

Council of Neighborhood Associations
February Meeting 2/10/26
7-9pm
Via Zoom

Attendance:

Mike Sanchez
Michael Dalton
Bob Kahn
Anthony Fiorenza
Bob Friscia
Leo Gruenfeld
Michael Matarese
Shawn Woodford
Tom Osbeck
Bob Friscia
Dawn French
Joshua Strugatz

Agenda:

1. W.P. Hospital Update

a. Guest Speakers:

Dawn French - Chief of Staff, SVP Marketing & Community Outreach

Josh Strugatz - Chief Campus Transformation Officer

-Gave presentation on current state of WPH and new construction:

Dawn presented review and updates of greater WPH franchise:

-Year-In Review-high quality of care and a top hospital in the region
(many awards)

-Advancing Quality of Care-going for highest level of stroke care

- Historical Growth in Medical Staff & Employees

-Continued growth in outpatient footprint

-WPH Physician Associates-750 White Plains Road, Scarsdale

-WPH Physicians Associates-222 Westchester Ave, West Harrison

Josh presented hospital expansion:

- Overview of expansion
- Groundbreaking May 5th, 2025
- Putting up steel eight stories high. Final height will be 10 stories.
- A look back: 170 Maple Ave, December 18, 2025-new home to parking entrance
- Proposed WPH Campus Aerial View of entire WPH site
- Current Progress video (drone footage)
 - o Milestones:
 - Currently WPH is about to start steel top-out.
 - Late summer 170 Maple Ave Demo Complete
 - Substantial Completion December 2027
 - First Patients 2028
- East Post Road Parking Garage Renderings (views from Southwest corner and Southeast corner)
 - o Housing Authority discussion about traffic. Pedestrian Bridge will be the main way to walk over the road
 - o Stairwell in parking garage will be glass for esthetics and safety.
 - o 24/7 security and parking attendants
 - o
- **Dawn French discussed 2026 Upcoming Outreach:**
 - o Work with Central Hispano
 - o Power of Prevention Lecture
 - o African American Men of Westchester
 - o Youth Bureau
 - o On-going youth outreach

b. Q & A:

- Mike Sanchez asked the question about what the WPH will do about affordable housing for employees. Josh responded about expansion of Brookfield Common. Could some of the land be used for workforce housing? Not ready to commit to any plans. Need to catch their breath financially. Dawn French weighs in on the efficiency and practicality of the operation.

- Bob Kahn followed up on the affordable housing question. Pressed for more thought to go into housing for their employees. Josh discussed the need for more land and other logistic issues revolving around affordable housing. Dawn French understands the need for housing but there are obvious financial obstacles when juggling the growth of the hospital itself.

- George Latimer made a guest appearance and expressed his appreciation and admiration for the CNA and how we operate. Mentioned CNA on the floor of the U.S. Congress to acknowledge the good work that we are doing as a community-based organization.

- Howard Waldman wants to know the role that Montefiore will play in the process. What is the difference between the hospital and White Plains Physician Associates.

- Dawn gave the history of the relationship between Montefiore and WPH. Did not want people to have to go into the city. 2021 WPH did first open-heart surgery. Trying to build a Westchester home in WP.
- Following year WPH started doing valve replacements. Recruited many local people to be part of the network. Extremely convenient.
- Outpatient vs. inpatient buildings.

- Shawn Woodford wants to know about the traffic situation on Longview by the Cancer Center.

-They need to do a better job of getting visitors/patrons to migrate parkers to the larger parking location

-WPH is in the process of discussing plans for all opportunities to improve the traffic/parking situation at the Cancer Center.

2. CNA sponsored Scholarship for White Plains High School Student:

a. Proposal to fund a \$300 Scholarship

-Mike Sanchez, Howard Waldman, and others support a scholarship

- Howard said we should ask for donations at our meetings for the scholarship. Unanimously voted for yes.

3. CNA Website:

a. Current website cost (auto-renewed for 2026) = \$203.88 (\$16.91/month)

- b. Website is very basic...very limited storage...150 unique visits
- c. What info: Agenda/Minutes, News, Events, Photos, Contact forms?
- d. Site maintenance?
- e. Consider Google Sites (free) or WordPress (free tier)
- f. Consider Wix & Squarespace with pre-built templates (\$14 - \$16 per month)

4. Current – 2026 Operating Budget:

a. Income

i. 12 Dues paying members @ \$25 = \$300

b. Expenses

i. Meeting Refreshments = \$300

ii. Current Website = \$204

iii. WP HS Scholarship = \$300

\$804

-Can we do this for cheaper and can we make it more usable? It needs to be maintained.

-Mike Dalton proposed to raise dues to \$50. Everyone agreed except for Tom Osbeck. 6-1 in favor of increasing dues to \$50.

5. Proposal to increase Dues:

a. Proposed Income

i. 12 Dues paying members @ \$50 = \$600

b. Expenses

i. Move website to Google Sites = \$ 0

ii. Meeting Refreshments = \$300

iii. WP HS Scholarship = \$300

= \$600

6. St. Patrick's Day Parade:

a. Participate-Need more than just HS volunteers. Mike Dalton will send out an email and really push for marchers.

-Should we become a non-profit. Lots of benefits to being a 501C3, but cost associated with this entire process.

-This will be discussed further at future meetings.

7. March Meeting:

a. Cannabis Dispensaries - 101

i. Guest Speaker: Matthew Cochardo – Fluent Medical Director

-Mike Sanchez asked about having more people at that meeting as this is an issue of importance to many WP residents. Mike Dalton agreed and so did others.

b. Potential - New Cultural Institution in White Plains

i. LMHA – the Living Museum of History & Art

8. April Meeting

a. Mayor's Office Report on Parking Garages

i. Private Parking facilities update – Building Dept

-Mike Dalton went to Commissioner Amadio's retirement and had discussion about the public report. It is not ready yet but will be made public soon.

ii. Public Parking facilities update – Parking & DPW Dept's

b. Galleria Project Update

i. Capelli Organization

ii. Planning Dept

9. May Meeting:

a. Board of Education

i. School Budget Presentation

Meeting adjourned at 9pm.