

Minutes of Affordable Housing Committee of September 12, 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* | Present |
| Bettina Speyer | Absent |
| Ernesto Vigoreaux | Absent |

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

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

Jim Annicchiarico, Cronin Engineering

Minutes were taken by Elise Smith

Arthur Riolo called the meeting to order.

Jim Annicchiarico gave a presentation on the feasibility study for properties on South Warburton Avenue.

The lots on the East side of Warburton are more feasible.
Three lots would need to be combined and subdivided into two lots.

The lots on the West side of Warburton are much steeper.

Water and sewer connections will be challenging, requiring a water main extension and connection to the Hastings sewer line which terminates 1,400 feet from the site. Jim will look at possibility of connecting to sewer at Graham School, where a private sewer line was connected directly to the sewer trunk line “only” 330 feet from the site. He will request plans for the Graham School connection from the County environmental department.
Water connections would need to be made through Yonkers, or from the other side of the bridge in Hastings, which is a long run. Jim did not believe wells would be permitted, but this also

needs to be ruled out. He will also check if it is possible to bring water from same line as used for River Pointe, which would require easements to cross the aqueduct and the Suez water lines.

Assuming the worst case, a 1,400 foot sewer connection and a water connection from the other side of the bridge, the price for the infrastructure is estimated at \$1.5 Million. Another complication in Hastings is the privately owned water lines. We will need to check with Anthony Zaino at the County to see if the water connection can be funded through the county infrastructure program. This would be more likely if we were permitted to connect into Yonkers.

Gas and electric utilities front the properties on Warburton.

Christina was not at the meeting, but advised Arthur that she feels the project is doable. Houses could be built on piers. Jim suggested asking Christina how much buildable area is available after the steep slopes calculation. Zoning variances will likely be needed for front yard setbacks.

Jim Annichiarico left the meeting.

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

Arthur mentioned that Bettina's name was not on the list of members and should be added.

Ira asked Patty to clarify who Joe is at the village. Patty advised that Joe is the Village Clerk.

Ira Lichtiger made a motion to accept the minutes, Jim Keane seconded and motion was passed.

Holly Place

Arthur was contacted by one of the owners and they are no longer with a broker. Arthur submitted the same offer that we had made with same terms and conditions.

Arthur will discuss offer with both owners. If they agree, we will submit an application for feasibility study funds.

623 Warburton

The new owner plans to take down the existing building and in 5 years, part of the property may be available for affordable housing, which would require a zoning change.

Arthur noted that Pace is hosting church leaders on the subject of affordable housing. We discussed doing a mailing to local churches to invite them.

190 Farragut

Rose advised we have a tenant as of September 15.

Finances

Checking Account at Chase

Andrew submitted our incorporation papers to Chase for their review before we open our account and prepared a Secretary Certificate for signature authority on the account.

Ira made a motion to submit the certificate which stated:

RESOLVED, that the duly elected officers of the Corporation (the "Officers"), and each of them, is authorized to open bank accounts in the Corporation's name with JPMorgan Chase Bank and/or its affiliates ("Chase"), to transfer and deposit funds to said bank accounts, to sign checks and to transact business with those accounts in the name of the Corporation (it being understood that the signatures of two Officers shall be required on any check written against the Corporation's checking account); and

RESOLVED, that for the benefit of Chase in establishing a new bank account for the Corporation, as of the date hereof the Officers are:

| | |
|-------------------|----------------|
| Ira Lichtiger | President |
| Arthur Riolo | Vice President |
| Elise Smith | Secretary |
| Andrew Smith | Treasurer |
| Patricia Speranza | Director |

Patty Speranza seconded and motion passed

Current balance in the Sterling account is \$14,400 and Andrew just received Cronin's invoice for \$4,000 which will be paid.

Andrew brought up the audit of our finances which is needed to apply for state funds.

Ira suggested a meeting with the Mayor to see if there were funds available from the village for this type of expense.

Patty suggested we check if the village has an auditor on retainer.

Patty went over the email addresses.

Bettina set up the email account for the website (hastingsaffordable@gmail.com) for incoming mail to be forwarded to Arthur and Elise.

The village website email (hohaffordable@hastingsgov.org), which Raf is still working on, is forwarded to everyone on the committee, so Elise will send minutes to hohaffordable@hastingsgov.org. After the minutes are approved by the committee or the Board, as applicable, Elise will send corrected minutes to minutes@hastingsgov.org for publishing.

Arthur reported there was a new neighbor complaint at 422 Warburton.

Our next meeting will be October 10

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