



# 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](http://www.westchesterlegislators.com)

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Monday, October 4, 2021

10:00 AM

Committee Room

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## CALL TO ORDER

Meeting joint with the Committees on Budget & Appropriations, Labor & Housing, 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, Legislator Covill called the meeting to order at 10:11 AM.*

*Others in attendance: BOL: Catherine Borgia, Margaret Cunzio, Damon Maher, Alessandra Restiano, James Silverberg, Yolanda Valencia, Dayana Gomez, Beth LoBello, Jill Axelrod  
BOL Remote: Alfreda Williams, Nancy Barr, Melanie Montalto PLANNING Remote: Norma Drummond, Leo Gruenfeld PARKS Remote: Peter Tartaglia DPW/T: Robert Abbamont  
YOUTH Remote: DaMia Harris-Madden LAW: John Nonna, Rachel Noe*

**Present:** Legislator Covill, Legislator Boykin and Legislator Walter

**Absent:** Committee Chair Gashi

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

## MINUTES APPROVAL

Monday, September 20, 2021 at 1:00 PM Minutes

On motion of Legislator Woodson-Samuels, seconded by Legislator Tubiolo, the minutes were approved. The motion carried unanimously.

Tuesday, September 21, 2021 at 1:00 PM Minutes

On motion of Legislator Johnson, seconded by Legislator Woodson-Samuels, the minutes were approved. The motion carried unanimously.

## I. ITEMS FOR DISCUSSION

### 1. [RES-2021-169](#) **ENV RES-26 Garden Street, New Rochelle**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project BPL30 - New Homes Acquisition II.

***Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS &***

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**TRANSPORTATION AND LABOR & HOUSING**

Joint with B&A and L&H.

Guests: Commissioner Norma Drummond and Housing Specialist Leo Gruenfeld -  
Department of Planning

*Commissioner Drummond & Leo Gruenfeld appeared before the joint committees to discuss 26 Garden Street, New Rochelle. This legislation is an Environmental Resolution, Bond Act and Act (Land Acquisition) for the construction of a new building on a approximately 0.36 acres at 26 Garden Street in the City of New Rochelle. The Developer, MJ Garden V LLC, will construct a new twenty-four story building that will have 186 units with 49 parking spaces. The development will include 34 studio, 102 one-bedroom, and 50 two-bedroom units. All units will be available to households that earn at or below 50% and up to 60% of AMI (Area Median Income). The development will include community rooms, a fitness room, bike storage room, security office, property management office and on-site laundry service as well as, an outdoor rooftop patio that will include a children's play area. There will be 49 parking spaces located under the Development and 46 parking spaces located under the adjacent building, and several spaces will be equipped with electric charging stations.*

*Commissioner Drummond discussed that included in this packet is 3 pieces legislation, the first part is an environmental resolution that identifies no significant adverse impact related to this development. When the City of New Rochelle undertook their approval of their local land use approvals they did not include the County in their SEQR review. The second piece is a Bond Act for \$5 million dollars for the County for the purchase of the property. The piece 3rd is an ACT to purchase and subsequently convey the .36 acres at 26 Garden Street in the City of New Rochelle for the purpose of creating 186 AFFH units for a period of at least 50 years. The County is working with the Developer. This .36 acre site is part of a 1.12 acre development that includes the New Rochelle Family Court. The building for the AFFH units is part of a 6 unit condo. The first portion of the condo is 104 parking spaces for the family court. The second is 46 residential parking spaces for the residential building. The third is 38,398 square feet of space for the family court house. The fourth condo is a 38,398 square feet for office space and then the fifth is the 186 affordable units. She discussed that the sixth unit will be a food share unit, which will include a medical office and some limited parking associated with that.*

*The land cost, \$5 million dollars and is approximately \$26,882 dollars per unit. She discussed that an appraisal was in June 27, 2021, the property appraised at \$10.23 million dollars so each unit would appraise at \$55,000.*

*Legislator Walter asked how much funding was left in the New Homes Land Acquisition II. Commissioner Drummond explained that we have used up all the funding for this year. She went on to explain that they have a lot of new developments in the works and they are working with the County Executive's office to make sure that we put an appropriate amount into next year's Capital Budget.*

*Legislator Parker asked if they could provide numbers of affordable housing units. Mr. Gruenfeld noted that these numbers are a month old, but we have completed 135 units; 1362 units in construction; 214 units approved for funding; 219 units with approvals pending; 1338 in the pipeline.*

*Legislator Maher asked about the Housing Implementation Fund and if the monies have been*

depleted? Commissioner Drummond explained that this too is very low, but we do not use this fund as frequent as the New Homes fund.

