



Public Works & Transportation

BOL Meeting Minutes - Final

Committee Chair: Vedat Gashi

800 Michaelan Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, October 18, 2021

10:00 AM

Committee Room

CALL TO ORDER

Meeting jointly with the Committees on Budget & Appropriations, Labor & Housing, Planning Economic Development & Energy, Environment & Health, Public Safety and Parks & Recreation.

The County Board will meet pursuant to Chapter 417 of New York State Laws of 2021, allowing public bodies to meet and take action without permitting in-person public access to meetings and authorizes such meetings and public hearings to be held remotely by conference call or similar service, provided the public has the ability to view or listen and that such meetings are recorded and later transcribed. To access the meeting, please visit: <https://westchestercountyny.legistar.com>

With a quorum present, Chair Gashi called the meeting to order at 10:18 AM.

Others in Attendance: BOL: Catherine Borgia, Damon Maher, Anand Singh, Yolanda Valencia, Elizabeth LoBello, Jill Axelrod BOL Remote: Alfreda Williams, Nancy Barr, Margaret Cunzio, Jose Alvarado PLANNING Remote: Norma Drummond, Leo Gruenfeld DEF Remote: Lou Vetrone, Melissa Rotini, Marian Pompa, CJ Gelardo PARKS Remote: Peter Tartaglia SENIORS Remote: Jeanne Pici, Sandra Brown DPW/T Remote: Robert Abbamont CE: Steve Bass

Present: Legislator Covill and Legislator Boykin

Remote: Committee Chair Gashi, Legislator Johnson, Legislator Parker, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

1. [ACT-2021-189](#) CBA-BPL30-500 Main Street, New Rochelle

AN ACT amending the 2021 County Capital Budget Appropriations for Capital Project BPL30 - New Homes Land Acquisition II.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, LABOR & HOUSING AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY

Joint with BA, LH, PEDE

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Program Administrator - Housing & Community Development - Department of Planning

Commissioner Norma Drummond and Program Coordinator - Housing & Community Development Leo Gruenfeld appeared before the joint committees to discuss 500 Main Street, New Rochelle. Before the joint committees is a Capital Budget Amendment (CBA), Bond Act and Land Acquisition Act - BPL30. Commissioner Drummond explained the first Act is to purchase and convey two condos on a 0.785 acres of parcel at 500 Main Street in the City of New Rochelle, and can subsequently convey the property to BRP 500 Main Street TC Owner LLC or their successors or assigns. The site is comprised of four lots 500, 506 and 510 Main Street and Church Street.

The second Act is to authorize \$5 million in bond financing for the purchase of the land to create 119 Affirmatively, Furthering Fair Housing (AFFH), affordable units for a period of 50 years.

The third Act is a Capital Budget Amendment (CBA) to add \$5 million to capital project, new home land acquisition. Commissioner Drummond explained before, the County has run out of money in this capital project.

This development is proposed to have a total of 477 rental units, 358 will be market rate and 119 will be affordable. 110 will be at 50 and 60% of the Area Median Income (AMI). She discussed in more detail, 9 of them will be at 80% AMI, 20 are at 50% AMI, and 90 are at 60%.

The development will include 430 parking spaces and 21,892 square feet for a church and 835 square feet of ground floor retail as well as 1000 square feet of governmental office space for the City of New Rochelle.

Many of these in the building include terraces and lounge areas, a fitness room, a community business center and on site laundry. There is a dog park and pet washing facility and a rooftop pool, a patio and children's play area. Approximately 25% of them are affordable. There's 110 studios, 218 one-bedrooms and 149 two-bedrooms.

Commissioner Drummond explained that there is a policy issue with this project, City of New Rochelle zoning requires that all multifamily developments include 10 of their units is affordable at 80% of the AMI for a period of 30 years. The County usually will goes much further than 30 years we go to 50 years. She explained that for this development, 48 of these units would be required to be affordable for 30 years at the 80% of AMI. Additionally, there are 17 units that the developer has proposed moving from another site, explaining that this site actually has much better amenities and the location is better. Commissioner Drummond went on to explain that as it is a policy issue for the County Planning Board, and for the Housing Opportunity Commission that we not allow developers to move their units from another site; the Planning Board has actually made that recommendation. The Planning Board has agreed that this site is more appropriate and their recommendation to you was to allow the financing for this site and having those units moved over.

Commissioner Drummond recapped the changes stating that instead of getting 30 years of affordability, we are getting 50 years. Instead of getting 80% of AMI, we are getting 110 units at 50 and 60% of AMI, and the 65 units that are required to be affordable, will actually be 119 affordable units.

Commissioner Drummond went over the cost, the amenities that developer is going to be charging the market rate tenants, \$1,800 a year. We negotiated with the developer that he will not charge anything for the affordable tenants for those amenities.

