



**Honorable Mayor and City Council Minutes  
1st Floor Council Conference Room, City Hall  
City of New Rochelle  
Committee of the Whole  
Tuesday, February 10, 2026**

**Call to Order**

**Presentation(s)**

1. 2026 CITY MANAGER WORKPLAN

Wilfredo Melendez, P.E., City Manager, presented the City's 2026 Work Plan. City Council and Departmental Priorities include Public Safety and Emergency Preparedness, Resilient Infrastructure, Environmental Sustainability and Stewardship, Economic Development, Opportunity, Prosperity and Growth, and Community Building. (See attached)

The presentation was followed by review and discussion.

2. DOWNTOWN OVERLAY ZONE (DOZ) UPDATES

Adam Salgado, Commissioner of Development, Kevin Kain, Director of Planning and Sustainability, and Sarah Yackel, AICP, Principal, BFJ Planning, provided the Downtown Overlay Zone (DOZ) Updates.

(See attached). The review included planning history, project overview and goals, proposed zoning amendments, the Proposed Theoretical Development Scenario, Proposed Changes to Community Benefit Bonus Policy and Fair Share Mitigation Fees, SEQR steps so far, and SDGEIS Findings. The presentation was followed by discussion.

Council Member Shane Osinloye spoke of the need for, (1) bathroom facilities in Neptune Park, and (2) management training to ensure movement within the ranks.

Council Member David Peters addressed the overdue, needed improvements in City Council District No.

3.

Regarding the latter, City Manager Melendez noted that staff is exploring improvement measures, including safety and storm water mitigation.

Mayor Yadira Ramos-Herbert complimented the City Manager and staff for their accomplishments, including the receipt of grants.

A discussion relative to the proposed plan, with a question and answer period, ensued.

**Agenda Review**

**Commendation(s)**

**Public Hearing(s) This Evening**

3. PROPOSED RESOLUTION AMENDING CONDITION NO. 4 OF CITY COUNCIL RESOLUTION 129-2010 RE: SPECIAL PERMIT FOR HUDSON COUNTRY MONTESSORI SCHOOL - Resolution amending Condition No. 4 of Resolution No. 129-2010 regarding the Special Permit for Hudson Country Montessori School, pursuant to Article XII Section 331-87 of the New Rochelle Zoning Code. (Intro.

12/2/25; Public Hearing Canceled 1/13/26; Rescheduled Public Hearing 2/10/26)  
See Regular Legislative Meeting, Tuesday, February 17, 2026

**Department of Buildings**

**Law Department**

**Department of Finance**

**Department of Public Works**

- 4. PROPOSED PIN 8759.02 - WEBSTER AVENUE TRAFFIC SIGNALS STATE/LOCAL MASTER AGREEMENT — Resolution authorizing the implementation, and funding in the first instance 100% of the federal-aid and State "Marchiselli" Program-aid eligible costs, of a Transportation Federal-Aid Project, and appropriating funds therefor.

<b>Result:</b>	<b>Moved to Consent Agenda, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 1 Lopez
<b>Second:</b>	Council Member, District 6 Stern
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Alvaro Alfonzo-Larrain, Commissioner, Department of Public Works, noted that the City is eligible to receive federal and state funding and that an agreement with the State of New York is required.

- 5. PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES (WESTCHESTER PLACE) - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times; Section 312-85, Schedule XIV: Time Limit Parking, and Section 312-87, Schedule XVI: No Stopping or Standing, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle (Westchester Place).

<b>Result:</b>	<b>Moved to Consent Agenda, (6 - 0)</b>
<b>Mover:</b>	Council Member, District 4 Osinloye
<b>Second:</b>	Council Member, District 5 Kaye
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Alvaro Alfonzo-Larrain, Commissioner, Department of Public Works, explained that the current time limit parking on the south side of Westchester Place in order to accommodate utility work in the roadway is no longer required; the construction has been completed. He recommended that proposed legislation permitting parking on Westchester Place be adopted.

