



**Honorable Mayor and City Council Agenda  
1st Floor Council Conference Room, City Hall  
City of New Rochelle  
Committee of the Whole  
Tuesday, March 10, 2026  
3:45 PM**

**Call to Order**

**Presentation(s)**

1. PRESENTATION BY THE NEW ROCHELLE POLICE DEPARTMENT

**Agenda Review**

**Commendation(s)**

**Public Hearing(s) This Evening**

PUBLIC HEARING TO BE RESCHEDULED (NO HEARING TO BE HELD ON MARCH 10, 2026)  
RE: PROPOSED ACCEPTANCE OF SUPPLEMENTAL DRAFT GENERIC ENVIRONMENTAL  
IMPACT STATEMENT (SDGEIS) AS COMPLETE PURSUANT TO THE STATE  
ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA).

**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.)
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.)

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.

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

**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.
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.
10. PROPOSED APPOINTMENTS TO NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY — Resolution appointing members to the New Rochelle Industrial Development Agency (IDA).
11. 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)
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.
13. 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.

**City Council**

**Supplemental Item(s)**

**Unfinished Business**

**New Business**

March Regular Legislative Meeting, Tuesday, March 17, 2026, at 6:15 P.M.; April Committee of the Whole Session, Tuesday, April 14, 2026, at 4:00 P.M.; April Regular Legislative Meeting, Tuesday, April 21, 2026, at 6:15 P.M.

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

**Executive Session**

**Public Hearings 7:00 PM**

**Citizens to Be Heard**

**Adjournment**

**RESOLUTION NUMBER:**

**Item # 1.**

**City of New Rochelle**  
Police

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Neil Reynolds, Police Commissioner  
**Subject:** PRESENTATION BY THE NEW ROCHELLE POLICE DEPARTMENT

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Presentation by Police Commissioner Neil K. Reynolds.

**Attachments:**  
None

**City of New Rochelle**  
Parks & Recreation

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**MEMORANDUM**

**To:** Honorable Mayor and City Council

**Thru:** Wilfredo Melendez, City Manager

**Date:** March 10, 2026

**From:** Vincent Parise, Parks and Recreation Commissioner

**Subject:** 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.)

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**Background:** In June 2023, the City Council adopted Resolution No. 2023-108, which authorized the Commissioner of Finance of the City of New Rochelle to establish a Trust Account for the Paws Place Dog Park at Ward Acres Park. Under the terms of this trust account, 60 percent of future revenue was to be allocated to the City’s budget, and 40 percent was to be allocated to the Trust Account. Funds allocated to the Trust Account were to be used strictly for future capital upgrades at the Paws Place Dog Park.

**Issue:** Based on conversations with Council Member Kaye, the City Manager's Office, and the Department of Parks of Recreation, we believe it would be best to expand the prescribed use of these Trust Account monies, both past and future, to permit expenditures for broader facility improvements throughout Ward Acres Park, rather than limiting their use exclusively to the dog park.

In reviewing the account activity, it was identified that, between adoption of the resolution on June 20, 2023 and the close of FY 2024, \$27,308 was not transferred into the Trust Account as originally contemplated. Instead, those revenues were reflected in the General Fund. To align the account balances with the intent of Resolution No. 2023-108, a budget amendment is required to transfer the appropriate amount into the Trust Account.

Revenues received in FY 2025 and FY 2026 have been transferred in accordance with the resolution.

**Recommendation:**

Staff recommends that City Council take the following actions:

- 1) Amend the prescribed use, as identified in Resolution No. 2023-108, of Trust Account monies, both past and future, to permit expenditures for broader facility improvements throughout Ward Acres Park.;
- 2) Approve the following Budget Amendment to correct the Trust Account balance.

Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, is hereby amended as follows:

***Increase Trust Account:***

TA.031.23100      Ward Acres Dog Park Trust Account      \$27,308

***Decrease General Fund:***

A-599      Fund Balance      (\$27,308)

**Attachments:**

- 1. Dog Park Revenue Account Analysis
- 2. Resolution No. 2023-108

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 2.**

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## LEGISLATION

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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.).

WHEREAS, on June 20, 2023, the City Council adopted Resolution No. 2023-108, which authorized the Commissioner of Finance of the City of New Rochelle to establish a Trust Account for the Paws Place Dog Park at Ward Acres Park; and

WHEREAS, pursuant to Resolution No. 2023-108, 60 percent of future revenue was to be allocated to the City's General Fund, and 40 percent was to be allocated to the Trust Account for capital upgrades at the Paws Place Dog Park; and

WHEREAS, the City Council has determined that it is appropriate and in the public interest to expand the prescribed use of the Trust Account funds to allow capital improvements, ecological restoration trails, and related park improvements throughout Ward Acres Park; and

WHEREAS, a review of account activity identified that revenues totaling \$27,308, attributable to the period between June 20, 2023 and the close of Fiscal Year 2024, were not transferred to the Trust Account; and

WHEREAS, in order to align the Trust Account balance with the intent of Resolution No. 2023-108, a budget amendment is required to transfer said amount into the Trust Account.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of New Rochelle:

Section 1. Resolution No. 2023-108 is hereby amended to provide that monies in the Ward Acres Dog Park Trust Account, both previously deposited and deposited in the future, may be used for capital improvements, ecological restoration trails, and related park improvements throughout Ward Acres Park, as determined by the City Manager.