Chairman of the Board Boykin asked if there was any outside funding received for this project. Mr. Gruenfeld explained that his is in the queue for June of 2022 for closing with the NYS. The County piece has to be in place prior to that closing. With approval from the Board, we can work on it throughout the spring and the State can work on it and be ready for a June closing. Chairman Boykin asked how long the project will take to complete, Mr. Gruenfeld said approximately 3-1/2 years.

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

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

**Absent:** Committee Chair Gashi

2. [ACT-2021-178](#) **BOND ACT-BPL30 - 26 Garden 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 AND LABOR & HOUSING**

Joint with B&A and L&H.

Guests: Commissioner Norma Drummond and Housing Specialist Leo Gruenfeld - Department of Planning  
*Please refer to item #1.*

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

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

**Absent:** Committee Chair Gashi

3. [ACT-2021-179](#) **ACT-Land Acquisition-26 Garden Street, New Rochelle**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.36 acres of real property located at 26 Garden 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 186 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 AND LABOR & HOUSING**

Joint with B&A and L&H.

Guests: Commissioner Norma Drummond and Housing Specialist Leo Gruenfeld -  
Department of Planning  
*Please refer to item #1.*

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

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

**Absent:** Committee Chair Gashi

#### 4. [ACT-2021-180](#) **BOND ACT(Amended)-RMUS6-Muscoot Building Restoration**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of THREE MILLION, THREE HUNDRED THOUSAND (\$3,300,000) DOLLARS to finance Capital Project RMUS6 - Muscoot Building Restoration.

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

Joint with B&A and P&R.

Guests: First Deputy Commissioner Peter Tartaglia - Department of Parks & Recreation; Program Coordinator (Capital Planning) Robert Abbamont - Department of Public Works & Transportation

*First Deputy Commissioner Peter Tartaglia from the Department of Parks & Recreation and Robert Abbamont from the Department of Public Works appeared before the joint committees to discuss RSMU6- Muscoot Building Restoration. This is an amended Bond Act in the amount of \$3,650,000 which includes \$350,000 in previously authorized Bonds to fund construction and construction management associated with the restoration of the Main House at Muscoot Farm in the Town of Somers. The work on this portion of the project will include interior, exterior and structural repairs to the Main House, including electrical and plumbing. Design is underway and is anticipated to be completed in the fourth quarter of 2021 and construction will take 12 months.*

*First Deputy Commissioner Tartaglia discussed that this park is heavily used and they are working to move forward the backlog of capital projects in the Department. This is one of those projects. They are requesting \$3.3 million for this projects. Chairwoman Borgia asked about the appropriated amount, she noted that back in 2012 the money appropriated was \$3.3 million and is that the correct amount. Mr. Abbamont responded that they are very diligent in the amount of work that they have to do, and the current budget for the construction comes in and around \$2.7/\$2.8 million including construction management. We are carrying contingency in case we are over but based on the current drawings, which are 90%, and the estimate taken from that, we are still within these budget numbers.*

*Legislator Shimsky asked regarding the financing, what makes this project different from others? Mr. Abbamont replied the work is not unique, its a large house, but it is not major construction work.*

*Mr. Tartaglia also added that this project was ready and they wanted to repair that house before it is damaged any further. They will be coming back with 3 additional capital projects*

for this site.

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 Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

**Absent:** Committee Chair Gashi

5. [ACT-2021-181](#) **BOND ACT(Amended)-RKP02-Kingsland Point Park Bulkhead Replace.**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of SIX MILLION, FOUR HUNDRED FIFTEEN THOUSAND (\$6,415,000) DOLLARS to finance Capital Project RKP02 - Kingsland Point Park Bulkhead Replacement.

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

Joint with B&A and P&R.

Guests: First Deputy Commissioner Peter Tartaglia - Department of Parks & Recreation; Program Coordinator (Capital Planning) Robert Abbamont - Department of Public Works & Transportation

*First Deputy Commissioner Peter Tartaglia from the Department of Parks & Recreation and Robert Abbamont from the Department of Public Works appeared before the joint committees to discuss RKP02- Kingsland Point Park Bulkhead Replacement. This is an amended Bond Act in the amount of \$6,785,000 which includes \$370,000 in previously authorized bond to finance bulkhead and shoreline stabilization improvements at the County's Kingsland Point Park located in Tarrytown. Work will include repairs and replacement to the bulkhead, shoreline stabilization, rehabilitation of the seawall structure and walkway along the shoreline. This project is necessary in order to maintain Park patrons' safety, protect the Park land mass and prevent erosion. Design is expected to be completed in the fourth quarter of 2021 and construction is anticipated to take 15 months. Work will be completed by consultants.*