**Department of Parks and Recreation**

**Police Department**

**Fire Department**

- 6. PROPOSED ACCEPTANCE OF NEW YORK STATE OFFICE OF MENTAL HEALTH (OMH)

CARES UP GRANT PROGRAM — Ordinance accepting a CARES UP Grant Award from the New York State Office of Mental Health and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026.

<b>Result:</b>	<b>Moved to Consent Agenda, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 4 Osinloye
<b>Seconder:</b>	Council Member, District 3 Peters
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Andrew Sandor, Fire Commissioner, recommended that the proposed legislation relative to the grant from the New York State Office of Mental Health (OMH) Cares Up Grant Program, formally accepting the award, be adopted. A brief explanation was provided, followed by discussion. Members of City Council expressed appreciation.

## Department of Human Resources

### City Manager

7. PROPOSED ESTABLISHMENT OF A CANNABIS EXCISE TAX TRUST ACCOUNT AND RELATED REQUIREMENTS — Resolution authorizing the establishment of a Cannabis Excise Tax Trust Account and approving the proposed 20% allocation percentage and proposed eligible uses (Sponsored by Council Member Sara R. Kaye)

<b>Result:</b>	<b>Moved to Consent Agenda, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 5 Kaye
<b>Seconder:</b>	Council Member, District 3 Peters
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Wilfredo Melendez, City Manager, reviewed the proposed establishment of a dedicated cannabis excise tax trust account, as detailed in the memo. A brief discussion ensued. Council Member Sara R. Kaye reviewed the advantages of the plan and goals.

8. PROPOSED APPROVAL OF REAPPOINTMENT TO THE NEW ROCHELLE BOARD OF ETHICS - Resolution approving the reappointment of Wilbert Ortiz to the New Rochelle Board of Ethics by the City Manager.

<b>Result:</b>	<b>Moved to Consent Agenda, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 6 Stern
<b>Seconder:</b>	Council Member, District 5 Kaye
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Wilfredo Melendez, City Manager, reviewed the responsibilities and role of the Board of Ethics. He recommended that the proposed resolution reappointing Wilbert Ortiz, the City Manager's

recommendation and appointee, be adopted.

## Department of Development

9. PROPOSED ACCEPTANCE OF SUPPLEMENTAL DGEIS AS COMPLETE RE: DOWNTOWN OVERLAY ZONE — Resolution accepting the Supplemental Draft Generic Environmental Impact Statement (SDGEIS) as complete pursuant to the State Environmental Quality Review Act ("SEQRA") (Intro. 2/10/26; Public Hearing 3/10/26)

<b>Result:</b>	<b>Moved to Consent Agenda, (6 - 0)</b>
<b>Mover:</b>	Council Member, District 1 Lopez
<b>Second:</b>	Council Member, District 6 Stern
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Adam Salgado, Commissioner, Department of Development, accompanied by Kevin Kain, Director of Planning and Sustainability, and Sarah Yackel, AICP, Principal, BFJ Planning, addressed the Supplemental Draft Generic Environmental Impact Statement (SDGEIS) including background, issue, and recommendations. (See memo attached). A discussion including proposed changes in zoning classification, building height, density bonuses, the need for parking facilities, parking policies, union labor and retail ensued. City Manager Melendez noted that the sum of \$16,000,000 is the cost estimate based upon preliminary storm water assessment. When City Manager Melendez noted that the sum of \$16,000,000 is the early estimate for storm water improvements, Council Member Peters stressed the importance of correct numbers in order to accommodate any changes. He acknowledged that an evaluation is essential. Mayor Yadira Ramos-Herbert commented that traffic mitigation and improvements are essential. Further comments and questions followed.

10. **2026-14** PROPOSED PUBLIC HEARING RE: SUPPLEMENTAL DGEIS AND ZONING FOR DOWNTOWN OVERLAY ZONE - Resolution directing a Public Hearing relative to accepting the Supplemental Draft Generic Environmental Impact Statement (SDGEIS) as complete pursuant to the State Environmental Quality Review Act ("SEQRA").

