

# Housing

## BOL Meeting Minutes - Final



Committee Chair: Tyrae Woodson-Samuels

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

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**Monday, March 27, 2023**

**1:00 PM**

**Committee Room**

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### 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.

Joint with the Committee on Legislation

*With a quorum present, Chair Woodson-Samuels called the meeting to order at 1:14PM.*

*GUESTS: Christian DiPalermo, Edward Dunphy, Jennifer Kendal, Rachelle Richard, Scott Becker (remote), Stacy Bilagos (remote), Kirk Goodrich (remote), Judy Troilo (remote), Adam Augenblick (remote) and Saky Yakas (remote); PLANNING: Commissioner Norma Drummond (remote); LAW: Dave Vutera (remote); BOL: Legislator Erika Pierce (remote), Legislator Benjamin Boykin, Legislator James Nolan, Legislator Vedat Gashi, Legislator Margaret Cunzio, Melanie Montalto (remote), Marlyn Peña and Dayana Gómez-Holguín*

**Present:** Committee Chair Woodson-Samuels, Legislator Imamura, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

**Absent:** Legislator Johnson

**Remote:** Legislator Barr

### MINUTES APPROVAL

1. Monday, March 20, 2023 at 10:00am

This was continued

### I. ITEMS FOR DISCUSSION

Guests:

Planning Department - Norma Drummond, Commissioner;

Department of Law - Dave Vutera, Associate County Attorney;

Marks DiPalermo Wilson, PLLC - Christian DiPalermo, Member;

HANAC - Executive Director Stacy Bilagos;

Monadnock Development - Kirk Goodrich, President;

The LOFT LGBT Community Services Center - Judy Troilo, Executive Director

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1. [RES-2023-41](#) **PH-Authority to Lease Property-143 Grand St., White Plains**

A Public Hearing on "A LOCAL LAW amending Section 104.11 (5)(f) of the Laws of Westchester County to provide the County of Westchester with the authority to lease County property at the southwesterly corner of Court and Quarropas Streets in the City of White Plains to a corporation formed by HANAC, Inc. and Monadnock Development LLC, its successors and assigns, for a term of sixty-five (65) years, with three (3) consecutive options to renew for a term not to exceed ten (10) years each, for a total term, including renewal options, not to exceed ninety-five (95) years, for the purpose of constructing affordable senior rental housing". [Public Hearing set for April 17, 2023 at 7:30 p.m.]. LOCAL LAW INTRO: 2022-124.

**SUBMITTED BY: COMMITTEES ON LEGISLATION AND HOUSING**

*Chair Woodson-Samuels and Legislator Gashi opened the meeting and invited Commissioner Drummond to begin the discussion on these items. In 2005 the County identified the aforementioned property for a potential affordable housing development. They recommended a long-term lease and submitted an RFP and had an approved lease for 65 years with 3 10-year term options to extend it in order to accommodate the developer's needs. The lease died out in 2009 due to the financial crisis. Commissioner Drummond explained that in order for the City of White Plains to have land use approval they have to have an executed lease with the County that gives them the authority to get approvals. Currently, the plan for the property includes about 140 units for affordable senior housing and the air use above the Board of Elections, as it currently sits on one of the property's lots. She added that they are looking for approval to have HANAC and Monadnock Development to be the lessees and give them the ability to build senior housing on the property. Included in the plan, is to allow for office space for The Loft LGBTQ Community Center and rental abilities to LGBTQ seniors.*

*Mr. Goodrich mentioned that they are proposing having approximately 47 parking spots in the building and advocate for an additional 10 spots. Ms. Troilo spoke about the need for this project and how many people have expressed interest in applying for the units. Commissioner Drummond added that there will be a deed restriction on the property that requires the developer to hire the County's marketing consultant, currently Westchester Residential Opportunities (WRO), and that marketing must be to the 9 county region by lottery along with a deadline for applications to be submitted. If the County provides funding for this development, then residents would not be allowed to be charged for parking, however, non-resident parking fees would be at the discretion of the City of White Plains since the senior center would be operated by the City. Mr. Goodrich also spoke about the affordability of these units in response to a question regarding the average fixed income received by seniors.*

*Chair Woodson-Samuels thanked the guests and proceeded to conclude the meeting.*

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

**Aye:** Committee Chair Woodson-Samuels, Legislator Barr, Borgia, Legislator Imamura, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

**Absent:** Legislator Johnson

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**2. [LL-2023-124](#) LOCAL LAW-Authority to Lease Property-143 Grand St., White Plains**

A LOCAL LAW amending Section 104.11 (5)(f) of the Laws of Westchester County to provide the County of Westchester with the authority to lease County property at the southwesterly corner of Court and Quarropas Streets in the City of White Plains to a corporation formed by HANAC, Inc. and Monadnock Development LLC, its successors and assigns, for a term of sixty-five (65) years, with three (3) consecutive options to renew for a term not to exceed ten (10) years each, for a total term, including renewal options, not to exceed ninety-five (95) years, for the purpose of constructing affordable senior rental housing.

**SUBMITTED BY: COMMITTEES ON LEGISLATION AND HOUSING**

*Please see item number 1 for discussion*

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

**Aye:** Committee Chair Woodson-Samuels, Legislator Barr, Borgia, Legislator Imamura, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

**Absent:** Legislator Johnson

**3. [RES-2023-42](#) PH-Enter Into Lease Agrmnt.-143 Grand St., White Plains**

A Public Hearing on "A LOCAL LAW authorizing the County of Westchester to enter into a lease with a corporation formed by HANAC, Inc. and Monadnock Development LLC, its successors and assigns, of County property located at the southwesterly corner of Court and Quarropas Streets in the City of White Plains for a term of sixty-five (65) years, with three (3) consecutive options to renew for a term not to exceed ten (10) years each, for a total term, including renewal options, not to exceed ninety-five (95) years, for the purpose of constructing affordable senior rental housing." [Public Hearing set for April 17, 2023 at 7:30 p.m.]. LOCAL LAW: 2022-126.

**SUBMITTED BY: COMMITTEES ON LEGISLATION AND HOUSING**

*Please see item number 1 for discussion*

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

**Aye:** Committee Chair Woodson-Samuels, Legislator Barr, Borgia, Legislator Imamura, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

**Absent:** Legislator Johnson

**4. [LL-2023-126](#) LOCAL LAW-Enter Into Lease Agrmnt.-143 Grand St., White Plains**

A LOCAL LAW authorizing the County of Westchester to enter into a lease with a corporation formed by HANAC, Inc. and Monadnock Development LLC, its successors and assigns, of County property located at the southwesterly corner of Court and Quarropas Streets in the City of White Plains for a term of sixty-five (65) years, with three (3) consecutive options to renew for a term not to exceed ten (10) years each, for a total term, including renewal options, not to exceed ninety-five (95) years, for the purpose of constructing affordable senior rental

housing.

***SUBMITTED BY: COMMITTEES ON LEGISLATION AND HOUSING***

*Please see item number 1 for discussion*

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

**Aye:** Committee Chair Woodson-Samuels, Legislator Barr, Borgia, Legislator Imamura, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

**Absent:** Legislator Johnson

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

Moved by Committee Vice-Chair Williams Johnson, seconded by Legislator Imamura, the Committee adjourned at 1:54pm.