Section 2. Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, is hereby amended as follows:

***Increase Trust Account:***

TA.031.23100	Ward Acres Dog Park Trust Account	\$27,308
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***Decrease General Fund:***

A-599

Fund Balance

(\$27,308)

Ward Acres Dog Park								
				2023*		2024		Total Revenue to be Transferred to Trust Account
Org	Object	Project	Description	Total Revenue	40% of Total Revenue	Total Revenue	40% of Total Revenue	
7024	2016		Ward Acres Dog Park Fees	\$ 31,460.00	\$ 12,584.00	\$ 36,810.00	\$ 14,724.00	<b>\$ 27,308.00</b>

\*2023 Revenues are all post the June 20, 2023 adoption of the Trust Account

City of New Rochelle  
Parks & Recreation

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**MEMORANDUM**

TO: Honorable Mayor and City Council  
THRU: Wilfredo Melendez, City Manager  
FROM: Vincent Parise, Parks and Recreation Commissioner  
DATE: June 20, 2023  
SUBJECT: PROPOSED ESTABLISHMENT OF PAWS PLACE DOG PARK TRUST ACCOUNT - Resolution authorizing the Commissioner of Finance of the City of New Rochelle to establish a trust fund for Paws Place Dog Park.

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The Department of Parks & Recreation is requesting City Council authorization to form the Paws Place Trust Account, for the Paws Place Dog Park, at Ward Acres Park. All future revenue/fees that is collected from both the resident & non-resident dog walking users, will be allocated for future capital upgrades, as needed. The formation of this trust account allows upgrades to the Dog Park being funded by the users of the park, rather than city taxpayer department dollars. Under the formation of this trust fund, 60% of future revenue will be allocated to the city budget; with then 40% being allocated to the aforementioned trust account.

INFORMATIONAL ONLY

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## **LEGISLATION**

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RESOLUTION AUTHORIZING THE COMMISSIONER OF FINANCE OF THE CITY OF NEW ROCHELLE TO ESTABLISH A TRUST FUND FOR PAWS PLACE DOG PARK.

WHEREAS, the formation of this trust account shall allow upgrades to the dog park to be funded by the users of the park, rather than City taxpayer dollars; and

WHEREAS, all future revenue/fees collected from both resident and non-resident dog walking users will be allocated for future capital upgrades, as needed; and

WHEREAS, under the formation of this trust fund, 60 percent of future revenue shall be allocated to the City budget and 40 percent shall be allocated to the aforementioned trust account; now, therefore, be it

RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the Commissioner of Finance of the City to establish a dedicated trust fund for the Paws Place Dog Park.

INFORMATIONAL ONLY

**City of New Rochelle**  
Parks & Recreation

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Vincent Parise, Parks and Recreation Commissioner  
**Subject:** 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.)

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**Background:**

The City of New Rochelle has been offered the donation of a new playground structure, and associated improvements, by the Friends of New Rochelle Parks Foundation for installation at D'Onofrio Park. Funding has been provided to the Friends of New Rochelle Parks Foundation by longtime New Rochelle resident and successful businessman, Lou & Sandra Monteleone.

The total value of the donation, including materials and installation, is estimated at \$399,642.69.

The donation includes:

- Playground equipment and structural components;
- Safety surfacing;
- Site preparation and installation services; and,
- Delivery and related costs.

Installation will be completed by a qualified contractor retained by the donor and coordinated with the City's Department of Public Works and Parks Department. The equipment will meet applicable safety standards.

Acceptance of this donation will enhance recreational opportunities for residents and visitors, improve park amenities, and further the City's commitment to providing safe and accessible public spaces. The project serves a valid public purpose by increasing recreational infrastructure

without requiring capital expenditure by the City. Upon acceptance, the City will assume responsibility for:

- Ongoing inspection and maintenance
- Routine repairs
- Long-term replacement

The Department of Parks & Recreation has reviewed the anticipated maintenance requirements and determined they can be accommodated within the existing operating budget.

**Issue:**

In order for the donation to move forward, City Council needs to adopt a resolution accepting the donation and authorizing the City Manager to execute any documents associated with the donation.

**Recommendation:**

City staff recommends that the City Council adopt a resolution for the following:

- 1) Accept the donation of playground equipment and installation services from the Friends of New Rochelle Parks Foundation for placement at D'Onofrio Park;
- 2) Authorize the City Manager to execute any agreements and related documents necessary to effectuate the donation.

