

MINUTES OF A PUBLIC HEARING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF  
MAMARONECK HELD ON MONDAY, MAY 12, 2008 AT 7:30 P.M. IN THE COURTROOM AT  
VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT:	Mayor	Kathleen Savolt
	Trustees	Thomas A. Murphy Toni Pergola Ryan John M. Hofstetter Randi Robinowitz
	Village Manager	Leonard M. Verrastro
	Village Attorney	Janet Insardi
	Police Department	Edward Flynn
	Clerk-Treasurer	Agostino A. Fusco
ABSENT:		None

**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that a public hearing will be held by the Board of Trustees of the Village of Mamaroneck on the 12<sup>th</sup> day of May 2008, in the courtroom at Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, NY to consider projects to be included in the upcoming three year Community Development Block Grant (CDBG) application cycle. Various projects, listed below, are proposed for consideration by the Board of Trustees to solicit input and to adopt separate resolutions authorizing the submission of an application for each CDBG project:

- Streetscape – East Boston Post Rd. Improvements
- Expansion of Sprayground at Harbor Island Park
- Washingtonville (Old White Plains Road Improvements)
- CVS Walkway Improvements
- Ward Avenue Park Improvements
- Mamaroneck Avenue Improvements (Sheldrake Pl. to Grand St.)
- Mt. Pleasant Avenue – Curbs, sidewalks and drainage

PLEASE TAKE FURTHER NOTICE that information regarding the proposed projects can be obtained by contacting the Office of the Village Manager of the Village of Mamaroneck;

PLEASE TAKE FURTHER NOTICE that any Community Organization submitting applications shall also come forth and make presentation to the community;

PLEASE TAKE FURTHER NOTICE that at said public hearing, all persons interested will be given an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF  
THE VILLAGE OF MAMARONECK, NY

Dated: May 5, 2008

On motion of Trustee Hofstetter, seconded by Trustee Murphy:

RESOLVED that the Public Hearing on the Community Development Block Grant (CDBG) be and is hereby open.

Ayes:	Murphy, Robinowitz, Hofstetter, Ryan, Savolt
Nays:	None

1. **Sarah Neuman Center for Health Care**

Ms. Rita Morgan presented for Sarah Neuman. Sarah Neuman Center for Healthcare and Rehabilitation is planning to renovate and add an addition to one of its older buildings which opened in 1971. The program and building design, at that time, was to serve an elderly population who required minimal assistance with care....they were mobile and able to have meals and social activities on the main floor and their bedrooms which were located on second and third floors.

The residents that they are serving today are older and frailer and require more assistance with their daily care. The current building does not support this aging population.

The project will develop a program and environment to support them by creating five smaller communities, where residents can have their meals and activities in their own household with 17 to 20 other residents.

WHEREAS, the SRN Corporation (The Sarah Neuman Center for Health Care) has submitted a proposal for consideration by the Board of Trustees which will be included in the Community Development Block Grant application for the year 2009-2011 Community Development Block Grant funding cycle; and

WHEREAS, the Board of Trustees of the Village of Mamaroneck believes that the application and project to be funded, for the reconstruction of this Cultural Pavilion, therewith will prove to be beneficial to the low and moderate income residents of the Village of Mamaroneck;

NOW, THEREFORE, on motion of Trustee Hofstetter, seconded by Trustee Murphy, it is hereby

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby support the application of the SRN Corporation to the Westchester County Department of Planning for funding for the Community Development Block Grant Program.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

2. **Greater Mamaroneck Community Action Program**

Village Manager Verrastro read a letter submitted from Ms. Beverly Brewer-Villa, as she was unable to attend the meeting, due to the Washingtonville Housing Alliance Annual Dinner. The Community Action Program (CAP) Center is planning to submit a proposal for the completion of their renovation of the Mamaroneck facility, due to the floods of 2007. They will be asking for monies for their hand lift elevator, air conditioning for downstairs and a bathroom in their adjacent building.

