

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

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**Monday, March 31, 2025**

**10:00 AM**

**Committee Room**

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**Joint with B&A and PWT**

## 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.

Legislator Colin Smith will be participating remotely from 1132 main Street, Suite 1, Peekskill, NY 10566

*With a quorum present, Vice Chair Imamura called the meeting to order at 10:09 AM.*

*Others in Attendance: GUESTS: Leonard Gruenfeld and Christina Rampata (remote); BOL: Legislator Erika Pierce, Legislator Nancy Barr, Legislator Judah Holstein, Lisa Hochman (remote), James Silverberg and Dayana Gómez-Holguín*

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

**Absent:** Legislator Williams

## MINUTES APPROVAL

### I. ITEMS FOR DISCUSSION

#### 1. [ACT-2025-72](#) BOND ACT(Amended)-BPL1A-Housing Implementation Fund II

A BOND ACT (Amended) amending the design of the development known as Brookfield Commons Phase III and revising the number of units from 174 to 168.

***SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING & PLANNING***

Guests: Planning Department

Commissioner Blanca Lopez

Program Administrator (Housing & Community Development) Leonard Gruenfeld

*This item requests an amendment to the number of units for a previously approved (2024) bond act for phase three of the affordable housing development at 161 South Lexington Avenue in the City of White Plains. Discussions between the Wynbrook tenant association*

*and the White Plains Municipal Housing Authority uncovered the need for additional larger units. To accommodate this request, the amendment reduces the total amount of rental units from 174 to 168 while increasing the total number of three bedroom units from 8 to 15. The number of units per area median income (AMI) would change as follows: 30% AMI, units remains at 8, 50% AMI units are reduced from 35 to 33, 60% AMI units are reduced from 112 to 109, 90% AMI units are reduced from 19 to 18. Of the 168 rental units, 90 will be for existing tenants and the remainder will be offered to new tenants via lottery. This development will also remain affordable for a term of no less than 50 years and construction is anticipated to begin in June 2025.*

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

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

**Absent:** Legislator Williams

2. **ACT-2025-73 ACT-Amending Act 146-2024-IMDA-White Plains, WP Housing Authority, and Trinity Financial, Inc.**

AN ACT amending Act No. 146-2024 authorizing the County of Westchester to enter into an inter-municipal developer agreement with the City of White Plains, the White Plains Housing Authority and Trinity Financial, Inc., its successors or assigns, to find certain infrastructure improvements as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 174 affordable rental units at 161 South Lexington Avenue in the City of White Plains, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years, in order to modify the number of affordable rental units from 174 units to 168 units.

***SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING & PLANNING***

Guests: Planning Department

Commissioner Blanca Lopez

Program Administrator (Housing & Community Development) Leonard Gruenfeld

*Please see previous item for discussion (#2025-118).*

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

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

**Absent:** Legislator Williams

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

Moved by Legislator Woodson-Samuels, seconded by Legislator Smith, the Committee adjourned at 10:18am.