

Minutes of Affordable Housing Committee and HOH Affordable HDFC of May 13, 2021
7:30 PM via Zoom

Attendance:

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

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

Tom Speyer, Planning Board	Present
Rose Noonan, Housing Action Council	Present
Brian Baldor	

Minutes were taken by Ira Lichtiger

Arthur called the meeting to order.

Bettina moved to accept minutes from the April meeting,

Lipshitz Studio – Village agreed to accept the property from the family foundation. Arthur put out for discussion suggesting to Village it be used for artist live/use studio. Discussion of significance of Lipshitz as an artist, poor condition of the building. Suggesting it as a residence limits public access, and there is a bureaucracy that goes along with artist housing. Another possible public use for the historical society. Suggestion that we ask to be involved in the discussion about the use. Perhaps a condition would be leaving some public use for the space, and part of space for artist live work affordable.

Motion that a Arthur reach out and request to be included in discussions about the Lipshitz studio passed.

Climate Smart Committee – Christina and Arthur attended meeting last night. Mayor wants different constituencies to see what we can do to make our community more resilient. Example,

when we have a new project, e.g., Graham Windham, that AHC will be involved in, try to incorporate resiliency and sustainability. The Mayor mentioned 0 Warburton and Graham Windham. 0 Warburton is in contract to be developed for residential use, size and scale is unknown. Riverview catering, both sides of road. Graham Windham closed residential campus and kept the school, no more students on site. They've divided property and put it up for sale, there is an offer and it is for residential use.

Discussed how to get private developers to build efficiently. Christina advised the Village passed a stretch code and a green code. Check if Hastings affordable housing ordinance has controls over the relationship of the affordable apartments to other apartments.

Arthur will ask Linda Whitehead what are constraints on the village imposing energy efficient measures

Tom reported he and Bettina attended Affordable Housing Summit. New York Habitat expanded to Westchester. Chris Illum. was there for Habitat.

Fundraising

Patty will look into mass mailing costs again and update the brochure.

Accessible Dwelling Units, motion to convey our position below to the village made by Arthur, seconded by Patricia, carried unanimously.

1. Support the proposed County provision to allow for the creation of accessory dwelling units ("ADUs") through new construction either of a separate structure or an addition to existing;
2. Oppose the existing provision in the Village ordinance that the special permit for ADUs expire automatically upon change of ownership or when owner ceases to occupy the residence.
3. Oppose the existing Village limit of 50 ADUs
4. Seek Village support in promoting this important ordinance

Ira will prepare letter to Village Manager requesting this be placed on agenda of the Village Trustees.

Motion to close the meeting seconded and passed unanimously.

Our next meeting will be June 10, 2021.

