

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

Monday, February 12, 2024

10:00 AM

Committee Room

CALL TO ORDER

Joint with the Committee on Budget & Appropriations

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.

Legislator Colin Smith will be participating from 1132 Main St Suite 1 Peekskill, NY 10566
With a quorum present, Chair Williams called the meeting to order at 10:47AM.

Others in Attendance:

PLANNING: Blanca Lopez and Leonard Gruenfeld; BOL: Legislator Jose Alvarado, Legislator Judah Holstein, Legislator Erika Pierce, Legislator David Tubiolo, Legislator Nancy Barr (remote), Dylan Tragni (remote), Flora White (remote), Althema Goodson, Shatika Parker, Shayna Brunson, Santiago Caceres, Joy Haber, Warren Watson, James Silverberg and Dayana Gómez-Holguín

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

MINUTES APPROVAL

1. Thursday, January 18, 2024 at 11:00am

On motion of Legislator Imamura, seconded by Legislator Woodson-Samuels, the above item was approved. The motion carried.

I. ITEMS FOR DISCUSSION

Guests:

Blanca Lopez - Commissioner, and Leonard Gruenfeld - Program Director for Community Development
Department of Planning

1. [ACT-2024-24](#) **BOND ACT-BPL30-115 South MacQuesten Pkwy., Mount Vernon**

A BOND ACT authorizing the issuance of SIX MILLION (\$6,000,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - 115 South MacQuesten Parkway, Mt.

Vernon.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

This item was discussed in conjunction with item #2024-52.

This development pertains to 115 South MacQuestan Parkway in Mount Vernon which will feature two towers, one of 12 stories and one of 16 stories, both including a three story pedestal. This location will be consisting of 315 rental apartments for families and 4,800 square feet of retail space. The property meets ADA and Enterprise Green Communities requirements, but will not have set-asides for special populations as it is specifically for affordable housing. Among the amenities included are a management office, community room, Wi-Fi connectivity, and electric heating and cooling system. The apartments sizes will range from studios to three-bedroom apartments and an AMI range of 40% to 80% per household – 16 units will be for households with a 90% AMI. As a former manufacturing site, this property will also be part of the Brownfield Program. The main funding for this property will derive from New Homes Land Acquisition, but they will also be applying for about \$4 Million from the County's Housing Flex Fund, the rest of the funding comes from New York State and tax credits. Marketing will be in accordance to the County's Fair Housing Guidelines by way of an outside non-profit organization. Construction for this property is projected to start in October of 2024.

Commissioner Lopez will provide a breakdown of the total parking spaces for residents and retail and how the developers determined the 16 units for families in the 90% AMI range.

On motion of Legislator Woodson-Samuels, seconded by Legislator 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 Imamura, Legislator Smith, Legislator Williams Johnson, Legislator Woodson-Samuels and Gashi

2. [ACT-2024-25](#) **ACT-Land Acquisition-115 South MacQuestan Pkwy., Mount Vernon**

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.74 acres of real property located at 2 & 8 Grove Street, 102 & 126 South Terrace Avenue and 111 & 115 South MacQuestan Parkway in the City of Mount Vernon and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary to furtherance thereof, for the purpose of creating 299 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 AND HOUSING & PLANNING

Please see item #2024-51 for discussion

On motion of Legislator Woodson-Samuels, seconded by Legislator 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 Imamura, Legislator Smith, Legislator Williams Johnson, Legislator Woodson-Samuels and Gashi

3. [RES-2024-12](#) **ENV RES-1, 7-11 North MacQuesten Pkwy., Mount Vernon**

A ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the acquisition of real property at 1, 7-11, 25, 29 and 33 North MacQuesten Parkway in the City of Mount Vernon in support of the construction of two hundred twenty-nine (229) affordable rental housing units that will affirmatively further fair housing.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

This item was discussed in conjunction with items #2024-54 and #2024-55.

This development pertains to 1 & 7-11 North MacQuestan Parkway in Mount Vernon which will feature two towers, one of 13 stories and one of 15 stories. This location will be consisting of 229 rental apartments for families and 2,615 square feet of retail space. The property meets ADA and Enterprise Green Communities requirements, but will not have set-asides for special populations as it is specifically for affordable housing. Among the amenities included are a management office, community room, Wi-Fi connectivity, and electric heating and cooling system. The apartments sizes will range from studios to three-bedroom apartments and an AMI range of 30% to 80% per household. Construction for this property is projected to start in 2025 but may be sooner depending on the State's timeline as it is considered a swing development. The developers will apply for about \$6 Million in flex funds for this project.

Commissioner Lopez will provide a breakdown of the total parking spaces for residents and retail.

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

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

4. [ACT-2024-26](#) **BOND ACT-BPL30-1, 7-11 North MacQuesten Pkwy., Mount Vernon**

A BOND ACT authorizing the issuance of SIX MILLION, ONE HUNDRED TWENTY-FIVE THOUSAND (\$6,125,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - 1,7-11 North MacQuesten Parkway, Mount Vernon.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

Please see item #2024-53 for discussion

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

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

5. [ACT-2024-27](#) **ACT-Land Acquisition-1, 7-11 North MacQuesten Pkwy., Mount Vernon**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.68 acres (29,621 square feet) of real property located at 1, 7-11, 25, 29 and 33 North MacQuesten Parkway in the City of Mount Vernon and to subsequently convey said property and authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 229 affordable 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 AND HOUSING & PLANNING

Please see item #2024-53 for discussion

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

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

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Imamura, seconded by Legislator Woodson-Samuels, the Committee adjourned at 11:22am.