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 3.**

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## LEGISLATION

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RESOLUTION ACCEPTING THE DONATION OF PLAYGROUND  
EQUIPMENT AND RELATED IMPROVEMENTS AT D'ONOFRIO  
PARK. (Rev.)

WHEREAS, the City of New Rochelle has been offered the donation of a new playground structure and associated improvements by the Friends of New Rochelle Parks Foundation for installation at D'Onofrio Park; and

WHEREAS, funding for the donation has been provided to the Friends of New Rochelle Parks Foundation by longtime New Rochelle resident and businessman Lou Monteleone and his wife, Sandra Monteleone; and

WHEREAS, the total estimated value of the donation, including materials and installation, is \$399,642.69, which includes playground equipment and structural components, safety surfacing, site preparation and installation services, and delivery and related costs; and

WHEREAS, installation will be completed by a qualified contractor retained by the donor and coordinated with the City's Department of Public Works and Parks Department, and the equipment will meet applicable safety standards; and

WHEREAS, acceptance of this donation will enhance recreational opportunities for residents and visitors, improve park amenities, and further the City's commitment to providing safe and accessible public spaces; and

WHEREAS, upon acceptance of the donation, the City will assume responsibility for ongoing inspection and maintenance, routine repairs, and long-term replacements; and

WHEREAS, the Department of Parks & Recreation has reviewed the anticipated maintenance requirements and determined they can be accommodated within the existing operating budget; now therefore,

BE IT RESOLVED, that the City Council of the City of New Rochelle hereby accepts the donation of playground equipment and installation services from the Friends of New Rochelle Parks Foundation for placement at D'Onofrio Park; and

BE IT FURTHER RESOLVED, that the City Council of the City of New Rochelle further authorizes the City Manager to negotiate, execute, and finalize any agreements and related documents necessary to effectuate the donation.

**City of New Rochelle**  
Parks & Recreation

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**MEMORANDUM**

**To:** Honorable Mayor and City Council

**Thru:** Wilfredo Melendez, City Manager

**Date:** March 10, 2026

**From:** Vincent Parise, Parks and Recreation Commissioner

**Subject:** 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.

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**Background:**

The New Rochelle Youth Bureau has once again been awarded a grant in the amount of \$14,000.00 from the White Plains Youth Bureau to support the Grandpas United Program.

Grandpas United is a multi-generational mentorship initiative that pairs local youth with volunteer granddads who offer not only their time and attention but also their vast experience both professionally and life in general. The mission of Grandpas United of the New Rochelle Youth Bureau is to utilize the talents, skills and experiences of our Grandpas to improve our community. The Grandpas aspire to serve as male role models and mentors to enhance the growth and development of our youth, while sharing our talents and experiences with one another, enabling us to maintain our dignity, self-respect and self-worth. The program serves kids between the ages of 8 and 21.

**Issue:**

In order to proceed with the related Grant Agreement, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents. A budget amendment is also necessary to include the awarded funds in the 2026 City of New Rochelle budget.

**Recommendation:**

At this time, staff is requesting that the City Council accept the grant funds from the White Plains Youth Bureau and authorize the City Manager to execute all documents related to the grant agreement and grant disbursement.

Staff also recommends that City Council authorize the following Budget Amendment.

Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, is hereby amended as follows:

***Decrease Revenue***

7310.2706.7162 County Aid - Grandpa Program (\$61,000)

***Increase Appropriations***

- 7310.13000.7162 Salaries-Hourly Rates \$3,000
- 7310.41000.7162 Office Supplies \$2,735
- 7310.83000.7162 Social Security \$620
- 7310.83500.7162 Medicare \$145
- 7310.85000.7162 Worker Comp \$500

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 4.**

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## LEGISLATION

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ORDINANCE AUTHORIZING THE ACCEPTANCE OF A GRANT FROM THE WHITE PLAIN'S 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.

WHEREAS, the City of New Rochelle has been awarded a grant in the amount of \$14,000.00 from the White Plains Youth Bureau to support the continuation of the Grandpa Program; and

WHEREAS, Grandpas United is a multi-generational mentorship initiative that pairs local youth with volunteer granddads who offer not only their time and attention but also their vast experience, both professionally and in life in general; and

WHEREAS, the mission of Grandpas United of the New Rochelle Youth Bureau is to utilize the talents, skills, and experiences of our Grandpas to improve our community; and

WHEREAS, the Grandpas aspire to serve as male role models and mentors to enhance the growth and development of our youth, while sharing our talents and experiences with one another, enabling us to maintain our dignity, self-respect, and self-worth, serving kids between the ages of 8 and 21.

BE IT ORDAINED, by the City Council of the City of New Rochelle, as follows:

Section 1. The City Manager is hereby authorized to accept the \$14,000 grant from the White Plains Youth Bureau for the Grandpa Program and to execute any necessary documentation to facilitate the acceptance and utilization of these funds.

