



# Planning, Economic Development & Energy

## BOL Meeting Minutes - Published Draft

Committee Chair: Catherine Parker

800 Michaelan Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

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Monday, October 18, 2021

10:00 AM

Committee Room

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### CALL TO ORDER

Joint with the Committees on Budget & Appropriations, Public Works & Transportation, Environment & Health, and Labor & Housing

*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, Legislator Covill called the meeting to order at 10:36 AM.*

**Present:** Legislator Borgia, Legislator Maher and Boykin

**Absent:** Legislator Smith

**Remote:** Committee Chair Parker, Committee Vice-Chair Barr, Legislator Cunzio, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

### MINUTES APPROVAL

October 5, 2021 at 1:00 p.m. Minutes

#### I. ITEMS FOR DISCUSSION

##### 1 [RES-2021-178](#) **ENV RES-SSM21-Saw Mill Section B Relief Sewer**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant impact on the environment in connection with Capital Project SSM21 - Saw Mill Section B Relief Sewer.

***Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, ENVIRONMENT & HEALTH AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY***

Guests: Deputy Commissioner Lou Vetrone, Deputy Commissioner Nat Federici, Assistant Commissioner - Environmental Projects Melissa Rotini, Marian Pompa, Director of Maintenance & Capital Program Coordinator CJ Gelardo- Department of Environmental Facilities

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*Program Coordinator CJ Gelardo- Department of Environmental Facilities*

Deputy Commissioner Lou Vetrone, Assistant Commissioner Melissa Rotini, Director of Maintenance Marian Pompa and Capital Program Coordinator CJ Gelardo appeared before the joint committees to discuss Capital Project-SSM21 Bond Act (Amended) and Environmental Resolution - Saw Mill Section B Relief Sewer. This is an Amended Bond Act in the amount of \$11,500,000 which includes \$1,500,000 in previously authorized bonds, to finance the cost of design, construction management and construction costs for a new relief sewer for a section of the County's Saw Mill Section B sanitary trunk sewer along Hunt's Lane in the Town of New Castle in order to handle all existing and future flow in the District. The work is expected to include the relocation of an existing 6 inch diameter water main, excavation, backfill, tunneling, paving, and other piping and roadwork, as well as incidental expenses in connection with the County's Saw Mill Sanitary Sewer District. Mr. Pompa explained that originally work was to be completed in the beginning of 2024 but the schedule has been accelerated at the request of the Town of New Castle and the Village of Mount Kisco in order to reevaluate the current sewer flow agreement. Design has begun by a consultant and is expected to be completed in the first quarter of 2022. Design is at approximately 85% and construction is estimated to take 12 months to complete. Mr. Pompa explained that the original bonding for Bond Act No. 105-2020 was in the amount of \$1,500,000 for design and construction management. The amended Bond Act in the amount of \$10 million bringing the total amount to \$11,500,000. Mr. Pompa explained that we have 7 consecutive sewer segments of the Saw Mill Trunk sewer that are 24 inches in diameter. The existing sewer main is currently flowing at more than half its capacity during peak hourly flows and at times approaches full capacity and would not be able to handle all future flows that are held in reserve for parcels that are in the district but not currently connected. The project involves the installation of a new 30 inch in diameter trunk sewer along Hunts Lane to relieve some the existing sewer main. The new trunk will run along the center and west side of Hunts Lane. The work will include approximately 1,650 feet of pipeline, associated pits and manholes and minor relocation of water and gas. Legislator Covill stated that the communities affected in her district are very happy to see this move forward. Legislator Shimsky asked how this project is related to the ongoing issue with the non-County wastewater plant and figuring out how to get everyone connected? Mr. Pompa explained that this project will help bring the flow through the Village of Mount Kisco pumping station and increase the flow and push us towards full capacity and make sure we have enough capacity to handle all future flow. The flow will go to the Yonkers plant. Legislator Covill explained that the Mount Kisco pumping station needed and that is when the County will include East of Hudson money. The reserve part was that Mount Kisco had expected to do a huge development by the train station, which was not approved by the Village board, but that's likely to come back up and that would be a significant residential and commercial development on the 1st floor. Mount Kisco has an agreement with Westchester County, New York City and Mount Kisco to never allow anyone else into the district other than Mount Kisco in the area of Mount Kisco. The agreement is being open but not to all surrounding areas

