	*N/A*	$1.0845	$ 0.00	$215.82
					Totals:	**$24,140.87**	**$936.71**

BE IT FURTHER RESOLVED, that counsel for the Town of Pelham, Keane & Beane, P.C., together with the Assessor of the Town of Pelham and Town staff, are hereby authorized to undertake such actions as are necessary to effectuate this settlement, including the execution and entry of a Consent Judgment and the payment of the tax refunds required under the above authorized terms of settlement.

Resolution 2026-41 RESOLUTION APPROVING TAX CERTIORARI SETTLEMENT *Mtr. of Pacis Associates, Inc*							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Motion	X	☐	☐	☐	☐
	Kristen Burke		X	☐	☐	☐	☐
	Michael Jenks	Second	X	☐	☐	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐

IX. RESOLUTION APPROVING TAX CERTIORARI SETTLEMENT
Pelham Fifth JV LLC v. Town of Pelham, et ano.
(Sup. Ct. West. Co. Index No. 73310/2025) -
AUTHORIZATION TO SETTLE 2025
TAX CERTIORARI PROCEEDING

WHEREAS, there is a tax certiorari proceeding titled *Pelham Fifth JV LLC v. Town of Pelham, et ano.* (Sup. Ct. West. Co. Index No. 73310/2025) presently pending before the New York State Supreme Court, County of Westchester (Hon. Diane M. Clerkin, J.S.C., presiding); and

WHEREAS, this proceeding contests the tax assessment of premises located at 139 5th Avenue, which consist of a tax parcel identified as Section 163.28, Block 1, Lot 89 on the Tax Map of the Town of Pelham (the "Subject Parcel"), as such assessment is stated on the 2025 Assessment Roll; and

WHEREAS, proposed terms of settlement have been reached providing for a voluntary disposition of this proceeding; and

WHEREAS, the Town Board has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed terms of settlement and duly considered same; and

WHEREAS, pursuant to the proposed terms of settlement, the 2025 assessment of the Subject Parcel will be reduced from $8,800,000 to $6,000,000; and

WHEREAS, a 2026 Town tax refund of approximately Three Thousand Thirty-Six and 60/100 ($3,036.60) Dollars will be due on account of this 2025 assessment reduction;

WHEREAS, the 2025 assessment of the Subject Parcel has not been the subject of a school tax levy and, consequently, the proposed reduction will not give rise to a Pelham Union Free School District tax refund, provided it is effectuated prior to the issuance of 2026-27 school tax bills; and

WHEREAS, it is the intention of the parties to finalize the settlement prior to the preparation of 2026-27 school tax bills;

WHEREAS, the Board of Education of the Pelham Union Free School District approved the settlement terms by Resolution duly adopted on June 10, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board authorizes the settlement of this proceedings to adjust the assessed valuation of the Subject Parcel in Assessment Year 2025, as follows:

Year	Assessment	Revised Assessment	Reduction
2025	$8,800,000	$6,000,000	$2,800,000

BE IT FURTHER RESOLVED, that counsel for the Town of Pelham, Keane & Beane, P.C., together with the Assessor of the Town of Pelham and Town staff, are hereby authorized to undertake such actions as are necessary to effectuate this settlement, including the execution and entry of a Consent Judgment and the payment of the tax refunds required under the above authorized terms of settlement.

Resolution 2026-42 RESOLUTION APPROVING TAX CERTIORARI SETTLEMENT *Pelham Fifth JV LLC*							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin		X	☐	☐	☐	☐
	Kristen Burke	Second	X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin	Motion	X	☐	☐	☐	☐

X. Discussion of Draft Facilities Planning Study—Task Area Two Progress Report for Pelham Town Hall and Daronco Town House

Purpose: The Town Supervisor presented the July 10, 2026 draft progress report prepared by Geddis Architects concerning space planning, public access, parking and emergency access, departmental locations, building conditions, accessibility, records storage, and potential renovations to Pelham Town Hall and Daronco Town House.

Current Operational Inefficiencies

- **Split Court Services**: Court clerks are currently located in the Town Hall, while the court sessions take place in the Townhouse. The separation creates confusion for citizens trying to locate services or pay tickets.
- **Logistical Burden**: Court clerks are forced to move equipment and files back and forth on court days.
- **Inaccessible Space**: The constables are located on the second floor, which is inaccessible and should not be used by the public.
- **Inadequate Facilities**: The judges currently lack a private chamber to conduct confidential conferences, and the building's restrooms are inadequate for handicap access.
- **Public Access to services in Town Hall:** Forward facing services located on the second floor. Not clear where to go for services.

Proposed Renovations (Option 1)

After reviewing four options with the architects, it seems that **Option 1** is the best choice because it successfully satisfies almost every operational need:

Daronco Town House

- **Centralizing Court Services**: Moving the court clerks back to Daronco to create a unified, forward-facing clerical office for the public.
- **Judges' Chambers**: Creating a dedicated, confidential meeting space for judges near the courts.
- **Building Accessibility**: Adding two compliant handicap-accessible restrooms.

- **Recreation**: Relocating the Recreation department to the left side of the building to include a service window and storage space.
- **Upgraded Kitchen**: Adding a new, dedicated kitchen.
- **Room Refurbishments**: Updating the existing Guild Room and refurbishing the main large meeting space.
- **Hallway Infrastructure**: Proceeding with immediate lighting upgrades in the hallways, designed to align with the final architectural layout.

Town Hall Reconfiguration

- **Elevator Alternative**: Bypassing the immediate, costly need for an elevator by moving essential public-facing services entirely to the ground floor.
- **EMS Relocation**: Reconfiguring the current Emergency Medical Services (EMS) area and creating a dedicated exit route for emergency vehicles.
- **Service Accessibility**: Reorganizing the layout so arriving members of the public can walk directly into a lobby and immediately access the services they need.

Multi-Functional Goals

- **Modular Design**: Utilizing creative, modular designs to ensure spaces can dynamically change based on shifting town needs.
- **Shared Community Use**: Ensuring the main spaces remain highly flexible so day-to-day operations do not conflict with community activities like exercise classes and senior citizen meetings.

The Town Board will provide comments and direction regarding priorities and next steps. No final plan or expenditure will be authorized under this agenda item.

RECURRING ITEMS

VII. Approval of Minutes May 14, 2026

X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Second	X	☐	☐	☐	☐
	Kristen Burke		X	☐	☐	☐	☐
	Michael Jenks	Motion	X	☐	☐	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐

VIII. Approval of Minutes June 1, 2026

☐ Adopted X Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Motion	X	☐	☐	☐	☐
	Kristen Burke	Second	X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐

IX. Adjournment to Executive Session