*First Deputy Commissioner Tartaglia discussed that this project is another one that the Department is trying to move forward. The project was first presented in 2013. They are requesting \$6.25 million. This project is scheduled to be completed in 15 to 18 months due to the nature of being in the Hudson River and when you can or cannot be in the water.*

*Chairwoman Borgia discussed what would be the usefully life considering the frequency and severity of the storms in Westchester. Mr. Abbamont stated that these bulkheads should last about 25 years if maintained properly.*

*Legislator Maher asked regarding the recent storm, was the MTA line in that particular area effected? Mr. Tartaglia he would look into it and send the information.*

*Legislator Barr asked about the design, in light of the recent storm, have we taken in consideration the frequency and severity of the storms when in the design phase. Mr. Abbamont noted that this is the seawall not inland, and it is the Hudson River. Mr. Tartaglia*

said that the design has taken into account the FEMA regulations that came out after Super Storm Sandy.

Legislator Maher asked if the local environmentalist have been contacted and made aware of this project? Mr. Abbamont said they did involve all the necessary State agencies and costal management and the Village.

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

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

**Absent:** Committee Chair Gashi

6. [2021-506](#) **BOND ACT-P0024-Bronx River Pkwy Rehab. Program**

A BOND ACT authorizing the issuance of the ONE MILLION, ONE HUNDRED THOUSAND (\$1,100,000) DOLLARS in bonds of Westchester County to finance Capital Project P0024 - Bronx River Parkway Rehabilitation Program.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

Guests: Program Coordinator (Capital Planning) Robert Abbamont - Department of Public Works & Transportation

*Robert Abbamont from the Department of Public Works & Transportation appeared before the joint committees to discuss P0024-Bronx River Parkway Rehabilitation Program. This is a Bond Act in the amount of \$1,100,000 to finance the cost of design, construction management and construction associated with the upgrade of the existing "cobra head" and "tear drop" lighting fixtures along the Bronx River Parkway to LED lighting fixtures. This project will also include the replacement of any missing or damaged light poles, arms and bases. Design is anticipated to take 3 months and construction is expected to take 9 months.*

*Mr. Abbamont discussed that the lower portion of the Bronx River Parkway has the "cobra style" lighting fixtures and the upper portion of the parkway has "tear drop" lighting fixtures. He said that this project is similar to the project done recently at Playland Parkway. He said that the current fixtures are 280 watts compared to the 160 watts for the LED lights. He said the LED lights help with light pollution. Chair Walter of the Environment & Health Committee asked is the lighting will be consistent throughout the Bronx River Parkway. Mr. Abbamont said that the lighting will be the same throughout. He did discussed that they are not replacing the total fixtures that are currently in place but they will replace the "cobra head" fixture while still providing the LED lighting. She asked about the color of the light and whether that will be very different. Mr. Abbamont said they will be more of a white light opposed to the yellow light we have now. Chair Walter asked if we can make the light warmer to help with the residents living on the parkway, explaining that the white light is very bright and industrial. Mr. Abbamont explained they are trying to provide the best lighting staying within the standards and to provide the proper lighting for the roadway. Chair Walter asked if the Department has reached out to the Bronx River Reservation groups? Mr. Abbamont said he would have to*

*check to see if they were notified.*

*Chair Walter asked about the NYPA lighting program and would this project qualify for a grant funding. Mr. Abbamont said he would check with NYPA.*

*Legislator Maher said he here complaints from the 65 or older residents stating that when the roadway is wet, the glare makes it hard to see. Mr. Abbamont said that these lights will help reduce the contrast and glare.*

*Legislator Shimsky asked what is the electrical savings? Mr. Abbamont said he does not have the overall savings but the wattage goes from 280 to 160. Ms. Shimsky asked if they could find out the overall electrical savings and if the savings can be offset by the electrical usage and cost?*

*Chairwoman Borgia noted that on the Budget Sheet there is not any indication of change over to LED lights, the committees would like to add in the LED light replacement into this description.*

*Chair Walter of the Environment & Health Committee would like to hold this item over until further discussion can be held with the Bronx River Reservation groups. This item was held over and no action was taken.*

This ACT - Bond Act was tabled

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

Moved by Legislator Walter, seconded by Legislator Boykin, the Committee adjourned at 11:33 AM.