



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, May 3, 2021

10:00 AM

Committee Room

CALL TO ORDER

With a quorum present, Chair Gashi 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: Catherine Borgia, Damon Maher, Alessandra Restiano, James Silverberg, Elizabeth LoBello BOL Remote: Alfreda Williams, Margaret Cunizio, Nancy Barr, Yolanda Valencia, Melanie Montalto PLANNING Remote: Norma Drummond, Leo Gruenfeld Budget: Gideon Grande DEF Remote: Vinnie Kopicki, Nat Federici, Erin O'Shea, CJ Gelardo, Marian Pompa DPW/T Remote: Hugh Greechan, Robert Abbamont PARKS Remote: Peter Tartaglia, Ken Uhle

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

April 26, 2021 at 10:00 AM Minutes

On motion of Legislator Covill, seconded by Legislator Boykin, the minutes were approved. The motion carried unanimously.

I. ITEMS FOR DISCUSSION

1. [RES-2021-100](#) 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

Joint with B&A and L&H.

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

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. [ACT-2021-84](#) **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

Joint with B&A and L&H.

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

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

Joint with B&A and L&H.

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

Please refer to item #1.

This ACT was tabled

4. [RES-2021-97](#) **PH-Sewer District Mod-Add-Cortlandt**

A Public Hearing on "AN ACT to modify the Peekskill Sanitary Sewer District by the addition of one (1) parcel of property located in the Town of Cortlandt. [Public Hearing set for May 24, 2021 at 7:30 PM]. ACT - 2021 - 293.

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

Joint with B&A and E&H.

Guests: Commissioner Vincent Kopicki & Marian Pompa- Department of Environmental Facilities

Commissioner Kopicki and Marian Pompa from the Department of Environmental Facilities came before the joint committees to discuss the Public Hearing Resolution and the Act to modify the Peekskill Sanitary Sewer District. This is a Act that will modify the Peekskill Sanitary Sewer District by adding one parcel property described as Hill and Dale Road to the District. The parcel is currently not in any County Sanitary Sewer District and has never been in any County Sewer District. Mr. Pompa explained that this is a single family unit to be constructed and was two tax lots that they combined into one. He explained the this property will generate about 400 gallons of sewage per day to be treated at the Peekskill Plant. The average flow for the plant is 6.1 million per day they have a permit for 10 million per day. There will be not significant impact on the tax rate and the Department does not have any issue with this request.

On motion of Committee Vice-Chair Shimsky, 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. [2021-293](#) **ACT-Sewer District Mod-Add-Cortlandt**

AN ACT to modify the Peekskill Sanitary Sewer District by the addition of one (1) parcel of property located in the Town of Cortlandt.

Joint with B&A and E&H.

*Guests: Commissioner Vincent Kopicki & Marian Pompa- Department of Environmental Facilities
Please refer to item #4.*

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

6. [ACT-2021-75](#) **BOND ACT(Amended)-RB172-Mamaroneck Avenue, Mamaroneck**

An Amended BOND ACT authorizing the issuance of an additional TWO HUNDRED THIRTY-FIVE THOUSAND (\$235,000) DOLLARS in bonds of Westchester County to finance Capital Project RB172 - Mamaroneck Avenue, C.R. 8.8D, Mamaroneck.

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

Joint with B&A.

Guests: Commissioner Hugh Greechan and Robert Abbamont, Program Coordinator (Capital Planning) - Department of Public Works & Transportation

Commissioner Greechan and Mr. Abbamont from the Department of Public Works came before the committee to discuss the Amended Bond Act RB172- Mamaroneck Avenue, C.R. 8/8D, Mamaroneck in the amount of \$4,165,000, which includes \$3,930,000 in previously authorized Bonds. The additional \$235,000 in funding will provide finance for construction and construction management associated with the rehabilitation of approximately 1.39 miles of roadway from the Mamaroneck Avenue Bridge to Mount Pleasant Avenue. The work will include milling and resurfacing of the roadway, curbing and drainage repair, guiderail

replacement, new traffic signal loops, new pavement markings and associated work. The additional funding is being requested due to cost escalations. The average annual traffic count is 22,463 and the pavement condition index in 2019 was 58. The roadway is in need of rehabilitation in order to provide safe traveling for the public. Design is complete and went out to bid. Construction will take 12 months.

Commissioner Greechan noted that this is one road broken up into three municipalities. These requests were done prior to the lifting of the \$10 million cap. He discussed that they coordinated with the municipalities. He mentioned that the most difficult work to be done is in the Village of Mamaroneck due to the location being in the center of the business district. Mr. Abbamont discussed that the original funding was requested in 2018, they received the original bonding in 2019. They had programmed the original funding being requested today in 2020. Today, they are set and ready to complete the cost escalation request. The following two projects RB173 and RB174 are related to this project.

