



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

Call to Order

Present

Council Member, District 1 Martha Lopez
Council Member, District 2 Albert A. Tarantino Jr.
Council Member, District 3 David Peters
Council Member, District 4 Shane A. Osinloye
Council Member, District 5 Sara R. Kaye
Council Member, District 6 Matthew A . Stern
Mayor Yadira Ramos-Herbert

Absent

Council Members Tarantino and Peters were absent for Roll Call only.

The meeting was called to order at 03:45 PM by Mayor Yadira Ramos-Herbert.

Presentation(s)

1. PRESENTATION BY THE NEW ROCHELLE POLICE DEPARTMENT

Neil K. Reynolds, Police Commissioner, provided a Year 2026 Q1 presentation which included the following: the Department's Mission; Organizational Chart; Year 2026 Index Crimes; Performance Measures; Projects/Programs So Far; 2026 Continued Focus (issues that impact residents, visitors, and businesses); Projects On Deck; Data - Sworn Personnel Demographics; and Community Programs provided. (See attached).

The presentation was followed by discussion.

The following issues were among those addressed: Required adjustments to the Red Light Camera System; double parking and the need for enforcement; Police training/in-service training; the use of e-bikes and, in particular, in connection with delivery services; the need to abide by the rules as they relate to bikes in general; responses/timely responses to complaints to the Department; and parking violations. Council Member Osinloye requested data as it relates to Police Officers hired.

Commissioner Reynolds complimented and praised his team, generally, and for their efforts to uphold the law and expressed his gratitude for the jobs and assignments undertaken by his team on a daily basis.

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

None/

Department of Buildings

Law Department

Department of Finance

Department of Public Works

Department of Parks and Recreation

- 2. PROPOSED AMENDMENT OF RESOLUTION NO. 2023-108 RE: PAWS PLACE DOG PARK TRUST ACCOUNT - Ordinance amending Resolution No. 2023-108 expanding the allowable use of the Paws Place Dog Park Trust Fund to include capital and facility improvements throughout Ward Acres Park and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, to correct the Trust Account balance (Requested by Council Member Sara R. Kaye). (Rev.)

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Seconder:	Council Member, District 6 Stern
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Wilfredo Melendez, P.E., City Manager, indicated his intent to provide a report relative to the specific plan and intention regarding the use of funds.

A discussion ensued. It was noted that the particular use of such funds is limited to dog parks. Council Member Sara R. Kaye requested that the language in the proposed legislation reflect, more fully, the intent of the Fund.

On motion by Council Member Kaye, seconded by Council Member Stern, and approved, it was agreed that the proposed legislation be appropriately revised.

- 3. PROPOSED RESOLUTION ACCEPTING THE DONATION OF A NEW PLAYGROUND STRUCTURE FOR D'ONOFRIO PARK - Resolution authorizing the acceptance of a donation of a new playground structure and associated improvements from Friends of New Rochelle Parks for installation at D'Onofrio Park. (Rev.)

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 2 Tarantino Jr.
Seconder:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Vincent Parisi, Commissioner, Department of Parks and Recreation, reviewed the proposed legislation.

He noted that the donors are Lou and Sandra Monteleone and that the correct amount of the donation is \$399,642.69.

A discussion ensued.

On motion by Council Member Tarantino, seconded by Council Member Peters, and unanimously approved, the proposed legislation was revised to reflect the above-noted amount.

The Members of City Council expressed appreciation for the donors' generosity.

4. **PROPOSED ACCEPTANCE OF GRANT AWARD FROM THE WHITE PLAINS YOUTH BUREAU RE: SUPPORT OF THE GRANDPA'S UNITED PROGRAM** - Ordinance authorizing the acceptance of a grant from the White Plains' Youth Bureau in the amount of \$14,000 relative to the Grandpa's United Program and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, and appropriating funds therefor.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Secunder:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

It was noted that March 9 was declared "Kelly Johnson Day" in Westchester County.

The members of City Council extended their congratulations to Mr. Johnson and expressed appreciation for his endeavors.

It was noted that the above-noted program--the award of grant funds--has been extended; and City Council's approval of the grant is required.

The successful receipt of grant monies, specifically by the Police and Development Departments, was mentioned.

Police Department

Fire Department

Department of Human Resources

City Manager

5. **PROPOSED AMENDMENT TO CHAPTER 301 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: REPLACEMENT OF TREES BY TREE FUND** — Ordinance amending Section 301-24(C) Replacement of Trees Removed or Proposed to be Removed, of Chapter 301, Trees and Shrubs, of the Code of the City of New Rochelle (Sponsored by Council Member Sara R. Kaye).

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Secunder:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

City Manager Melendez expressed appreciation to Council Member Kaye for her information provided as it relates to the proposal. A discussion relative to intent and cost savings ensued.

6. **PROPOSED APPOINTMENT OF PARTICIPATORY BUDGET STEERING COMMITTEE MEMBERS** — Resolution appointing members to the Participatory Budget Steering Committee. (Rev.)

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 3 Peters
Seconder:	Council Member, District 6 Stern
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

During discussion, it was noted that an Executive Session to discuss appointments and the removal of the designated line is required.

On motion by Council Member Stern, seconded by Council Member Kaye, and unanimously approved, City Council subsequently convened in Executive Session.

7. **PROPOSED RESOLUTION SUPPORTING INCREASED NEW YORK STATE AID TO MUNICIPALITIES** — Resolution supporting increased New York State aid to municipalities and strengthening New York's State-Local partnership (Sponsored by Mayor Yadira Ramos-Herbert).

1.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Seconder:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Council Member Osinloye spoke in favor of the proposed legislation.

