

Housing & Planning BOL Meeting Minutes - Final



Committee Chair: Shanae Williams

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

Thursday, January 18, 2024

11:00 AM

Committee Room

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting. *With a quorum present, Legislator Imamura called the meeting to order at 11:16 AM.*

Others in Attendance: BOL: Emiljana Ulaj, Erika Pierce, Judah Holstein, Nancy Barr, Dayana Gomez, Shayna Brunson, Althema Goodson, Warren Watson, Lisa Hochman, Flora White, Deana Robinson, Karen Vele, James Silverberg

Present: Legislator Smith, Legislator Williams Johnson, Legislator Imamura, Legislator Woodson-Samuels and Gashi

Remote: Legislator Williams

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

Organizational Meeting for the 2024-2025 Legislative Term

1. Set a quorum
2. Selection of Committee Vice-Chair
3. Setting a meeting date and time

The voting quorum was set for 3 to vote. Legislator Imamura was selected to be the Vice-Chair. The meeting date and time will be Wednesday at 1:00 PM or at the call of the Chair.

On motion of Woodson-Samuels, seconded by Williams Johnson, the above item was approved. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Smith, Legislator Williams Johnson, Legislator Imamura, Legislator Woodson-Samuels and Gashi

1. [ACT-2024-1](#) **BOND ACT-BPL30-321 Warburton Avenue, Yonkers**

A BOND ACT authorizing the issuance of TWO MILLION, SEVEN HUNDRED THOUSAND (\$2,700,000) 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 AND HOUSING & PLANNING

Joint with B&A and PWT.

Guests: Department of Planning

Commissioner Blanca Lopez

Program Director for Community Development Leonard Gruenfeld

This item was discussed in conjunction with the following item, 2024-13.

Commissioner Lopez and Mr. Gruenfeld provided a detailed overview on the development. Among the questions asked, Commissioner Lopez and Mr. Gruenfeld clarified that the \$2.7 million was earmarked for affordable development, the on-site office will provide wrap-around services to the residents via organizations determined by State, this development is considered as part of the Brownfield program with a tax credit of about \$6 million, and applicants will be selected based on the building's marketing plan (including lottery information). Yonkers approved this development accommodating people ages 62 and up, whereas intergenerational developments are for people 55 and up (per State guidelines). Lastly, the transfer goes to the developers and afterwards to the IDA since they issued the pilot. Commissioner Lopez and Mr. Gruenfeld made note of inquiring about electric vehicle charging stations on the property and if parking spaces could be made available to nearby residents due to parking difficulty in the area. Additionally, concerns were raised over the low project cost per unit and a request was made that, if possible, contracts should address those concerns.

On motion of Woodson-Samuels, seconded by Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Smith, Legislator Williams Johnson, Legislator Imamura, Legislator Woodson-Samuels and Gashi

2. [ACT-2024-2](#) **ACT-Land Acquisition-321 Warburton Avenue, Yonkers**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.4 acres of real property located at 305 and 309 Warburton Avenue and 254 Woodworth Avenue in the City of Yonkers 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 ninety-four (94) affordable senior rental housing units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING & PLANNING

Joint with B&A and PWT.

Guests: Department of Planning

Commissioner Blanca Lopez

Program Director for Community Development Leonard Gruenfeld

Please see previous item for discussion (#2024-12)

On motion of Woodson-Samuels, seconded by Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Smith, Legislator Williams Johnson, Legislator Imamura, Legislator Woodson-Samuels and Gashi

3. [ACT-2024-3](#) **BOND ACT-BPL30-136 Croton Avenue, Ossining**

A BOND ACT authorizing the issuance of THREE MILLION (\$3,000,000) 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 AND HOUSING & PLANNING

Joint with B&A and PWT.

Guests: Department of Planning

Commissioner Blanca Lopez

Program Director for Community Development Leonard Gruenfeld

This item was discussed in conjunction with the following item, 2024-13.

Commissioner Lopez and Mr. Gruenfeld provided a detailed overview on the development. Among the questions asked, Commissioner Lopez and Mr. Gruenfeld clarified that there is an expectation that they would be requesting flex funds (used for any gap in building the affordable units), the budget for affordable housing allows the deferred developer fee as a way of putting money back on the property (similar to regular properties) and the County IDA does not require prevailing wage however there are some additional standards included. Commissioner Lopez and Mr. Gruenfeld made note of inquiring about electric vehicle charging stations on the property, local hiring requirements, the terms of the pilot that the Village of Ossining had agreed to and whether or not there is formal communication about the feasibility of this property being completed by the developers.

On motion of Woodson-Samuels, seconded by Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Smith, Legislator Williams Johnson, Legislator Imamura and Legislator Woodson-Samuels

Away: Gashi

4. [ACT-2024-4](#) **ACT-Land Acquisition-136 Croton Avenue, Ossining**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.8 acres (34,848 square feet) of real property located at 136 Croton Avenue in the Village of Ossining 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 74 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING & PLANNING

Joint with B&A and PWT.

Guests: Department of Planning

Commissioner Blanca Lopez

Program Director for Community Development Leonard Gruenfeld

Please see previous item for discussion (#2024-14)

On motion of Woodson-Samuels, seconded by Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams, Legislator Smith, Legislator Williams Johnson, Legislator Imamura and Legislator Woodson-Samuels

Away: Gashi

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Smith, seconded by Woodson-Samuels, the Committee adjourned at 12:18 PM. by the following vote:

Aye: Legislator Williams, Legislator Smith, Legislator Williams Johnson, Legislator Imamura and Legislator Woodson-Samuels

Away: Gashi