

Minutes of Affordable Housing Committee of May 9, 2019  
7:30 PM in the Municipal Building

Attendance:

Mark Cassella	Absent
Tom Donohoe *	Present
Nick Frascone *	Present
Christina Griffin	Absent
James Keaney	Present
Bob Licht*	Absent
Ira Lichtiger*	Present
Arthur Riolo*	Present
Andrew Smith *	Present
Elise Smith*	Present
Patty Speranza*	Absent
Bettina Speyer	Absent
Ernesto Vigoreaux	Present

\* Member of Hastings-on-Hudson Affordable Housing Development Fund Co., Inc.

Eva Alligood, Planning Board	Present
Rose Noonan, Housing Action Council	Present

Kate Wasserman  
JoAnn Marino  
Ken Abato  
Dana Asher

Minutes were taken by Elise Smith

Arthur Riolo called the meeting to order, and asked if there were any corrections or for a motion to approve the minutes of the last meeting.

Andrew asked that on page 1, Under heading of 190 Farragut, mediation system should be remediation system.

Also, page 2, the last sentence should be deleted.

Ira Lichtiger made a motion to accept the minutes, Nick Frascone seconded the motion. Motion passed.

190 Farragut

Rose advised that the remediation system was installed and it passed the radon test.

The tentative closing date is May 21. They are waiting for confirmation from buyer's attorney.

Rose advised that Housing Action Council paid \$40,000 into this project to cover change orders beyond contingency.

Ira made a motion that the HDFC pay the outstanding insurance bill, in lieu of adding to HAC investment. Motion seconded by Andrew Smith and it passed.

Ira made a motion to sign a corporate resolution to sell the property at 190 Farragut Avenue. Arthur seconded the motion and it passed.

Rose will have papers drawn up prior to closing for signature by officer of the Fund.

Rose will now proceed with vetting for the rental unit.

Ira will follow up with the insurance company.

Andrew advised that the town/county property tax has been paid.

Spring Thing, May 19

Ernesto advised that we will print up 500 post cards for distribution at the Spring Thing.

We will have a table, and he asked for volunteers to man the table throughout the afternoon.

South Warburton Avenue Properties

No new information at this time.

Miscellaneous

Ernesto advised that he, Patty Speranza, and Bettina Speyer have met to work on the website.

He suggested a fund raiser at the Latin American restaurant which will be opening soon. He suggested a dinner with a percentage of the price coming back to the Affordable Housing Fund.

He also asked that any members who are on Facebook like Affordable Housing on Facebook.

Ernesto also advised that we have a new email address: [hastingsaffordable@gmail.com](mailto:hastingsaffordable@gmail.com)

Hollywood Drive, Vacant Land

Arthur advised that we received the appraisal to establish value of the property.

It was set as \$370,000 if the property is developable. Site has steep slopes and requires extensive site work.

We would need a feasibility study before moving forward.

Rose advised that this value is when the property is developable and we would want to discount the price to the extent we invest to make the property developable,

The County allows \$70,000 per unit or \$140,000. County infrastructure funds would probably not apply, because it would not be public infrastructure improvements. The seller could look into possible tax write-off for remainder of value. Arthur will ask Seller if willing to pursue this option.

Kate Wasserman, one of the neighbors, questioned how the property would be accessed for construction, and questioned project feasibility

Holly Place

Arthur advised that 3 Holly Place has come on the market at \$439,000, this is a 3-unit house.

1 and 1A are still on the market for \$299,000, but sellers are still against sale subject to soil test.

Andrew reported approximately \$15,500 in the account.  
HDFC paid \$650 for the appraisal of the property on Hollywood Drive  
Property tax on 190 Farragut was \$850.

Arthur advised that the Kraushaar property on Warburton Avenue is vacant and may be worth checking if it would be a possible site for us.

Nick Frascione requested permission to change the color of the house at 331 Warburton Avenue.  
Ira Lichtiger made a motion to allow Nick to change the color of paint on 331 Warburton. Jim Keaney seconded it and motion passed.

Our next meeting will be June 13.

Ira Lichtiger moved to adjourn the meeting, Andrew Smith seconded the motion.  
The meeting was adjourned.