Additionally, for the parking spaces, the developer is going to be charging the market rate tenants \$150 a month for a space because it is 24 hour attended parking and it is automated staffing parking. She explained that the County is allowing the developer to charge \$50 a month to the affordable tenants who wish to have a car. The County negotiated a significantly lower rate for our tenants in the event that they have parking.

Commissioner Drummond discussed that they would be purchasing two condos, this development is going to have a total of 7 condos in all the first condo is for the 430 parking spaces the second will be for the retail and commercial space. The third will be for the 347 residential market rate housing units, and the fourth will be for the residential AFFH housing units at 50 and 60% of AMI. The fifth condo will be the residential AFFH housing units at 80% of AMI, the sixth condo will be the church and the seventh condo will be 1000 square feet of government space for the City of New Rochelle.

The land use approvals and the New York state financing pre in place. The developer is hoping close in December of this year.

The site is a brownfield. It is already enrolled in the New York State brownfield cleanup program being supervised by the New York State Department of Environmental Conservation.

The building has been designed to meet Green Building Standards and the Energy Star Multifamily High Rise Standards.

Total cost development is \$276.1 million and each units is expected to cost \$578,953 to build. The new homes land contribution will be \$5 million, which for the 119 units, averages to \$42,017 per unit. The appraisal was completed on August 24th of 2021 where the per unit value is \$55,000 per unit.

Chairwoman Borgia asked if the different percentage AMI would be in separate building, Commissioner Drummond explained that they are condos and that the units are going to be spread throughout the development and are not in separate building.

Legislator Barr asked if she could get a list of developments in the County that have that have expiring or about to expire affordable units.

Chairman Maher asked what the City would be using the space for. Mr. Gruenfeld stated that they are planning to use it for employment center/ training center. He discussed that the City does not have to pay rent, only operating expenses.

On motion of Committee Chair Gashi, seconded by Legislator Covill, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

2. [ACT-2021-190](#) **BOND ACT-BPL30-500 Main Street, New Rochelle**

A BOND ACT authorizing the issuance of FIVE MILLION (\$5,000,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - New Homes Land Acquisition II.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, LABOR & HOUSING AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY

Joint with BA, LH, PEDE

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Program Administrator - Housing & Community Development - Department of Planning

Please refer to item #1.

On motion of Legislator Covill, seconded by Legislator Johnson, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

3. [ACT-2021-191](#) **ACT-Land Acquisition-500 Main Street, New Rochelle**

AN ACT authorizing the County of Westchester to purchase two condominium units making up a portion of an approximate +/- 0.785 acres of real property located at 500 Main Street in the City of New Rochelle and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 119 affordable rental units, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, LABOR & HOUSING AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY

Joint with BA, LH, PEDE

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Program Administrator - Housing & Community Development - Department of Planning

Please refer to item #1.

On motion of Legislator Covill, seconded by Legislator Parker, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

4. [RES-2021-178](#) **ENV RES-SSM21-Saw Mill Section B Relief Sewer**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant impact on the environment in connection with Capital Project SSM21 - Saw Mill Section B Relief Sewer.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, ENVIRONMENT & HEALTH AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY

Joint with BA, PEDE & EH

Guests: Deputy Commissioner Lou Vetrone, Deputy Commissioner Nat Federici, Assistant Commissioner - Environmental Projects Melissa Rotini, Marian Pompa, Director of Maintenance & Capital Program Coordinator CJ Gelardo- Department of Environmental Facilities

Deputy Commissioner Lou Vetrone, Assistant Commissioner Melissa Rotini, Director of Maintenance Marian Pompa and Capital Program Coordinator CJ Gelardo appeared before the joint committees to discuss Capital Project-SSM21 Bond Act (Amended) and Environmental Resolution - Saw Mill Section B Relief Sewer.

This is an Amended Bond Act in the amount of \$11,500,000 which includes \$1,500,000 in previously authorized bonds, to finance the cost of design, construction management and construction costs for a new relief sewer for a section of the County's Saw Mill Section B sanitary trunk sewer along Hunt's Lane in the Town of New Castle in order to handle all existing and future flow in the District. The work is expected to include the relocation of an existing 6 inch diameter water main, excavation, backfill, tunneling, paving, and other piping and roadwork, as well as incidental expenses in connection with the County's Saw Mill Sanitary Sewer District.

Mr. Pompa explained that originally work was to be completed in the beginning of 2024 but the schedule has been accelerated at the request of the Town of New Castle and the Village of Mount Kisco in order to reevaluate the current sewer flow agreement. Design has begun by a consultant and is expected to be completed in the first quarter of 2022. Design is at approximately 85% and construction is estimated to take 12 months to complete.

Mr. Pompa explained that the original bonding for Bond Act No. 105-2020 was in the amount of \$1,500,000 for design and construction management. The amended Bond Act in the amount of \$10 million bringing the total amount to \$11,500,000.