On motion of Legislator Boykin, 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

7. [ACT-2021-76](#) **BOND ACT(Amended)-RB173-Mamaroneck Avenue, Harrison**

AN Amended BOND ACT authorizing the issuance of additional ONE HUNDRED NINETY THOUSAND (\$190,000) DOLLARS in bonds of Westchester County to finance Capital Project RB173 - Mamaroneck Avenue, C.R. 8A/8B, Harrison.

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

Joint with B&A.

Guests: Commissioner Hugh Greechan and Robert Abbamont, Program Coordinator (Capital Planning) - Department of Public Works & Transportation

Commissioner Greechan and Mr. Abbamont from the Department of Public Works came before the committee to discuss the Amended Bond Act RB173- Mamaroneck Avenue, C. R. 8A/8B, Harrison in the amount of \$3,260,000, which includes \$3,070,00 in previously authorized Bonds. The additional \$190,000 in funding will provide finance for construction and construction management associated with the rehabilitation of approximately 1.08 miles of roadway from the White Plains/Harrison line to the Mamaroneck Avenue Bridge. The work will include milling and resurfacing of the roadway, curbing and drainage repair, guiderail replacement, new traffic signal loops, new pavement markings and associated work. The additional funding is being requested due to cost escalations. The average annual traffic count is 22,463 and the pavement condition index in 2019 was 63. The roadway is in need of rehabilitation in order to provide safe traveling for the public. Design is currently underway by consultants and is expected to be done by the 2nd quarter of 2021. Construction will take 12 months.

On motion of Committee Vice-Chair Shimsky, 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

8. [ACT-2021-77](#) BOND ACT(Amended)-RB174-Mamaroneck Avenue, White Plains

An Amended BOND ACT authorizing the issuance of an additional FOUR HUNDRED THIRTY THOUSAND (\$430,000) DOLLARS in bonds of Westchester County to finance Capital Project RB174 - Mamaroneck Avenue, C.R. 8C, White Plains.

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

Joint with B&A.

Guests: Commissioner Hugh Greechan and Robert Abbamont, Program Coordinator (Capital Planning) - Department of Public Works & Transportation

Commissioner Greechan and Mr. Abbamont from the Department of Public Works came before the committee to discuss the Amended Bond Act RB174- Mamaroneck Avenue, C.R. 8C, White Plains, in the amount of \$6,860,000, which includes \$6,430,000 in previously authorized Bonds. The additional \$430,000 in funding will provide finance for construction and construction management associated with the rehabilitation of approximately 2.62 miles of roadway from the Bryant Avenue to the White Plains/Harrison line. The work will include milling and resurfacing of the roadway, curbing and drainage repair, guiderail replacement, new traffic signal loops, new pavement markings and associated work. The additional funding is being requested due to cost escalations. The average annual traffic count is 32,549 and the pavement condition index in 2019 was 67. The roadway is in need of rehabilitation in order to provide safe traveling for the public. Design is currently underway by consultants and is expected to be done by the 2nd quarter of 2021. Construction will take 12 months.

On motion of Legislator Boykin, 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

9. [ACT-2021-78](#) BOND ACT(Amended)-RGE04-Georges Island Infrastructure

An Amended BOND ACT authorizing the additional issuance of TWO MILLION (\$2,000,000) DOLLARS in bonds of Westchester County to finance Capital Project RGE04 - Georges Island Infrastructure.

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

Joint with B&A and P&R.

Guest: First Deputy Commissioner Peter Tartaglia- Department of Parks, Recreation & Conservation

First Deputy Commissioner Tartaglia and Ken Uhle from the Department of Parks & Recreation came before the joint committees to discuss the Amended Bond Act RGE04- George's Island Infrastructure. This is a Bond Act in the amount of \$2,225,000 that includes \$225,000 in previously authorized bonds to fund the cost of design, construction and construction management associates with the water and electric upgrades at George's Island Park in Montrose. This park is one of the few parks that have access points available to the public for boat launching on the Hudson River. The park also contains two large group picnic areas, pavilions and restrooms. It is a very popular site. The supporting electrical and water service is original and in poor condition. It requires upgrading and replacement. Work will include replacement of the existing potable water line from the main entrance to the maintenance area, secondary feeds to the comfort stations and picnic area, replacement of the primary electric line into the park from the entrance of the maintenance facility and

secondary picnic area and comfort stations, including data/IT upgrades. Design is currently complete was done by consultants. Construction is estimated to take 12 months. First Deputy Commissioner Tartaglia discussed that this is continuation of the rehabilitation of the Park. This work has not been rehabilitated since the County acquired the park in 1966. This project will rehabilitate the entire electrical work at the park including the addition of IT work to make WiFi available. Mr. Tartaglia discussed that the Department is working to put WiFi in all of the County Parks.

On motion of Committee Vice-Chair Shimsky, seconded by Committee Chair Gashi, 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

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Committee Vice-Chair Shimsky, seconded by Legislator Woodson-Samuels, the Committee adjourned at 11:15 AM.