

# Housing & Planning BOL Meeting Minutes - Published Draft



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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**Wednesday, October 1, 2025**

**2:00 PM**

**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, Chair Williams called the meeting to order at 2:06 PM.*

*Others in Attendance: GUESTS: Blanca Lopez, Leonard Gruenfeld, and Dianne Vanadia; BOL: Legislator Judah Holstein, Legislator Erica Pierce, and Legislator Nancy Barr, James Silverberg, Dayana Gomez, Ethan Samuel, Marcello Figueroa, Lisa Hochman*

**Present:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

## MINUTES APPROVAL

### I. ITEMS FOR DISCUSSION

#### 1. [ACT-2025-201](#) BOND ACT-BPL37-NHLA-632-636 South Broadway, Yonkers

A BOND ACT (A New Homes Land Acquisition Bond Act "NHLA") authorizing the issuance of FIVE MILLION, NINE HUNDRED THOUSAND (\$5,900,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37.

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

Guests: Planning Department

Commissioner Blanca Lopez

Program Administrator Leonard Gruenfeld

On motion of Legislator Williams, seconded by Legislator Williams Johnson, the above item was signed by committee and referred to Board of Legislators. The motion carried by the

following vote:

**Aye:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

2. [ACT-2025-202](#) **ACT-Land Acquisition-632-636 South Broadway, Yonkers**

AN ACT authorizing the County of Westchester to purchase approximately +/- 16,640 square feet of real property located at 632-636 South Broadway in the City of Yonkers 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 contracting a new building with 160 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, HOUSING & PLANNING AND PUBLIC WORKS & TRANSPORTATION***

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Administrator Leonard Gruenfeld

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

**Aye:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

3. [ACT-2025-203](#) **BOND ACT-BPL1A-Infrastructure Improvements-632-636 South Broadway, Yonkers**

A BOND ACT authorizing the issuance of FOUR MILLION, FIFTY THOUSAND (\$4,050,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL 1A.

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

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Administrator Leonard Gruenfeld

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

**Aye:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

4. [ACT-2025-204](#) **ACT-IMDA-Yonkers & Macquesten Development, LLC-632-636 South Broadway, Yonkers**

AN ACT authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the City of Yonkers and Macquesten Development LLC, its successors or assigns, or any entity created to carry out the purposes of the transaction in order to fund certain infrastructure improvements and authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 160 affordable rental units that will affirmatively further fair housing at 632-636 South Broadway in the City of Yonkers and remain affordable for a period of not less than 50 years.

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

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Administrator Leonard Gruenfeld

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

**Aye:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

Discussion on a Resolution related to the Study of County Owned Land

Guests:  
Commissioner Blanca Lopez-Planning

Chief Deputy County Attorney Stacey Dolgin-Kmetz

**RES-2025-101 RESO - Affordable Housing Opportunities Study Request**

A RESOLUTION requesting that the Westchester County Planning and Information Technology Departments conduct a study of County-owned property for affordable housing opportunities.

**SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING**

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

**Aye:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

Moved by Legislator Imamura seconded by Legislator Smith the Committee adjourned at 2:51 PM. by the following vote:

**Aye:** Legislator Williams, Legislator Imamura, Legislator Smith, Legislator Williams Johnson and Legislator Gashi

**Absent:** Legislator Woodson-Samuels

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