Mr. Pompa explained that we have 7 consecutive sewer segments of the Saw Mill Trunk sewer that are 24 inches in diameter. The existing sewer main is currently flowing at more than half its capacity during peak hourly flows and at times approaches full capacity and would not be able to handle all future flows that are held in reserve for parcels that are in the district but not currently connected. The project involves the installation of a new 30 inch in diameter trunk sewer along Hunts Lane to relieve some the existing sewer main. The new trunk will run along the center and west side of Hunts Lane. The work will includes approximately 1,650 feet of pipeline, associated pits and manholes and minor relocation of water and gas.

Legislator Covill stated that the communities affected in her district are very happy to see this move forward.

Legislator Shimsky asked how this project is related to the ongoing issue with the non-County wastewater plant and figuring out how to get everyone connected?

Mr. Pompa explained that this project will help bring the flow through the Village of Mount Kisco pumping station and increase the flow and push us towards full capacity and make sure we have enough capacity to handle all future flow. The flow will go to the Yonkers plant.

Legislator Covill explained that the Mount Kisco pumping station needed and that is when the County will include East of Hudson money. The reserve part was that Mount Kisco had expected to do a huge development by the train station, which was not approved by the

Village board, but that's likely to come back up and that would be a significant residential and commercial development on the 1st floor. Mount Kisco has an agreement with Westchester County, New York City and Mount Kisco to never allow anyone else into the district other than Mount Kisco in the area of Mount Kisco. The agreement is being open but not to all surrounding areas.

On motion of Legislator Covill, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

5. [ACT-2021-186](#) **BOND ACT(Amended)-SSM21-Saw Mill Section B Relief Sewer**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of TEN MILLION (\$10,000,000) DOLLARS to finance Capital Project SSM21 - Saw Mill Section B Relief Sewer.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, ENVIRONMENT & HEALTH AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY

Joint with BA, PEDE & EH

Guests: Deputy Commissioner Lou Vetrone, Deputy Commissioner Nat Federici, Assistant Commissioner - Environmental Projects Melissa Rotini, Marian Pompa, Director of Maintenance & Capital Program Coordinator CJ Gelardo- Department of Environmental Facilities

Please refer to item #4.

On motion of Legislator Covill, seconded by Committee Vice-Chair Shimsky, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

6. [RES-2021-179](#) **PH-Refuse Disposal District No. 1 Plan Modification**

A Public Hearing on "AN ACT pursuant to Article 5-A of the NY State County Law to modify the District Report Plan for Refuse Disposal District No. 1 in the County of Westchester to authorize the reallocation of approved expenditures, noting that such reallocation of funds will not exceed the previously approved maximum expenditure of District funds." [Public Hearing set for November 8, 2021 at 7:30 p.m.]. INTRO ACT: 2021-536.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND ENVIRONMENT & HEALTH

Joint with BA & EH

Guests: Deputy Commissioner Lou Vetrone, Deputy Commissioner Nat Federici, Assistant Commissioner - Environmental Projects Melissa Rotini, Marian Pompa, Director of Maintenance & Capital Program Coordinator CJ Gelardo- Department of Environmental Facilities

On motion of Legislator Covill, seconded by Legislator Tubiolo, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

7. [ACT-2021-193](#) **ACT-Refuse Disposal District No. 1 Plan Modification**

AN ACT pursuant to Article 5-A of the New York State County Law to modify the District Report Plan for Refuse Disposal District No. 1 in the County of Westchester to authorize the reallocation of approved expenditures, noting that such reallocation of funds will not exceed the previously approved maximum expenditure of District funds.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND ENVIRONMENT & HEALTH

Joint with BA & EH

Guests: Deputy Commissioner Lou Vetrone, Deputy Commissioner Nat Federici, Assistant Commissioner - Environmental Projects Melissa Rotini, Marian Pompa, Director of Maintenance & Capital Program Coordinator CJ Gelardo- Department of Environmental Facilities

Please refer to item #6.

On motion of Legislator Covill, seconded by Legislator Walter, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

8. [ACT-2021-187](#) **CBA-RWPR5-Ward Pound Ridge Reservation Fire Tower**

AN ACT amending the 2021 County Capital Budget Appropriations for Capital Project RWPR5 - Ward Pound Ridge Fire Tower.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, PUBLIC SAFETY AND PARKS & RECREATION

Joint with BA, PS & PR

Guests: Commissioner Kathy O'Connor, First Deputy Commissioner Peter Tartaglia and Ken Uhle, Program Coordinator- Capital Planning - Department of Parks, Recreation & Conservation

First Deputy Commissioner Peter Tartaglia discussed the background and history of the project. He explained that this fire tower will be a replica of the original fire tower which was built in 1926 and taken down in the '70's. It will be constructed on the original site in the Cross River mountain area, and will offer incredible views of the Long Island Sound across New York City to the Hudson River. It will be used by local visitors, as a tourist attraction/point of interest, and for educational purposes. It was and will be the only fire tower in the state located in Westchester County. It will replace a historical piece of the park, and will not be used as a fire watch.