Section 2. Ordinance No. 198 of 2025, the budget of the City of New Rochelle for 2026, is hereby amended to appropriate the grant funds as follows:

***Decrease Revenue***

7310.2706.7162 County Aid - Grandpa Program (\$61,000)

***Increase Appropriations***

7310.13000.7162 Salaries-Hourly Rates \$3,000  
7310.41000.7162 Office Supplies \$2,735  
7310.83000.7162 Social Security \$620  
7310.83500.7162 Medicare \$145  
7310.85000.7162 Worker Comp \$500

**City of New Rochelle**  
City Manager

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Wilfredo Melendez, City Manager  
**Subject:** 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).

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**Background:**

Section 301-24 of the City Code of New Rochelle requires property owners who remove trees to provide replacement trees meeting specified caliper and aggregate diameter-at-breast-height (DBH) standards. Where on-site replacement is technically impractical or impossible, property owners may pay a fee-in-lieu to the City Tree Fund. The Code currently provides that these funds may be used to defray the City’s costs for acquisition, maintenance, and planting of trees on City properties.

**Issue:**

The inclusion of “maintenance” as an eligible use of Tree Fund monies allows mitigation payments intended to offset canopy loss to be used for ongoing operational expenses rather than direct tree replacement. This dilutes the core purpose of the fee-in-lieu program, which is to mitigate removed trees through measurable canopy restoration. Maintenance of City trees is an ongoing municipal responsibility appropriately funded through the City’s operating budget.

Additionally, the Code does not expressly require that unspent funds previously allocated from the Tree Fund be returned to the Fund. Without such a requirement, monies intended for tree acquisition and planting may remain outside the dedicated fund balance, reducing transparency and limiting resources available for future canopy replacement efforts.

**Recommendation:**

Staff recommends that City Council Amend § 301-24(C) with the following:

- 1) Remove “maintenance” as an allowable expenditure and limit use of Tree Fund monies for the acquisition and planting of trees on City properties.
- 2) Require that any unspent funds allocated from the Tree Fund be returned to the Tree Fund.

These changes will ensure mitigation funds are dedicated exclusively to canopy replacement and expansion, strengthen fiscal accountability, and align the Tree Fund with its intended environmental purpose.

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 5.**

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## LEGISLATION

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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.

BE IT ORDAINED by the City of New Rochelle:

Section 1. 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, is hereby amended to read as follows:

§ 301-24. Replacement of trees removed or proposed to be removed.

C. To mitigate the removal or proposed removal of any tree, the property owner shall plant new trees with a minimum caliper of two inches each, which trees in aggregate shall have a DBH at the time of planting equal to the total DBH of the tree(s) removed on that lot(s). Each tree removed must be replaced by at least one tree of the same species, provided that such species is on the official list of acceptable trees, as issued by the Commissioner of Public Works. In lieu of planting replacement trees on that lot(s) and only when technically impractical or impossible, a fee shall be paid to the City Tree Fund to defray the City's costs for acquisition, [maintenance,] and planting of trees on City properties, in accordance with Chapter 133, Fees, of the New Rochelle City Code. Any monies allocated or appropriated from the City Tree Fund that remain unexpended shall be returned to the City Tree Fund and shall not be transferred or retained for any other purpose without City Council approval. The total amount required to be paid as a fee-in- lieu shall be determined by the difference between the total DBH of existing trees which are removed or proposed to be removed from the lot(s), pursuant to the tree removal permit requirements, and the total DBH of new trees at the time of planting which are proposed to replace the trees removed. Such new tree planting and/or payment of fee-in- lieu shall be satisfied within one year of the date of approval of a tree removal permit, except as such conditions may be extended for one year, in accordance with these regulations. [Amended 4-20-2006 by Ord. No. 80-2006]

Matter underlined added.

Matter [bracketed] deleted.

**City of New Rochelle**  
City Manager

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Wilfredo Melendez, City Manager  
**Subject:** PROPOSED APPOINTMENT OF PARTICIPATORY BUDGET STEERING COMMITTEE MEMBERS — Resolution appointing members to the Participatory Budget Steering Committee. (Rev.)

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**Background:**

On January 20, 2026, the City Council formally created a Participatory Budget Steering Committee via Legislation No. 2026-7. As created, the Steering Committee shall consist of ten (10) total members. Seven (7) members shall be voting members and shall be current residents of the City of New Rochelle. Three (3) members shall be non-voting ex officio members and shall not be required to be residents of the City of New Rochelle. All members selected shall be appointed by a majority vote of the City Council.

The composition of the PB Steering Committee, and the selecting party, are as follows:

1. Voting Members

A. One (1) adult from each of the six (6) City Council Districts (Selected by the City Council member serving that District)

B. One (1) high school age youth\*\* (Selected by the Mayor)

2. Non-Voting Ex-Officio Members

A. One (1) current City Council Member (Selected by a majority of City Council)

B. One (1) current City Staff Member (Selected by the City Manager)

C. One (1) current City of New Rochelle School Representative (Selected by the Superintendent of Schools)

\*An adult shall be defined as an individual aged 18 or older.

