



# 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

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Monday, April 5, 2021

10:00 AM

Committee Room

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## CALL TO ORDER

Joint with the Committees on Budget & Appropriations and Public Works & Transportation  
*With a quorum present, Chair Maher called the meeting to order at 10:16 AM.*

*Pursuant to Governor Andrew Cuomo's Executive Order No. 202.1, "Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency," which temporarily suspends portions of the New York State Open Meetings Law.*

*A section of the order, "Suspension of law allowing the attendance of meetings telephonically or other similar services," provides for the suspension of "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed."*

*Others in Attendance: BOL: Vedat Gashi, Alessandra Restiano, James Silverberg BOL Remote: MaryJane Shimsky, Kitley Covill, David Tubiolo, Nancy Barr, Ruth Walter, Melanie Montalto PLANNING Remote: Norma Drummond, Leo Gruenfeld*

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

**Remote:** Legislator Cunzio, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

## MINUTES APPROVAL

### I. ITEMS FOR DISCUSSION

1. [2021-245](#) **ACT-Land Acquisition-60 & 76 Point St. and 81 Ravine Ave., Yonkers**

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.38 acres of real property located at 60 & 76 Point Street and 81 Ravine Avenue 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 creating 146 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 AND LABOR & HOUSING***

Joint with BA & PWT

Guests: Commissioner Norma Drummond and Program Administrator (Housing & Community Development) Leo Gruendfeld- Department of Planning

*Commissioner Norma Drummond and Program Administrator Leonard Gruenfeld appeared before the Committees to discuss item number 2021-245-ACT-Land Acquisition-60 & 76 Point St. and 81 Ravine Ave., Yonkers and item # 2021-246-BOND ACT-BPL30-60 & 76 Point St. and 81 Ravine Ave., Yonkers. This Land Acquisition is an ACT authorizing the County of Westchester to purchase approximately +/- 1.38 acres of real property located at 60 & 76 Point Street and 81 Ravine Avenue 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 creating 146 affordable rental units, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years. BPL30 is 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. Commissioner Drummond noted that this money will cover a portion of the purchase of this land. Of the four new building there will be one six story building and three three-story town house style buildings, because the zoning is different along the corridor where the land is being purchased. There will be 146 total units and 179 parking spaces. Of these, 44 units will be servicing seniors who are 55 and older. The 145 rental units and 1 superintendents unit will all be affordable housing. The proposed affordable units will be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible households who earn at or below 40% and up to 80% of the Westchester County area median income. The units will remain affordable for a period of not less than 50 years. Legislator Maher asked where the parking will be located? Commissioner Drummond responded that there will be multiple areas, some of it will be located under the building and then the parking for the city will be located across the street. Mr. Gruenfeld confirmed that some parking will be under the structure but not underground. Legislator Maher asked why in the planning board information it says up to 90% AMI? Commissioner Drummond responded that since it was in front of the County Planning Board, the developer has been able to fine tune their subsidy with New York State and will now be limited to the 80% AMI. Legislator Maher asked what happens when people get a better job and surpass the AMI limit. Commissioner Drummond responded that there are a couple different options. They can stay in place until they are recertified, and you are given a year to find a new place to live. Sometimes there are options where they can stay there but they have to pay a high rate. Legislator Maher asked for specifics about the regulatory agreement? Commissioner Drummond and Mr. Gruenfeld responded that they are not that far along yet in the process but expect that this will follow the guidelines of a standard NYS regulatory agreement. Legislator Johnson asked who monitors that the residents are being charged the proper rent related to their income? Commissioner Drummond responded that she has two staff in her Department whose primary responsibility is monitoring.*

On motion of Legislator Johnson, seconded by Legislator Borgia, the above item was signed by committeeBoard of Legislators. The motion carried by the following vote:

**Aye:** Legislator Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Legislator Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

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2. [2021-246](#) **BOND ACT-BPL30-60 & 76 Point St. and 81 Ravine Ave., Yonkers**

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.

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

Joint with BA & PWT

Guests: Commissioner Norma Drummond and Program Administrator (Housing & Community Development) Leonard Gruenfeld- Department of Planning

On motion of Legislator Johnson, seconded by Legislator Borgia, the above item was signed by committeeBoard of Legislators. The motion carried by the following vote:

**Aye:** Legislator Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Legislator Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

**II. OTHER BUSINESS**

**III. RECEIVE & FILE**

**ADJOURNMENT**

Moved by Legislator Boykin, seconded by Legislator Johnson, the Committee adjourned at 11:47 AM.