Robert Abbamont, Director of Operations (Capital Planning Program) for the Department of Public Works and Transportation, shared photos of a similar fire tower located in Bloomingdale, New York. Legislator Cunzio asked if that fire tower is similar to the one in Mount Beacon Park. Mr. Abbamont noted that the new tower is different because it will have programmed events and tours, and will have a security fence around it. Legislator Barr asked about the cost of having staff to monitor it. Mr. Tartaglia said monitoring will be done by

existing Parks staff, Friends of Trailside staff or other groups, depending on what the patterns of visitation require.

Legislator Covill noted that there should be a video feed, and Mr. Tartaglia said he will make note of that, and they will talk about that during the design phase. She also asked if there will be a First Responder repeater there, and Mr. Tartaglia said they will talk to Emergency Services about that.

Legislator Covill asked how long it will take for design and build. Mr. Tartaglia said it will be a one-year process - six months for the design phase and six months to build.

On motion of Legislator Covill, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Covill, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

Away: Committee Chair Gashi and Legislator Johnson

9. [ACT-2021-188](#) **BOND ACT-RWPR5-Ward Pound Ridge Reservation Fire Tower**

A BOND ACT authorizing the issuance of THREE HUNDRED THOUSAND (\$300,000) DOLLARS in bonds of Westchester County to finance Capital Project RWPR5 - Ward Pound Ridge Reservation Fire Tower.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, PUBLIC SAFETY AND PARKS & RECREATION

Joint with BA, PS & PR

Guests: Commissioner Kathy O'Connor, First Deputy Commissioner Peter Tartaglia and Ken Uhle, Program Coordinator- Capital Planning - Department of Parks, Recreation & Conservation

Please refer to item #8.

On motion of Legislator Covill, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Covill, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

Away: Committee Chair Gashi and Legislator Johnson

10. [ACT-2021-192](#) **BOND ACT-Road Projects**

A BOND ACT recommending the approval of a BOND ACT in the total aggregate amount of THREE MILLION ONE HUNDRED FIFTY FIVE THOUSAND (\$3,155,000) DOLLARS to authorize the County of Westchester to finance two Capital Projects for 2022: RB231-Pines Bridge Road, CR 1323, New Castle and RB232 - East Main Street, CR, 25, Peekskill.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION

Joint with BA

Guest: Robert Abbamont, Director of Capital Projects

Director of Capital Projects Robert Abbamont appeared before the joint committees to discuss

the item placed directly into committee- Bond Act - Road Bonds (RB231 & RB232). This is a Bond Act in the amount of \$3,155,000 to authorize the financing of the following two capital projects, RB231- Pines Bridge Road, CR 1323, New Castle and (RB232) East Main Street , CR 25, Peekskill. These projects were originally anticipated to be completed in 2022 Capital Budget.

These Bond Acts would finance the cost of roadway improvements including design, construction management and construction of (RB231) approximately 2.86 miles of Pine Bridge Road, County Road 1232, from New Castle/ Yorktown line to Brookside Lane. The cost of this project anticipated to be \$2,230,000 for design and construction funding; the PCI in 2019 for this road was 56 and the average annual traffic count is 2502 vehicles per day. Design is expected to take 9 months and construction is expected to take 6 months. (RB232) approximately 0.2 miles of East Main Street, County Road 24, from Broad Street to North Division Street. The cost of this project is anticipated to be \$925,000 for design and construction funding; the PCI in 2019 was 58 and the average annual traffic count is 9,841 vehicles per day. Design is expected to take 6 months and construction is anticipated to take 4 months. Both of these projects will be done in house. Work will include milling, resurfacing, drainage work, new traffic signal loops, new pavement markings, curb replacement and related work.

Legislator Covill asked if the work had begun yet, Mr. Abbamont said they have just prepared estimates. He explained that they use the PCI to place the projects in line for the program. These roads have lower PCI which pushed them up ahead. She asked how are we able to do these projects since we have not voted on the 2022 Capital Budget.

Steve Bass from the County Executive's office explained that he had the same question and he reached out to the Law Department and Assistant Chief Deputy County Attorney Tami Altschiller explained to him that there is language in the legislation that says it is contingent upon the passage of the Capital Budget and will take effect in January of 2022.

On motion of Legislator Covill, seconded by Legislator Walter, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Covill, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

Away: Committee Chair Gashi and Legislator Johnson

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Covill, seconded by Committee Vice-Chair Shimsky, the Committee adjourned at 12:22 PM.