\*\*High school–age youth shall be defined as individuals aged 14 to 18.

All selected members shall serve for a term of two (2) years. Members may be reappointed upon the expiration of their term. One member, from amongst the Voting Members, shall be selected

and appointed by a majority vote of City Council for a one-year term. A member may be appointed as Chairperson for no more than two consecutive one-year terms.

**Issue:**

City staff created an application process for City residents to apply for membership on the Participatory Budget Steering Committee. By the end of the application period, the City had received over 30 applications. Applications were sorted by City Council District and provided to the respective Council Members for review and selection. The Mayor was provided all applications received for her review and selection as well.

The following individuals have been selected by the Mayor, Members of the City Council, the City Manager, and the Superintendent of Schools for the City School District of New Rochelle and have met all the necessary requirements to be appointed to the inaugural Participatory Budget Steering Committee:

Selecting Party	Member Name	Term Start Date	Type of Member
Yadira Ramos-Herbert (Mayor)	Ava Charles	3/18/2026	High School Age Youth Resident
Martha Lopez (District One)	Victor Bowman Jr.	3/18/2026	Adult Resident
Albert Tarantino (District Two)	Anthony Bibbo	3/18/2026	Adult Resident
David Peters (District Three)	Alicka Ampry-Samuel	3/18/2026	Adult Resident
Shane Osinloye (District Four)	Janna Gullery	3/18/2026	Adult Resident
Sara Kaye (District Five)	Giselle Reyes	3/18/2026	Adult Resident
Matt Stern (District Six)	Lauren Hurwitz	3/18/2026	Adult Resident
City Council	Matt Stern	3/18/2026	City Council Member
Wilfredo Melendez (City Manager)	Gino Frabasile	3/18/2026	City Staff Member
Dr. Corey	Makeda Lewis	3/18/2026	CSDNR Staff

Reynolds (Superintendent CSDNR)			Member
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**Recommendation:**

City Staff recommends that City Council adopt a resolution for the following:

1. Appointing the aforementioned individuals to the Participatory Budget Steering Committee

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 6.**

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## LEGISLATION

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### RESOLUTION APPOINTING MEMBERS TO THE PARTICIPATORY BUDGET STEERING COMMITTEE. (Rev.)

WHEREAS, by Legislation No. 2026-7, adopted on January 20, 2026, the City Council formally created a Participatory Budget Steering Committee consisting of seven (7) voting resident members and three (3) non-voting ex officio members; and

WHEREAS, City staff conducted an application process and provided applications to the appropriate selecting authorities in accordance with Legislation No. 2026-7; and

WHEREAS, the Mayor and members of the City Council have selected qualified individuals to serve on the inaugural Participatory Budget Steering Committee, each to serve a two (2) year term commencing March 18, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Rochelle that the following individuals are hereby appointed to the Participatory Budget Steering Committee for a two-year term commencing March 18, 2026:

**Voting Members (Residents):**

Ava Charles (High School–Age Youth Member, selected by the Mayor)

Victor Bowman Jr. (District One)

Anthony Bibbo (District Two)

Alicka Ampry-Samuel (District Three)

Janna Gullery (District Four)

Giselle Reyes (District Five)

Lauren Hurwitz (District Six)

**Non-Voting Ex Officio Members:**

Matt Stern (City Council Member)

BE IT RESOLVED, that the remaining two (2) non-voting ex officio members shall be Gino Frabasile (City Staff Member) and Makeda Lewis (City of New Rochelle School Representative), selected by the City Manager and Superintendent of Schools in accordance with Legislation No. 2026-7.

This Resolution shall take effect immediately upon adoption.

**City of New Rochelle**  
City Manager

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Wilfredo Melendez, City Manager  
**Subject:** 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).

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**Background:**

Governor Kathy Hochul has released her 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA). The proposal indicates that the funding would be allocated in the same manner as in the previous two fiscal years.

Municipal governments throughout New York State continue to manage a range of fiscal pressures, including inflationary impacts, rising operational costs, service demands, and infrastructure needs. At the same time, local governments are balancing budgetary responsibilities with consideration for taxpayers.

The proposed additional TMA funding would provide supplemental financial support to municipalities statewide.

**Issue:**

The State Legislature is in the process of negotiating and adopting the final State Budget. While the Governor’s amendments include the additional \$100 million in TMA, the final inclusion and structure of this funding will be determined as part of the budget adoption process.

**Recommendation:**

Staff recommends that the City Council adopt a resolution supporting the inclusion of, at a minimum, this additional \$100 million in Temporary Municipal Assistance in the adopted state budget.