Department of Development

8. **PROPOSED ACCEPTANCE OF NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (OPRHP) FY25 CERTIFIED LOCAL GOVERNMENT (CLG) GRANT** – Ordinance accepting the CLG grant funding for the preparation of updated Historic Design Guidelines, authorizing the City Manager to execute all necessary grant documents, and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, and appropriating funds therefor.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Seconder:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Adam Salgado, Commissioner, Department of Development, explained the intent of the proposed

legislation as outlined in the memo.

9. PROPOSED AUTHORIZATION OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT HUB OPERATOR AGREEMENT — Ordinance authorizing the City Manager to negotiate and enter into an agreement with Iona University as the Economic and Small Business Development Hub Operator and amend Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, and appropriating funds therefor.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 4 Osinloye
Second:	Council Member, District 6 Stern
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Adam Salgado, Commissioner, Department of Development, explained the intent of the proposed legislation and program as outlined in the memo, followed by discussion. He expressed appreciation to Iona University for the proposed agreement.

10. PROPOSED APPOINTMENTS TO NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY — Resolution appointing members to the New Rochelle Industrial Development Agency (IDA).

Result:	Moved to Consent Agenda, (7 - 0)
Mover:	Council Member, District 3 Peters
Second:	Council Member, District 6 Stern
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

A brief discussion ensued. It was agreed that the proposed lengths of terms were accurate.

11. **2026-26** PROPOSED PUBLIC HEARING RE: SUPPLEMENTAL DGEIS AND ZONING FOR DOWNTOWN OVERLAY ZONE - Resolution amending Resolution No. 2026-14 and directing Public Hearing relative to accepting the Supplemental Draft Generic Environmental Impact Statement as complete pursuant to the State Environmental Quality Review Act. (Intro. 2/10/26; Public Hearing 4/14/26)

Result:	Adopted, Passed (7 - 0)
Mover:	Council Member, District 3 Peters
Second:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Adam Salgado, Commissioner, Department of Development, explained the program, process, and timeline.

Council Members Peters and Osinloye requested that the process be clarified for the public.

Council Member Tarantino noted that a total of eight Downtown Overlay Zones exist and that changes have occurred in all DOZ districts. His property is located within two zones, specifically, 1 and 2; and

the remaining DOZs have future development plans. Council Member Tarantino commented that he would be voting on changes that have nothing to do with his own property and spoke of the impact, should his property be rezoned. He requested that proposed uses in each district be defined. A brief discussion relative to possible solutions ensued. It was agreed that the administration research the matter and report back to City Council.

12. PROPOSED AUTHORIZATION TO PURCHASE REAL PROPERTY AT 38 FIRST STREET — Resolution authorizing the City Manager to negotiate and acquire Parcel 38 First Street, New Rochelle, NY 10801, for municipal parking.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 1 Lopez
Second:	Council Member, District 5 Kaye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Commissioner Salgado addressed the proposed purchase and plans for the development of an additional parking facility at the location that will comprise 20 additional parking spaces. Council Member Lopez expressed appreciation for the proposal.

13. **2026-27** PROPOSED LEAD AGENCY STATUS FOR ACQUISITION OF PARCEL 38 FIRST STREET, NEW ROCHELLE, NY 10801 - Resolution declaring Lead Agency Status relative to the proposed purchase and acquisition of Parcel 38 First Street, New Rochelle, NY 10801, for municipal parking purposes.

Result:	Adopted, Passed (7 - 0)
Mover:	Council Member, District 1 Lopez
Second:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

See previous discussion.

City Council

Supplemental Item(s)

Unfinished Business

New Business

Discussion Item(s)

14. DISCUSSION ITEM RE: FOLLOW-UP ON PROPERTY TAX EXEMPTION FOR VETERANS WITH 100% SERVICE-RELATED DISABILITY - Requested by City Manager Wilfredo Melendez, P.E. Wilfredo Melendez, P.E., City Manager, provided an explanation of the proposal as outlined in the memo. He indicated that updates will be provided.

15. **DISCUSSION ITEM RE: PRATT LANDING UPDATE** — Requested by Council Member Albert A. Tarantino Jr.

Council Member Tarantino requested an update relative to the Pratt Landing.

Commissioner Delgado provided an update which included the status of land acquisition, veterans' inclusion in proposed development and design plans, IDA participation, endeavors to achieve progress, increased costs and timing, design, units per acre, parking, and Planning Board participation.

Commissioner Delgado stated that an increase in density or height, which would change the character of the project, has not been requested.

Council Member Tarantino requested that the Members of City Council be apprised of any changes in the initial plans. He added that residents are concerned, and, therefore, inquire about plans and progress.

Executive Session

Motion to convene in Executive Session was moved by Council Member Stern, seconded by Council Member Kaye, and unanimously approved by Council Members Lopez, Tarantino, Peters, Osinloye, Kaye, Stern and Mayor Ramos-Herbert, and adopted. Subject(s): Appointments.

City Council convened in Executive Session.

Public Hearings 7:00 PM

PUBLIC HEARING(S): None.

Citizens to Be Heard

Speakers:

John Delfs, 16 Hemlock Place; S. Vecher, 25 Leroy Place; James Killoran, 25 Leroy Place; Michael Yellin, 38 Lakeside Drive; Aidan Lilly (address not provided); Carlos Barrogon, 33 Glenorchy Place; Shawn T. McGhee, 319 Delwood, Greenwich, Ct.; Pedro Galaviz (address not provided); Myriam Decime, 11 Mt. Joy Place; Shawn Wayawotzh, 25 Leroy Place; Vincent Malfetano, 9 Fairview Place; Macic F. Martammad, homeless; Laraine Karl, 43 Belmont Avenue; Paul Martin, 59 Decator Road.*

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

Adjournment

The meeting was adjourned at 7:38 P.M.

KIM B. JONES
CITY CLERK