



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, September 20, 2021

10:00 AM

Committee Room

CALL TO ORDER

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

The County Board will meet pursuant to Chapter 417 of New York State Laws of 2021, allowing public bodies to meet and take action without permitting in-person public access to meetings and authorizes such meetings and public hearings to be held remotely by conference call or similar service, provided the public has the ability to view or listen and that such meetings are recorded and later transcribed. To access the meeting, please visit: <https://westchestercountyny.legistar.com>

With a quorum present, Chair Maher called the meeting to order at 10:15 AM.

Others in Attendance: BOL: Kitley Covill, Colin Smith, Vedat Gashi, Ruth Walter, Alessandra Restiano, Yolanda Valencia, James Silverberg, Elizabeth LoBello BOL REMOTE: MaryJane Shimsky, Melanie Montalto WCC REMOTE: Brian Murphy, Stewart Glass, Scott Sullivan LAW REMOTE: Lynne Colavita CE REMOTE: Chris Steers BUDGET REMOTE: Gideon Grande PRC REMOTE: Kathy O'Connor, Peter Tartaglia, Ken Uhle PLANNING REMOTE: Norma Drummond, Anthony Zaino, Leo Gruenfeld

MINUTES APPROVAL

Monday, June 14, 2021 10 AM Minutes

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

I. ITEMS FOR DISCUSSION

1. [RES-2021-152](#) **ENV RES-Convey Real Property-Jefferson St., Town of Mamaroneck**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed conveyance of approximately 0.17 acres of real property in the Town of Mamaroneck to Calshire Tenants, Inc, its successors and/or assigns.

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

Joint with PWT & BA

Guests: Lynne Colavita, Senior Assistant County Attorney & Chris Steers, Real Estate Director Senior Assistant County Attorney Lynn Colavita and Real Estate Director Chris Steers appeared before the committees to discuss Convey Real Property - Jefferson Street, Town of Mamaroneck. This item was discussed earlier this year but held over by the Law Department for further negotiations of the sale price.

Ms. Colavita explained that originally this small property was acquired in the 1920's for use of a parkway, which never was used. The adjacent property is a Co-op and they are approached the County to purchase the property for use of a small playground and sitting area for resident. The County went through the protocols compliant with the law and offered it to the town they did not wish to purchase it for a dollar for parks purposes, and the Parks Board deemed it no longer useful for parks purposes.

Ms. Colavita discussed that before the committees is revised legislation to convey 0.17 acres of vacant land to Calshire Tenants, Inc. This conveyance would be a quitclaim deed for the consideration a reduced price of \$12,000. The Director of Real Estate advised that the property was appraised and given a market value of \$17,600, however subsequent to the appraisal the property sustained damage to several trees. It was noted that the reduced sale price was to cover the cost of the tree damage and removal.

On motion of Legislator Borgia, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Williams and Legislator Woodson-Samuels

WO Prejudice: Legislator Parker

2. [ACT-2021-162](#) **ACT-Convey Real Property-Jefferson St., Town of Mamaroneck**

AN ACT authorizing the conveyance of approximately 0.17 acres of real property in the Town of Mamaroneck, New York to Calshire Tenants, Inc., its successors and/or assigns.

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

Joint with PWT & BA

*Guests: Lynne Colavita, Senior Assistant County Attorney & Chris Steers, Real Estate Director
Please refer to item #1.*

On motion of Committee Chair Maher, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Williams and Legislator Woodson-Samuels

WO Prejudice: Legislator Parker

3. [ACT-2021-165](#) **CBA-BPL30-41-51 Maple St., Croton-on-Hudson**

AN ACT amending the 2021 County Capital Budget Appropriations for Capital Project BPL30 - New Homes Land Acquisition II.

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

Joint with PWT & LH

*Guests: Commissioner Norma Drummond & Leo Gruenfeld, Housing Specialist - Department of Planning
Commissioner Drummond and Housing Specialist Leo Gruenfeld appeared before the committees to discuss housing project 41 - 51 Maple Street in Croton. The legislation consist of three Acts, a Capital Budget Amendment (CBA), Bond Act and Act (Land Acquisition).*

The Act is to authorize the purchase and conveyance of approximately 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton to Regan Development Corp. The Bond Act would authorize the County to purchase the property in the amount of \$1,757,576.00 to pay for 29 of the 33 units on the 2.4 acre property. The County would convey the property to the Developer, Regan Development Corp. for \$1.00. The Developer will construct 2 buildings consisting of 42,000 square feet and have 33 residential units with approximately 54 parking spaces. They will include 11 one-bedrooms, 11 two-bedrooms and 11 three-bedroom. 29 of the units will be available to households that earn at or below 30% and up to 80% of the Area median Income (AMI). One unit will be for the superintendent. The development will include a community room, management office and laundry facilities.

On motion of Legislator Borgia, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

4. [ACT-2021-166](#) **BOND ACT-BPL30-41-51 Maple St., Croton-on-Hudson**

A BOND ACT authorizing the issuance of ONE MILLION, EIGHT HUNDRED THOUSAND (\$1,800,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL 30 - New Homes Land Acquisition II, 41-51 Maple Street, Croton-on-Hudson.

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

Joint with PWT & LH

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Housing Specialist - Department of Planning Please refer to item # 3.

On motion of Legislator Borgia, seconded by Committee Chair Maher, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

5. [ACT-2021-167](#) **ACT-Land Acquisition-41-51 Maple St., Croton-on-Hudson**

AN ACT authorizing the County of Westchester to purchase approximately +/- 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton-on-Hudson 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 29 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, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Joint with PWT & LH

Guests: Commissioner Norma Drummond & Leo Gruenfeld, Housing Specialist - Department of Planning Commissioner Drummond and Housing Specialist Leo Gruenfeld appeared before the

committees to discuss housing project 41 - 51 Maple Street in Croton. The legislation consist of three Acts, a Capital Budget Amendment (CBA), Bond Act and Act (Land Acquisition). The Act is to authorize the purchase and conveyance of approximately 2.4 acres of real property located at 41-51 Maple Street in the Village of Croton to Regan Development Corp. The Bond Act would authorize the County to purchase the property in the amount of \$1,757,576.00 to pay for 29 of the 33 units on the 2.4 acre property. The County would convey the property to the Developer, Regan Development Corp. for \$1.00. The Developer will construct 2 buildings consisting of 42,000 square feet and have 33 residential units with approximately 54 parking spaces. They will include 11 one-bedrooms, 11 two-bedrooms and 11 three-bedroom. 29 of the units will be available to households that earn at or below 30% and up to 80% of the Area median Income (AMI). One unit will be for the superintendent. The development will include a community room, management office and laundry facilities.

On motion of Legislator Borgia, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Cunzio, seconded by Committee Chair Maher, the Committee adjourned at 11:55 AM.