

White Plains Council of Neighborhood Associations  
November Meeting

Tuesday 12/09/2025

Location: Education House Conference Room – Board of Education

Time: 7pm

Attendees: Michael Sanchez, Michael Dalton, Ellen Berger, Bob Friscia, Robert & Beverly Kahn, Ken Kristal, Mark Laloo, Michael Matarese, Tom Osbeck, Valerie Simmons, Shawn Woodford

Election of Executive Board members for 2026– Council of Neighborhood Associations

Guest Speaker: Mayor-elect Justin Brasch

1. Meeting was called to order by President Sanchez. Pres. Sanchez asked Treasurer Tom Osbeck to read aloud the Neighborhood Associations which had paid their annual CNA dues and were eligible to vote on the slate of candidates standing for election as Executive Board members of the CNA.
2. T. Osbeck said the following neighborhoods were in “good standing” having paid their annual dues and were therefore eligible to vote in the election of CNA Executive Board members: Carhart, Gedney Farms, Fisher Hill, North Broadway, Highlands, Rosedale, North St, Battle Hill, Gedney Meadow, Stewart Ross & Old Oak Ridge.
3. Pres. Sanchez introduced Mark Laloo (of Battle Hill) who would act as the CNA election manager and be responsible for counting the election votes. The slate of candidates for Executive Board positions in the CNA election were as follows:
  - a. President – Michael Dalton
  - b. Vice-President – Shawn Woodford
  - c. Treasurer – Tom Osbeck
  - d. Secretary – Michael Sanchez

There were no opposing candidates for each Executive Board position.

4. Pres. Sanchez asked Michael Dalton and Shawn Woodford to introduce themselves to the CNA members and provide a short personal “bio” about themselves...which they did.
5. M. Dalton made a motion calling for a “voice vote” on the slate of candidates. The motion was 2<sup>nd</sup> by Pres. Sanchez. President Sanchez asked the eligible voting CNA members attending the meeting to cast a “voice vote” on the slate of candidates. The “voice vote” was unanimous.... with no dissenting votes...to elect the presented slate of candidates to serve as the Executive Board members for 2026.
6. Pres. Sanchez introduced guest speaker.... Mayor-elect Justin Brasch. He asked Mayor-elect Brasch to share his thoughts regarding his upcoming Mayoralty.
7. Mayor-elect Brasch began his remarks by addressing the “affordable housing” issue. He said that “affordable housing” is not a problem that a city like White Plains can solve. It is a “national problem” that will require Federal government action to solve. There are millions of new housing units that need to be created to begin to address the “affordable housing” problem in our city, state and nation. That said.... White Plains...has been...and is continuing to do its part to address this serious issue. Mr. Barsch noted that the City has reduced the Area Mean Income (AMI) requirement to qualify for an affordable housing unit from 80% to 60% AMI. This greatly expands the number of individuals & families who will qualify to take part in the City’s Affordable Rental Housing program. The City in partnership with Mt Hope A.M.E Zion Church, Westchester County & New York State began construction of Mt. Hope Plaza on Lake St. This project will create 56 new affordable housing units for Seniors...with 20 units for homeless seniors. The Team leading the

redevelopment of the Galleria Mall property has proposed adding 500 more affordable housing units in a separate building on the Galleria property in addition to the 12% affordable units that would be incorporated in the proposed 3000 housing units of the project.

8. Mayor-elect Brasch announced that Karen Pasquale (the Westchester County Assistant Director of Operations) had agreed to join his administration. Ms. Pasquale will be the new Chief of Staff. Mr. Brasch said that he will be naming a new Corporate Counsel to replace John Callahan. Under Mayor Roach.... John Callahan has been both the Chief of Staff and Corporate Counsel.
9. Mayor-elect Brasch announced that Wade Harding be the new Commissioner of Public Safety. Police Chief Joseph Castelli will become the Deputy Commissioner of Public Safety.
10. Mayor-elect Brasch said that it is important for the City to create a new Inter-generational Center/Senior Center and that he intends to lead the effort to see this happen. Mr. Brasch noted that the City's Youth Bureau is a tremendous success and asset. The City needs to continue its support of the Youth Bureau.
11. Pres. Sanchez asked Mayor-elect Brasch what were his top 3 priorities as he enters office? Mr. Brasch responded, "initially...not much. I will have so much to learn, absorb & organize as I enter the Mayor's office that there won't be time for much else. That said...the redevelopment of the Galleria property will be a priority for my administration. Sustainability is important and will be a priority. Creating a new Inter-generational Center will also be a priority."
12. B. Friscia asked Mayor-elect Brasch what he would be doing for neighborhoods in White Plains? Mr. Brasch said that his goal has been and will continue to be to do as much as possible to help all the residents of White Plains.... but we have work within the constraints of the financial resources available. One immediate area of concern that must be addressed is the nearly \$2 million cost of repairing the Library's underground parking garage.
13. Mayor-elect Brasch was asked his position on term limits for elected officials. Mr. Brasch said that he had long-supported term limits for elected officials. For the Mayor's office...he suggested a maximum of 12 years.
14. Mayor-elect Brasch said that managing the City's financial condition and keeping White Plains under the Tax Cap will be an important priority for his administration.
15. Mayor-elect Brasch was asked about the "hole in the ground" at 60 South Broadway. This property was "site plan approved" for a mixed-use development by the Lennar...but, has remained a fenced off "hole in the ground" since 2019. Mr. Brasch noted that the property had been sold by Lennar to Mark Stagg (a White Plains resident & real estate developer). Mr. Stagg's company is very experienced in developing affordable housing and is currently re-examining how to best develop this property.
16. Mayor-elect Brasch reported that Lifetime Fitness would be opening a new facility in White Plains. Lifetime will occupy the space in The Source building (on Bloomingdale Rd) that was formerly occupied by Raymour and Flanigan.
17. M. Lalloo said that the events held in White Plains in the summertime on Mamaroneck Ave were terrific. The shops, bars & restaurants on Mamaroneck Ave do a great deal of business during these events and the visitors/customers have a great time enjoying the food & music. M. Lalloo asked Mr. Brasch to increase the number of events held on Mamaroneck Ave.
18. Mayor-elect Brasch was asked if he knew the status of the renovation/restoration of the Clock Tower at the Train Station. Mr. Brasch did not know the status of Clock Tower project. The Clock Tower renovation/restoration was one of the DRI projects approved by NY State in the spring of 2025. M. Dalton explained that Mayor Roach had asked Arts Westchester to prepare a design for the renovation/restoration. To date the public has not seen what Arts Westchester has designed for the Clock Tower.
19. Pres. Sanchez thanked Mayor-elect Brasch and all the attendees and closed the meeting.

