

# Public Works & Transportation BOL Meeting Minutes - Final



Committee Chair: Erika Pierce

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

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**Monday, January 6, 2025**

**10:00 AM**

**Committee Room**

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**Joint with B&A, PE and HP**

## 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. *With a quorum present, Chair Pierce called the meeting to order at 10:23 AM.*

*Others in Attendance: GUESTS: Blanca Lopez, Len Gruenfeld, Theresa Fleischman, Dean Tarulli; BOL: Legislator David Imamura, Legislator David Tubiolo, Legislator Judah Holstein (remote), Legislator Emiljana Ulaj (remote), Legislator Catherine Parker (remote), Lisa Hochman (remote), Warren Watson (remote), James Silverberg, Ethan Samuel, Charlotte Vinson and Dayana Gómez-Holguín*

**Present:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

## MINUTES APPROVAL

### I. ITEMS FOR DISCUSSION

1. [ACT-2025-10](#) **BOND ACT-BLA1A-2648-Parkland and Historical Preservation Program**

A BOND ACT authorizing the issuance of FOUR HUNDRED TWENTY-SEVEN THOUSAND (\$427,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA 1A - Parkland and Historical Preservation Program.

***SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & ENVIRONMENT AND PUBLIC WORKS & TRANSPORTATION***

Joint with B&A and PE

Guests: Planning Department

Commissioner Blanca Lopez

Program Director for Community Development Len Gruenfeld

*The funding request of \$427,000 in County bonds will go to improve the bathhouse structures*

*in Rye Town Park, including design, construction and construction management. Improvements will make the bathhouse structure fully ADA-and restore and repair bathhouse interiors. The Town of Rye was awarded grants to cover their costs for this project, totaling \$854,500. The bathhouse was designed in 1909 and, though currently usable by the public, is in need of upgrades. As part of the Inter-Municipal (IMA), the park will be made available to all County residents and the fees charged to non-Town residents will not exceed that of Town residents. If the cost of the repairs exceeds the amount bonded, additional costs will be the Town's responsibility. Design is anticipated to take 6-12 months, construction is anticipated to take about 12-18 months. The Town of Rye is ready to move forward once the funds are approved.*

On motion of Legislator Pierce, 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 Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

2. [ACT-2025-11](#) **IMA-Rye Town Park Bathhouse-BLA1A-Town of Rye**

AN ACT authorizing the County of Westchester to enter into an intermunicipal agreement with the Town of Rye in connection with making improvements to the bathhouse located in Rye Town Park.

**SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & ENVIRONMENT AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A and PE

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Director for Community Development Len Gruenfeld  
*Please see previous item for discussion (#2024-602).*

On motion of Legislator Pierce, 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 Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

3. [ACT-2025-4](#) **BOND ACT-BPL44-Public Housing Authority Improvements**

A BOND ACT authorizing the issuance of SEVEN MILLION (\$7,000,000) DOLLARS in bonds of Westchester County to finance a component of Capital Project BPL44 - Public Housing Authority Improvements.

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

Joint with B&A and HP

Guests: Planning Department

Commissioner Blanca Lopez

Program Director for Housing Theresa Fleischman

*This project is to help Public Housing Authorities (PHA) preserve existing affordable housing stock. The funding request of \$7 Million will cover phase two of the Landlord Tenants Assistance Program (LTAP) for PHAs in four municipalities in the County: Greenburgh, New Rochelle, White Plains and Yonkers. In March of 2024, Planning invited the 10 PHAs to learn more about the program, after which five applied. The department is funding four of the applicants. Subsequently, the PHAs will be responsible for all costs of operation and maintenance of improvements, and a new 50-year affordability period starts the moment the projects begin. Projects must be completed by 2026.*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

4. [ACT-2025-5](#) **ACT-Easement Agreements-Housing Authorities**

AN ACT authorizing the County of Westchester to enter into easement agreements with the following Public Housing Authorities: Greenburgh Housing Authority, New Rochelle Municipal Housing Authority, White Plains Housing Authority and the Municipal Housing Authority for the City of Yonkers and if any, its Rental Assistance Demonstration program affiliates, their successors or assigns, to fund capital improvements, and authorize the County to accept necessary property rights that will remain affordable for a period of not less than fifty (50) years.

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

Joint with B&A and HP

Guests: Planning Department

Commissioner Blanca Lopez

Program Director for Housing Theresa Fleischman

*Please see previous item for discussion (#2024-595).*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

5. [RES-2025-6](#) **ENV RES-99 Church Street & 6 Cottage Place, White Plains**

AN ENVIRONMENTAL RESOLUTION determining that Capital Project BPL30 - New Homes Land Acquisition II - 99 Church Street & 6 Cottage Place, White Plains, will have no significant

effect on the environment.