WHEREAS, the Greater Mamaroneck Community Action Program (CAP) has submitted a proposal for consideration by the Board of Trustees which will be included in the Community Development Block Grant application for the year 2009-2011 Community Development Block Grant funding cycle; and

WHEREAS, the Board of Trustees of the Village of Mamaroneck believes that the application and project to be funded, for the continued renovation of their facility, therewith will prove to be beneficial to the low and moderate income residents of the Village of Mamaroneck;

NOW, THEREFORE, on motion of Trustee Ryan, seconded by Trustee Hofstetter, it is hereby

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby support the application of the Greater Mamaroneck Community Action Program to the Westchester County Department of Planning for funding for the Community Development Block Grant Program.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt  
Nays: None

3. **Washingtonville Housing Alliance**

Mr. Verrastro presented the two projects to be submitted by WHA, as their Director was also unable to attend the meeting due to their Annual Dinner. The first proposes to create four 400 sq. ft. studio apartments above the existing WHA offices at 136 Library Lane, Mamaroneck. For initial scoping purposes they are estimating that this is a \$480,000 project. The project funding would be as follows:

CDBG 2010 -	\$250,000
Low interest loan -	\$230,000

There is a possibility that the loan portion of this project can be financed through 4% tax credits through NYS-OMH. This will be evaluated in the project financing feasibility stage. In this case, the units will be debt free and ultra-affordable. The project beneficiaries are very low income elders below 50% of Area Median Income.

WHEREAS, the Washingtonville Housing Alliance has submitted a proposal for consideration by the Board of Trustees which will be included in the Community Development Block Grant application for the year 2009-2011 Community Development Block Grant funding cycle; and

WHEREAS, the Board of Trustees of the Village of Mamaroneck believes that the application and project to be funded (\$250,000) therewith will prove to be beneficial to the low and moderate income residents of the Village of Mamaroneck by assisting families to find adequate housing;

NOW, THEREFORE, on motion of Trustee Murphy, seconded by Trustee Robinowitz, it is hereby

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby support the application of the Washingtonville Housing Alliance to the Westchester County Department of Planning for funding for the Community Development Block Grant Program.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

The second proposal is for Energy Efficiency Reconfiguration at two of their existing buildings, serving a clientele at or below 60% of area median income and has outdated, poorly regulated oil fired hot water systems. At an anticipated \$4.00 per gallon for oil, heat for these buildings will be running at \$2,500 per month. Both buildings are regulated by ETPA and it is not possible to recover cost increases of this order. The proposal is to refit the two buildings mechanically with high efficiency heating systems, improving insulation and sophisticated control systems in order to lower excess energy usage by up to one third. At the same time, they will install improved ventilation systems, evaluating the possibility of retrofitting a whole building ventilation system with heat recovery. The addresses of the buildings are 136 Library Lane and 725 Old White Plains Road. Another building at 731 Old White Plains Road is relatively energy efficient by today's standards having been constructed in 1995 with gas heat, however ventilation is inadequate. This building serves a clientele at or below 50% of area median income. 100% of project beneficiaries are at or below 60% of area median income, 50% of project beneficiaries are at or below 50% of area median income. No cost estimate included.

WHEREAS, the Washingtonville Housing Alliance has submitted a proposal for consideration by the Board of Trustees which will be included in the Community Development Block Grant application for the year 2009-2011 Community Development Block Grant funding cycle; and

WHEREAS, the Board of Trustees of the Village of Mamaroneck believes that the application and project to be funded therewith will prove to be beneficial to the low and moderate income residents of the Village of Mamaroneck by maximizing the energy efficiency of their existing buildings;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is hereby

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby support the application of the Washingtonville Housing Alliance to the Westchester County Department of Planning for funding for the Community Development Block Grant Program.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

#### 4. **Village of Mamaroneck Submissions**

Various projects, listed below, are proposed for consideration by the Board of Trustees to solicit input and to adopt separate resolutions authorizing the submission of an application for each CDBG project:

- Streetscape – East Boston Post Rd. Improvements
- Expansion of Sprayground at Harbor Island Park
- Washingtonville (Old White Plains Road Improvements)
- CVS Walkway Improvements
- Ward Avenue Park Improvements
- Mamaroneck Avenue Improvements (Sheldrake Pl. to Grand St.)
- Mt. Pleasant Avenue – Curbs, sidewalks and drainage

The list was discussed by the Board and the order of importance was reviewed and decided upon.