<b>Result:</b>	<b>Adopted, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 4 Osinloye
<b>Second:</b>	Council Member, District 3 Peters
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Council Member Matthew A. Stern requested that appropriate information be provided for residents, as clarity relative to the proposal is essential.

11. **2026-15** PROPOSED APPLICATION FOR U.S. FY 2026 NATIONAL ENDOWMENT FOR THE ARTS (NEA) DESIGN & OUR TOWN GRANT APPLICATION – Resolution authorizing City Manager to submit an application for the U.S. NEA Design & Our Town Grant Program relative to the Hagedorn Building Arts & Cultural Planning Project.

<b>Result:</b>	<b>Adopted, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 1 Lopez

<b>Secunder:</b>	Council Member, District 5 Kaye
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Council Member Osinloye requested that the facility be known as "Carnegie Library" in the future, at the appropriate time.

12. PROPOSED APPLICATIONS FOR NYSDOT TRANSPORTATION ALTERNATIVES PROGRAM (TAP) 2025 – Resolution authorizing the City Manager to submit Transportation Alternatives Program (TAP) Grant Applications to the New York State Department of Transportation for four Complete Streets and Active Transportation Projects.

<b>Result:</b>	<b>Moved to Consent Agenda, Passed (6 - 0)</b>
<b>Mover:</b>	Council Member, District 1 Lopez
<b>Secunder:</b>	Council Member, District 4 Osinloye
<b>Ayes:</b>	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
<b>No:</b>	None
<b>Abstain:</b>	None

Adam Salgado, Commissioner, Department of Development, noted that grant applications will be submitted, as outlined.

**City Council**

**Supplemental Item(s)**

**Unfinished Business**

**New Business: February Regular Legislative Meeting, Tuesday, February 17, 2026, at 6:15 P.M.; March Committee of the Whole Session, Tuesday, March 10, 2026, at 3:45 P.M.; March Regular Legislative Meeting, Tuesday, March 17, 2026, at 6:15 P.M.**

**Discussion Item(s)**

None.

**Executive Session**

Motion to convene in Executive Session was moved by Council Member Stern, seconded by Council Member Kaye, and approved by Council Members Lopez, Peters, Osinloye, Kaye, Stern, and Mayor Ramos-Herbert, and adopted. Subject(s): Settlement of lawsuit, an appointment, and real estate. City Council convened in Executive Session

**Public Hearings 7:00 PM (See list above)**

**PUBLIC HEARING(S):**

PROPOSED RESOLUTION AMENDING CONDITION NO. 4 OF CITY COUNCIL RESOLUTION 129-2010 RE: SPECIAL PERMIT FOR HUDSON COUNTRY MONTESSORI SCHOOL.

**SPEAKERS:**

None.

**Citizens to Be Heard**

Vincent Malfetano, 9 Fairview Place; Maxine Golub, 98 Bayberry Lane; James O'Toole, 230 North Avenue; James Killoran 25 Leroy Place; Sarmeka Marable, 55 Beechwood Avenue; Serge Vecher, 25 Leroy Place; Jose Luis Cohen, 40 Fleetwood Avenue, Mount Vernon; Blanca Martinez and Alberto Gonzales, 50 (illegible) Avenue; Juan Parra, 50 Sickles Avenue; Shawn Wayawotski, 25 Leroy Place; Paula Vera, 49 West Castle Place; Celia Resendiz, 18 May Street; Jesus Gonzalez, 50 Sickles Avenue; Maricela Gonzales, 1820 May Street; Daniel Rodriguez, 11 Garden Street; Avoore G. Cordenos, 19 Pershing Avenue; Mario Quispe Acuna, 650 Main Street; Ingieniero Civill, 40 Fleetwood Avenue, Mount Vernon; Diana Sanchez, 82 Delano Avenue.

Note: Misspellings/inaccuracies/errors may occur. Address included if provided;

**Adjournment**

The meeting was adjourned at 8:15 P.M.

KIM B. JONES  
CITY CLERK