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

Joint with B&A and HP

Guests: Planning Department

Commissioner Blanca Lopez

Program Director for Community Development Len Gruenfeld

*These items are for a new affordable housing co-op in White Plains, and include a bond act for \$10 Million to fund the purchase of land and \$4.42 Million to cover the cost of needed improvements. This project ticks several important boxes: it is an affordable ownership project for first time home buyers, transit oriented and adaptive reuse of existing buildings. The properties at 99 Church Street and 6 Cottage Place in White Plains will be purchased from Berkeley College by the developer (Wilder Balter) and all approvals are in place to make them adaptive for reuse as apartments. There will be 108 apartments for sale with 89 parking spaces (68 for 99 Church Street and 21 for 6 Cottage Place) as well as five level two electric vehicle chargers. On-site amenities will include a management office, community room, lounges, co-working space, fitness room, bike storage and Wi-Fi connectivity. Both buildings meet universal design, will have green design elements and follow New York State Homes and Community Renewal (HCR) Sustainability Guidelines. In August of 2023 the Affordable Homeownership Opportunity Program (AHOP) was released by HCR which allow sale prices to be set at 80% of Area Median Income (AMI) and households at 100% AMI. HCR will also provide a subsidy of up to \$200,000 per unit and the New York State Affordable Housing Corporation (AHC) will provide a subsidy up to \$40,000 per unit, both of which were approved by the HCR Board. There will be a lottery for qualified homebuyers.*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

**6. [ACT-2025-6](#) BOND ACT-BPL30-99 Church Street & 6 Cottage Place, White Plains**

A BOND ACT authorizing the issuance of TEN MILLION (\$10,000,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - 99 Church Street and 6 Cottage Place, White Plains.

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

Joint with B&A and HP

Guests: Planning Department

Commissioner Blanca Lopez

Program Director for Community Development Len Gruenfeld

*Please see previous item for discussion (#2024-597).*

On motion of Legislator Woodson-Samuels, seconded by Legislator Barr, the above item was

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signed by committee and referred to Board of Legislators. The motion carried by the following vote:

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

7. [ACT-2025-7](#) **BOND ACT-BPL1A-99 Church Street & 6 Cottage Place, White Plains**

A BOND ACT authorizing the issuance of FOUR MILLION, FOUR HUNDRED TWENTY THOUSAND (\$4,420,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL1A - 99 Church Street & 6 Cottage Place, White Plains.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, HOUSING & PLANNING AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A and HP

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Director for Community Development Len Gruenfeld  
*Please see previous item for discussion (#2024-597).*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

8. [ACT-2025-8](#) **ACT-Land Acquisition-99 Church Street & 6 Cottage Place, White Plains**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.93 acres of real property located at 99 Church Street and 6 Cottage Place in the City of White Plains and to subsequently convey said property for the purpose of creating 108 affordable condominium ownership housing 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**

Joint with B&A and HP

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Director for Community Development Len Gruenfeld  
*Please see previous item for discussion (#2024-597).*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

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**9. [ACT-2025-9](#) ACT-IMDA-White Plains & WBP Development LLC**

AN ACT authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the City of White Plains, WBP Development LLC, its successors or assigns, to fund certain infrastructure improvements as well as authorize the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 68 affordable condominium ownership units at 99 Church Street in the City of White Plains, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years.

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

Joint with B&A and HP

Guests: Planning Department  
Commissioner Blanca Lopez  
Program Director for Community Development Len Gruenfeld  
*Please see previous item for discussion (#2024-597).*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

**10. [2024-609](#) ENV RES-BPL26-2441-Flood Mitigation**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project BPL26-2441 Flood Mitigation.

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

Joint with B&A and HP

Guests: Planning Department  
Commissioner Blanca Lopez  
Director of Flood Mitigation and Stability Dean Tarulli  
*This project requests \$1.2 Million in bonds for phase two of the Briarcliff Manor Law Park Drainage Basin which would address the flooding issues in the region. The project will include 1,900 linear feet of new piping, and will protect residences and the park from flooding. The project is anticipated to start in 2026. Phase one has already been completed and phase three will include an additional 1,700 linear feet of new piping, connecting phases one and two, and will be requested at a later time.*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams Johnson and Legislator Woodson-Samuels

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**11. [ACT-2025-12](#) BOND ACT-BPL26-2441-Flood Mitigation**

A BOND ACT authorizing the issuance of ONE MILLION, TWO HUNDRED THOUSAND (\$1,200,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL-26-2441 Flood Mitigation.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, HOUSING & PLANNING AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A and HP

Guests: Planning Department  
Commissioner Blanca Lopez  
Director of Flood Mitigation and Stability Dean Tarulli  
*Please see previous item for discussion (#2024-609).*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams  
Johnson and Legislator Woodson-Samuels

**12. [ACT-2025-13](#) IMA-BPL26-Flood Mitigation-Village of Briarcliff Manor**

AN ACT authorizing the County of Westchester to enter into an intermunicipal agreement the Village of Briarcliff Manor in connection with a flood mitigation project (Capital Project BPL26 - Unique ID#2441).

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

Joint with B&A and HP

Guests: Planning Department  
Commissioner Blanca Lopez  
Director of Flood Mitigation and Stability Dean Tarulli  
*Please see previous item for discussion (#2024-609).*

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

**Aye:** Legislator Pierce, Legislator Barr, Legislator Williams, Legislator Williams  
Johnson and Legislator Woodson-Samuels

**II. OTHER BUSINESS****III. RECEIVE & FILE****ADJOURNMENT**

Moved by Legislator Barr, seconded by Legislator Woodson-Samuels, the Committee adjourned at 11:46am.