The order of the grants is as follows:

1. Mamaroneck Avenue Sidewalk and Curb Replacement along Sheldrake Pl. to Grand St.
2. New Sidewalk, Curb, Pavement and Drainage on Old White Pl Rd. between Grand St. and Interstate 95
3. Streetscape w/New Sidewalk and Curb on E. Boston Post Road from Mamaroneck Avenue to Spruce St.
4. Sprayground Expansion
5. Mt. Pleasant Ave. – To include New Curbs, Sidewalk, Pavement and Drainage from Prospect Ave. to Palmer Ave.
6. Ward Avenue Park – New Sidewalk, Pathway, Swing Set, Play Equipment and Fence
7. CVS Walkway Improvements including Lighting, Pavers, Planters, Railing and ADA Compliance

The following Resolutions were approved.

**(#1) Mamaroneck Avenue – To continue sidewalk and curb replacement along Sheldrake Place to Grand Street.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 to continue sidewalk and curb replacement along Mamaroneck Avenue from Sheldrake Place to Grand Street; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$300,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

**(#2) New sidewalk, curb, pavement and drainage on Old White Plains Road between Grand Street and I-95.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 to continue sidewalk, curb, pavement and drainage replacement along Old White Plains Road between Grand Street and I-95; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$400,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

**(#3) To continue Streetscape theme with new sidewalk and curb on East Boston Post Road from Mamaroneck Avenue to Spruce Street.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 to continue Streetscape theme with new sidewalk and curb along East Boston Post Road from Mamaroneck Avenue to Spruce Street; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$220,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

**(#4) Sprayground Expansion – to expand Sprayground adjacent to previously completed Sprayground.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 to expand Sprayground adjacent to previously completed Sprayground for pre-teens; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$200,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

**(#5) Mt. Pleasant Avenue –To include new curbs, sidewalk, pavement and drainage from Prospect Avenue to Palmer Avenue.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 to include new curbs, sidewalk, pavement and drainage on Mt. Pleasant Avenue from Prospect Avenue to Palmer Avenue; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$300,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

**(#6) Ward Avenue Park – New sidewalk, pathway, swing set, play equipment and fence replacement along Ward Avenue.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 for new sidewalk, pathway, swing set, play equipment, and fence replacement along Ward Avenue; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$225,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.



**(#7) CVS Walkway Improvements – To renovate Heithaus walkway including lighting, pavers, planters, railing, and ADA compliance.**

WHEREAS, Community Development Block Grant applications must be submitted to the Westchester County Department of Housing and Community Development for inclusion in the application submitted to the U.S. Department of Housing and Urban Development for Community Development Block Grant funding;

NOW, THEREFORE, on motion of Trustee Robinowitz, seconded by Trustee Ryan, it is

RESOLVED, that the Board of Trustees of the Village of Mamaroneck does hereby authorize the submission of an application to the Westchester County Urban Community Development Program for the funding cycle fiscal year 2009 through fiscal year 2011 to renovate the Heithaus walkway, including lighting, pavers, planters, railing, and ADA compliance; and it is further

RESOLVED, the Board of Trustees of the Village of Mamaroneck does hereby commit to providing funding up to 50% of the estimated amount totaling \$250,000 to the project that is the subject of the Community Development Block Grant; and it is further

RESOLVED that this project addresses a definite need in the Village pursuant to Article 15. Section 502 (4) of the General Municipal Law as established by resolution of the Board of Trustees dated August, 11, 1997.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

On motion of Trustee Robinowitz, seconded by Trustee Ryan:

RESOVLED that the Public Hearing on the three-year Community Development Block Grant is hereby closed.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO, CLERK-TREASURER