

Minutes of Affordable Housing Committee of October 10, 2019
7:30 PM in the Municipal Building

Attendance:

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

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

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

Minutes were taken by Elise Smith

Arthur Riolo called the meeting to order.

Warburton Land

Christina spoke to Jim Annicchiarico, the engineer from Cronin, she went over the challenges of bringing sewer and water to the sites. Jim has a call into the Health Dept. regarding the possibility of well water, and the possible conversion of a portion of a private sewer to public, discussed below. If wells are possible, the cost would be about \$100,000 instead of \$400,000.

Per Cronin, we would not need approval from Westchester County Department of Environmental Facilities (“WCDEF”) to connect to Graham School sewer line. If we get approval from Graham School to connect to the sewer line at the manhole, the sewer line from the manhole to the WCDEF sewer trunk line would become public and the Village would become responsible for that portion of the line, which would be another savings for the project, but we would need the Village to agree.

Next step if wells and the connection to Graham sewer are possible would be borings to check for rock on the sites. When the property south of this was developed as a parking area, the owners had to remove a good deal of rock. For parking areas, we would remove material (hopefully not hard rock) from the uphill side of the road, which we could use for fill on the other side.

Christina advises we would need a special permit for accessory units and probably a parking variance. Bettina asked about possibility of multi family development rather than single family. Patty explained that would be spot zoning and would not be accepted by the Board. Patty suggested that we look at using a larger part of Village property and increase the number of homes to 6 or 8 homes instead of 4. We also discussed the possibility of a cluster development. Arthur will set up a meeting with the Village Manager and Arthur and Patty to discuss.

Ernesto asked about the income level of the purchasers and rentals for this project. Rose advised that owner would be 80% of median and rental would be 60% of median.

Rose mentioned that we need to find out how much county and state subsidy we can get.

Arthur asked if there were any comments or corrections to the minutes of the last meeting or for a motion to accept the minutes.

Andrew mentioned that the email address on page 3 had a typo.

Ira Lichtiger made a motion to accept the minutes, Andrew Smith seconded and motion was passed.

Holly Place

Arthur advised one of the owners' concern about exposure if our investigation identifies an environmental condition on the property.

Rose looked up the property disclosure laws, and advised that we cannot move forward without having the property checked and the sellers will have to accept this risk.

Ernesto had to leave the meeting, but mentioned that there is money coming down from the state to municipalities for development of affordable housing. He will forward the information to Arthur.

Financials

Sterling account balance is \$14,100 and we have not paid the Cronin invoice for \$4,000. We will pay this invoice and will have \$10,100.

We have been approved by Chase to open an account.

We have to make an appointment to go into the branch and sign the forms. It will take about one hour and all signatories need to have license and social security cards for identification.

Bettina mentioned that we should be posting information on our Facebook page to keep the page current.

Arthur mentioned that the County Executive will be putting out an affordable housing needs assessment in about 5 weeks that may be posted on our Facebook page.

Arthur and Rose will be addressing church leaders on the subject of affordable housing at Pace on the 22nd of this month. We discussed sending flyers to local churches.

52 Washington

Rose advised that one of the owners at 52 Washington Avenue is planning to sell. Rose will get information together on resale price.

Patty mentioned that she received an email that sexual harassment training is required.

Our next meeting will be November 14

Patty Speranza moved to adjourn the meeting. Ira Lichtiger seconded the motion.
The meeting was adjourned