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 7.**

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## LEGISLATION

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RESOLUTION SUPPORTING INCREASED AID TO  
MUNICIPALITIES AND STRENGTHENING NEW YORK'S  
STATE-LOCAL PARTNERSHIP

WHEREAS, Governor Kathy Hochul released her 30-day amendments to the Executive Budget, which includes an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years; and

WHEREAS, these additional investments reflect a recognition that New York's strength begins in its cities, villages, and towns, and that a strong state-local partnership is essential to delivering the services, infrastructure, public safety, and quality of life that residents expect and deserve; and

WHEREAS, local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs, while striving to provide relief to taxpayers amid a rising cost of living; and

WHEREAS, the additional \$100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential services for residents; and

WHEREAS, the New York State legislature is currently negotiating the final State Budget and the inclusion and structure of this funding will be determined as part of that process.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Rochelle that the City Council supports the inclusion of no less than \$100 million in Temporary Municipal Assistance in the adopted New York State Budget; and

BE IT FURTHER RESOLVED, that this City Council calls upon the Governor and the State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York's local governments; and

BE IT FURTHER RESOLVED, that the City Clerk is authorized to transmit a copy of this resolution to the Governor, the Temporary President of the Senate, the Speaker of the Assembly, and the members of the State Legislature representing the City of New Rochelle.

**City of New Rochelle**  
Development

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Adam Salgado, Development Commissioner  
**Subject:** 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.

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**Background:** The City of New Rochelle has been notified that it has been awarded funding through the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) FY25 Historic Preservation Fund (HPF) Sub-Grant / Certified Local Government (CLG) Program. The award, in the amount of \$40,000, will support the preparation of updated Historic Design Guidelines and a manual for historic house style.

On October 21, 2025, City Council adopted Resolution 2025-162, authorizing the City Manager to submit an application to the OPRHP CLG Program and committing a \$40,000 local match, for a total project cost of \$80,000.

The CLG grant program supports local preservation planning activities that advance historic resource protection and strengthen municipal preservation programs. The proposed project will update the City’s existing historic district design guidelines to reflect current best practices, including sustainability, climate resilience, ADA compliance, and contemporary building materials and utilities.

Grant administration will be managed through the New York State Statewide Financial System (SFS). The grant performance period runs through September 30, 2027, with interim and final reporting requirements established by OPRHP. No costs incurred prior to execution of the grant agreement are eligible for reimbursement.

**Issue**

In order to proceed with execution of the CLG Grant Agreement, City Council must formally accept the awarded grant funds and authorize the City Manager to execute all required agreements and documentation with OPRHP. Acceptance of the award is consistent with and implements the authority previously granted under Resolution 2025-162. A budget amendment is also necessary to include the awarded funds in the 2026 City of New Rochelle Budget. It should be noted that the City Match is being allocated from the Department of Development's 2026 contracted services budget line (6989.46000). No new City funds are required to be appropriated.

**Recommendation**

Staff recommends that City Council:

- 1. Accept the FY25 OPRHP Certified Local Government (CLG) Grant Award in the amount of \$40,000 for the preparation of updated Historic Design Guidelines;
- 2. Authorize the City Manager to execute and submit all agreements and documents necessary to implement the grant; and,
- 3. Authorize the following Budget Amendment:

Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, is hereby amended as follows:

***Increase Revenues***

6989.3089.26043 State Aid - Historic Design Guidelines \$40,000

***Decrease Expenses***

6989.46000 Contracted Services (\$40,000)

***Increase Expenses***

6989.46000.26043 Contracted Services - Historic Design Guidelines \$80,000

**Attachments:**

- 1. Resolution 2025-162
- 2. Award Letter

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## LEGISLATION

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ORDINANCE ACCEPTING FY25 CERTIFIED LOCAL GOVERNMENT GRANT FUNDING, AND AMENDING ORDINANCE NO. 198 OF 2025, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2026, AND APPROPRIATING FUNDS THEREFOR.

BE IT ORDAINED by the Council of the City of New Rochelle as follows:

Section 1. The City Council hereby accepts a grant award in the amount of Forty Thousand Dollars (\$40,000) from the New York State Office of Parks, Recreation and Historic Preservation under the FY25 Historic Preservation Fund (HPF) Sub- Grant / Certified Local Government (CLG) Program for the preparation of updated Historic Design Guidelines and a historic house style manual. Such acceptance is consistent with Resolution 2025-162, adopted October 21, 2025, which authorized submission of the application and committed a local match of \$40,000, for a total project cost of \$80,000.

Section 2. The City Manager is hereby authorized to execute and submit all agreements and related documents necessary to implement and administer the grant in accordance with program requirements.