On motion of Committee Chair Parker, seconded by Legislator Borgia, the above item was signed by committee to the Board of Legislators committee, due back on 10/18/2021. The motion carried by the following vote:

**Aye:** Committee Chair Parker, Committee Vice-Chair Barr, Legislator Borgia, Legislator Cunzio, Legislator Tubiolo, Legislator Walter, Legislator Woodson-Samuels and Boykin

**Absent:** Legislator Maher and Legislator Smith

**2 [ACT-2021-186](#) BOND ACT(Amended)-SSM21-Saw Mill Section B Relief Sewer**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of TEN MILLION (\$10,000,000) DOLLARS to finance Capital Project SSM21 - Saw Mill Section B Relief Sewer.

**Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, ENVIRONMENT & HEALTH AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY**

Guests: Deputy Commissioner Lou Vetrone, Deputy Commissioner Nat Federici, Assistant Commissioner - Environmental Projects Melissa Rotini, Marian Pompa, Director of Maintenance & Capital Program Coordinator CJ Gelardo- Department of Environmental Facilities

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*Please refer to item # 5*

On motion of Committee Chair Parker, seconded by Committee Vice-Chair Barr, the above item was signed by committee to the Board of Legislators committee, due back on 10/18/2021. The motion carried by the following vote:

**Aye:** Committee Chair Parker, Committee Vice-Chair Barr, Legislator Borgia, Legislator Cunzio, Legislator Tubiolo, Legislator Walter, Legislator Woodson-Samuels and Boykin

**Absent:** Legislator Maher and Legislator Smith

**3 [ACT-2021-189](#) CBA-BPL30-500 Main Street, New Rochelle**

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, LABOR & HOUSING AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY**

Guests: Commissioner Norma Drummond & Program Coordinator-Housing and Community Development Leo Gruenfeld - Department of Planning

On motion of Committee Chair Parker, seconded by Legislator Borgia, the above item was signed by committee to the Board of Legislators committee, due back on 10/18/2021. The motion carried by the following vote:

**Aye:** Committee Chair Parker, Committee Vice-Chair Barr, Legislator Borgia, Legislator Cunzio, Legislator Maher, Legislator Tubiolo, Legislator Walter, Legislator Woodson-Samuels and Boykin

**Absent:** Legislator Smith

4 [ACT-2021-190](#) **BOND ACT-BPL30-500 Main Street, New Rochelle**

A BOND ACT authorizing the issuance of FIVE MILLION (\$5,000,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - New Homes Land Acquisition II.

***Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION, LABOR & HOUSING AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY***

Guests: Commissioner Norma Drummond & Program Coordinator-Housing and Community Development Leo Gruenfeld - Department of Planning

On motion of Committee Chair Parker, seconded by Legislator Borgia, the above item was signed by committee to the Board of Legislators committee, due back on 10/18/2021. The motion carried by the following vote:

**Aye:** Legislator Borgia, Legislator Cunzio, Legislator Maher and Boykin

**Absent:** Legislator Smith

**Remote:** Committee Chair Parker, Committee Vice-Chair Barr, Legislator Tubiolo, Legislator Walter and Legislator Woodson-Samuels

5 [ACT-2021-191](#) **ACT-Land Acquisition-500 Main Street, New Rochelle**

AN ACT authorizing the County of Westchester to purchase two condominium units making up a portion of an approximate +/- 0.785 acres of real property located at 500 Main Street in the City of New Rochelle 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 119 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, LABOR & HOUSING AND PLANNING, ECONOMIC DEVELOPMENT & ENERGY***

Guests: Commissioner Norma Drummond & Program Coordinator-Housing and Community Development Leo Gruenfeld - Department of Planning

On motion of Committee Vice-Chair Barr, seconded by Committee Chair Parker, the above item was signed by committee to the Board of Legislators committee, due back on 10/18/2021. The motion carried by the following vote:

**Aye:** Committee Chair Parker, Committee Vice-Chair Barr, Legislator Borgia, Legislator Cunzio, Legislator Maher, Legislator Tubiolo, Legislator Walter, Legislator Woodson-Samuels and Boykin

**Absent:** Legislator Smith

## II. OTHER BUSINESS

**III. RECEIVE & FILE**

**ADJOURNMENT**

Moved by Legislator Borgia, seconded by Legislator Cunzio, the Committee adjourned at 11:21 AM.

DRAFT