



Labor & Housing

BOL Meeting Minutes - Final

Committee Chair: Damon Maher

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

Monday, May 3, 2021

10:00 AM

Committee Room

CALL TO ORDER

Meeting jointly with the Committees on Budget & Appropriations and Public Works & Transportation

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

Pursuant to Governor Andrew Cuomo's Executive Order No. 202.1, "Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency," which temporarily suspends portions of the New York State Open Meetings Law.

A section of the order, "Suspension of law allowing the attendance of meetings telephonically or other similar services," provides for the suspension of "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed."

Others in attendance: BOL: Kitley Covill, Alessandra Restiano, James Silverberg, Elizabeth LoBello BOL Remote: MaryJane Shimsky, Nancy Barr, Vedat Gashi, David Tubiolo, Ruth Walter, Yolanda Valencia, Melanie Montalto PLANNING Remote: Norma Drummond, Leo Gruenfeld Budget: Gideon Grande

Present: Committee Chair Maher, Legislator Borgia and Legislator Boykin

Remote: Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

MINUTES APPROVAL

Monday, April 26, 2021 10 AM Minutes

On motion of Legislator Borgia, seconded by Committee Chair Maher, the minutes were approved. The motion carried unanimously.

I. ITEMS FOR DISCUSSION

Guest: Commissioner Norma Drummond and Leonard Gruenfeld, Housing Administrator - Department of Planning

1. [2021-294](#) **ENV RES-1 Dromore Road, Greenburgh**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the purchase of approximately +/- 2.26 acres of real property at 1 Dromore Road in the Town of Greenburgh for the purpose of creating 45 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

Commissioner Drummond and Housing Director Gruenfeld from the Department of Planning joined the joint committee meeting to discuss the Act & Bond Act- BPL30 1 Dromore Road, Greenburgh. Commissioner Drummond discussed that there are three action before the committees, and Environment Resolution, Bond Act and Land Acquisition Act. The Developer, Wilder Balter Partners, Inc. propose to build a four-story building that will have 45 units with approximately 96 parking spaces (45 of the spaces will be under the building) on approximately 2.26 acres located at 1 Dromore Road in the Town of Greenburgh. The building will include 7 one-bedroom and 38 two-bedroom units. All 45 units will be available to eligible households that earn below 40% and up to 80% of the Westchester County Area Median Income (AMI) and all of the units will affirmatively further fair housing. There will be one superintendent unit, a community room, lounges on each floor, fitness room and on-site laundry service. The lot is located on a wooded and vacant lot and does not have any known environmental issues. 50% of the lot will remain open space.

Commissioner Drummond noted that the site was subject of litigation that began in 2007. The Town of Greenburgh rezoned the site ad multifamily development was not permitted. The owner of the site, S & R Development Estates LLC, filed an Article 78 court proceeding against the Town for this rezoning and an additional one that occurred in 2012. The judge ruled in favor of S & R and order the Town to retain the original zoning. In 2016 the Planning Board approved the site plan, special permit and tree removal and there will not be any changes to the plan. Wilder Balter is in contract with S & R to purchase the Development site. The Development will include an energy efficient appliances, lighting and heating systems.

Westchester will provide \$3,825,000 through BPL30 to fund the acquisition cost. The property was appraised in January 7, 2021. The estimated Developers cost is \$22.326 million, and they have applied for funding through and should received; NYS Homes and Community Renewal, federal low income housing credits, HTFC subsidy loan and a conventional bank loan. The Development will also benefit from the NYSERDA funding. The proposed rents are listed in the legislation and are below the 60%. It will qualify for the Edgemont School District.

Legislator Maher asked about the amount allocated through the land acquisition and the infrastructure fund? Commissioner Drummond responded that we are on our way to using both funds but have not exceeded them. This project has been approved through County Planning Board.

Legislator Shimsky commented this is a great location for this project. She would like to hold on the vote for this project so the community can review the legislation. Edgemont did ask about the cost of the property. The original cost was listed at approximately \$4.1 and \$4.3 and assumed the due to the appraisal the cost was approved at \$3.8 million. Mr. Gruenfeld stated that the contract price is at \$3.8 million. Legislator Shimsky asked Commissioner Drummond to review the process and go over the funding process. She will forward questions on to the Department once received. No action was taken at this time.

This RESOLUTION - Environmental Resolution was tabled

2. [2021-295](#) **BOND ACT-BPL30-1 Dromore Road, Greenburgh**

A BOND ACT authorizing the issuance of THREE MILLION, EIGHT HUNDRED TWENTY-FIVE THOUSAND (\$3,825,000) DOLLARS in bonds of Westchester County to finance the cost of the purchase of real property located at 1 Dromore Road, Greenburgh, in order to affirmatively further fair housing pursuant to the County's New Homes Land Acquisition II Capital Project - BPL30.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Please refer to item #1.

This ACT - Bond Act was tabled

3. [2021-296](#) **ACT-Land Acquisition-1 Dromore Road, Greenburgh**

AN ACT authorizing the County of Westchester to purchase approximately +/- 2.26 acres of real property located at 1 Dromore Road in the Town of Greenburgh 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 45 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

Please refer to item #1.

This ACT was tabled

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Boykin, seconded by Legislator Williams, the Committee adjourned at 10:37 AM.