Section 3. Ordinance No. 198 of 2025, the budget of the City of New Rochelle for 2026, is hereby amended to appropriate the grant funds as follows:

***Increase Revenues***

6989.3089.26043 State Aid - Historic Design Guidelines \$40,000

***Decrease Expenses***

6989.46000 Contracted Services (\$40,000)

***Increase Expenses***

6989.46000.26043 Contracted Services - Historic Design Guidelines \$80,000

The City's required local match shall be funded from Account No. 6989.46000 within the Department of Development's 2026 adopted budget. No additional City funds are appropriated.

Section 4. This Ordinance shall take effect immediately upon adoption.

**City of New Rochelle**  
Development

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**MEMORANDUM**

**To:** City Council

**Thru:** Wilfredo Melendez, City Manager

**Date:** October 21, 2025

**From:** Adam Salgado, Development Commissioner

**Subject:** PROPOSED APPLICATION FOR NEW YORK STATE OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM - Resolution authorizing City Manager to submit an application and necessary documentation for New York State Office of Parks, Recreation and Historic Preservation CLG Program to support the preparation of updated historic design guidelines.

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**Background:**

The New York State Office of Parks, Recreation and Historic Preservation recently announced their 2025 round of Certified Local Government Grants. New Rochelle has maintained its CLG status and is therefore eligible for funding. Applications are due October 31, 2025, and while a match is not required, they are encouraged.

**Issue:**

The City’s design guidelines for the historic district and manual for historic house styles are in need of updating. While a substantial amount of the content remains pertinent, some elements need to be modified and new topics need to be included. Some of the new topics that need to be considered include green building, climate resilience, ADA compliance, along with modern building materials and utilities.

An application for updated design guidelines and manual for historic house styles is a strong candidate as it meets the selection criteria identified by the state, including support of the goals for the CLG program.

Staff propose submitting an application to hire a consultant to prepare updated design guidelines and a manual for historic house styles with a total project cost of \$80,000. This total project cost would include a \$40,000 request from the state and a \$40,000 local match.

**Recommendation:**

Staff recommends that the City Council adopt a resolution supporting the City’s CLG grant submission to NYS Office of Parks, Recreation, and Historic Preservation, committing to a match of \$40,000, and authorizing the City Manager to submit all necessary documentation for the grant application.

**Attachments:**

None

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**LEGISLATION**

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RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION AND NECESSARY DOCUMENTATION FOR NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION CLG PROGRAM TO SUPPORT THE PREPARATION OF UPDATED HISTORIC DESIGN GUIDELINES.

WHEREAS, the City of New Rochelle maintains its status as a Certified Local Government (CLG), making it eligible to apply for the 2025 CLG grant program administered by the New York State Office of Parks, Recreation, and Historic Preservation; and

WHEREAS, the City’s design guidelines for the historic district and manual for historic house styles are in need of updating; and

WHEREAS, a substantial amount of the content remains pertinent, some elements need to be modified and new topics need to be considered, including green building, climate resilience, ADA compliance, along with modern building materials and utilities; and

WHEREAS, an application for updated design guidelines and manual for historic house styles is a strong candidate as it meets the selection criteria identified by the state, including support of the goals for the CLG program.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of New Rochelle hereby supports the submission of an application to the New York State Office of Parks, Recreation, and Historic Preservation for the 2025 Certified Local Government Grant Program requesting \$40,000 in grant funding; and

BE IT FURTHER RESOLVED, that the City of New Rochelle commits to providing a local match in the amount of \$40,000 toward the total project cost; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to prepare, execute, and submit any and all documents necessary for the grant application, and to take all actions required to effectuate the intent of this resolution.



February 18, 2026

Yadira Ramos-Herbert, Mayor  
City of New Rochelle  
515 North Avenue  
New Rochelle, NY 10801

Re: FFY25 Historic Preservation Fund (HPF) Subgrant/Certified Local Government (CLG) Award

Dear Mayor Yadira Ramos-Herbert:

Congratulations on your recent grant award from the FFY25 Certified Local Government (CLG) grant program. The first step in advancing your grant and your project is to schedule a phone call with our office to become oriented to our program and its requirements. In this phone call, you will discuss the Historic Design Guidelines Project. To schedule this conversation, please contact me at [Frances.Stern@parks.ny.gov](mailto:Frances.Stern@parks.ny.gov).

We are working toward going to contract with each grant recipient as soon as possible. To administer state/federal funds efficiently, there are a series of conditions that must be met and documents that must be provided before we can execute your contract:

- The contract for your CLG subgrant will be processed online through the New York State Statewide Financial System (SFS). Contract development, signing and approvals will take place within SFS, which will be the official repository of all contract documents. Your municipality must be registered in SFS with contract-signing authority. Information on how to register can be found at: [grantsmanagement.ny.gov](http://grantsmanagement.ny.gov) under the Training & Guidance tab.
- The project must be completed by **September 30, 2027**; **grant extensions cannot be arranged**. Interim reports on project accomplishments and expenditures will be due **July 1, 2026**. This is a reimbursement grant, requiring that expenditures be carefully documented according to the instructions in Attachment D of the grant contract. We can only reimburse expenditures for services rendered and products delivered within the funding period (October 1, 2024 to September 30, 2027). Within 60 days after completing the project, and no later than **November 1, 2027**, you must submit a payment request and final report, including a summary of your expenditures. You must maintain records of grant expenditures in your files for at least six years following completion of the project and make them available for audit on request.
- You must provide the following documentation to the Division for Historic Preservation by signing, scanning, and emailing to: Frances Stern at [Frances.Stern@parks.ny.gov](mailto:Frances.Stern@parks.ny.gov). Some of these forms can also be found on our website, here: <https://parks.ny.gov/business/forms.aspx>
  - A signed Executive Order 16 (enclosed)
  - A signed municipal resolution (sample & instructions enclosed)
  - A signed prevention of sexual harassment statement and prevention of workplace discrimination (enclosed)

If at any time you feel that you cannot meet the terms of the contract, or that changes are needed in the project budget and work plan, please inform the State Historic Preservation Office (SHPO) immediately, as the SHPO is responsible for approving all CLG-funded projects. Please note that it is the grantee's responsibility to upload the findings of the work to the NYS Cultural Resource Information System (CRIS). We expect you to work closely with SHPO staff to make sure that all project products meet state and federal standards.



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**KATHY MOSER**  
Acting Commissioner

If you have any questions, do not hesitate to contact me at [Frances.Stern@parks.ny.gov](mailto:Frances.Stern@parks.ny.gov) or (518) 268-2219.

Sincerely,

Frances M. Stern  
Historic Site Restoration Coordinator/Statewide CLG Coordinator

Cc: Kevin Kain, Nicholas Sioufas

**City of New Rochelle**  
Development

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**MEMORANDUM**

**To:** Honorable Mayor and City Council

**Thru:** Wilfredo Melendez, City Manager

**Date:** March 10, 2026

**From:** Adam Salgado, Development Commissioner

**Subject:** 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.

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**Background:**

Over the past decade, the City of New Rochelle has advanced a comprehensive strategy to revitalize Downtown through zoning reforms, public-private partnerships, incentive programs, and placemaking initiatives designed to support local entrepreneurship and attract new investment. As redevelopment activity accelerated, the City identified the need for a centralized business support resource to ensure that local entrepreneurs and small businesses can fully participate in Downtown’s growth.

As part of the development approval for 500 Main Street, and through the New Rochelle Industrial Development Agency’s PILOT agreement, the City negotiated approximately 1,000 square feet of ground-floor space dedicated to establishing an Economic and Small Business Development Hub. The Hub is intended to function as a centralized, accessible resource offering technical assistance, workshops, mentorship, networking opportunities, and limited coworking space.

The Hub directly supports the City’s Downtown Retail Strategy and aligns with the Vanguard Initiative goals by strengthening the small business ecosystem, advancing equitable entrepreneurship opportunities, and supporting vibrant commercial corridors.

To activate the space and deliver high-quality programming, on November 5, 2025 the City issued RFP #5840 seeking a qualified operator to manage daily operations, develop programming, and deliver measurable economic development outcomes. The Hub is scheduled

to begin operations in 2026.

**Issue**

The City received four proposals from qualified organizations in response to RFP #5840. Each submission underwent a formal evaluation process based on established criteria, including organizational experience, program design and approach, anticipated community impact, operational feasibility, and financial terms.

After this evaluation, staff recommends the selection of Iona University, through its Hynes Institute for Entrepreneurship & Innovation, as the Hub operator. Iona proposes to operate the Hub as a collaborative entrepreneurship center providing one-on-one business counseling, technical assistance, educational workshops, networking programming, and grassroots business outreach.

The operator will track participation outcomes and performance metrics, report on key performance indicators, and produce periodic data-driven reporting, including a State of the Market analysis that will help inform City policy decisions, program refinement, and Downtown retail strategy implementation.

To support long-term sustainability, Iona University has proposed a phased implementation strategy that includes pursuing federal designation of the Hub as a Small Business Development Center (SBDC) by 2029. SBDCs are federally supported business assistance centers that provide no-cost technical services to entrepreneurs and small business owners, including business planning, financial analysis, access-to-capital support, regulatory guidance, and growth strategy advising. Establishing the first SBDC in New Rochelle would position the City as a regional hub for small business support, expand the depth and consistency of services available to local entrepreneurs, and significantly increase access to federal and state resources. SBDC designation would also create a stable, long-term funding source to sustain and expand the Hub beyond the initial City investment.

To fund the first year of operations, staff is requesting City Council approve a budget modification in the amount of \$286,000 utilizing Community Benefit Bonus Fund resources. These funds will support staffing, programming, outreach, and operational costs necessary to launch and activate the Hub.

**Recommendation**

Staff recommends that City Council take the following actions:

- 1) Authorize the City Manager to enter into an agreement with Iona University to operate the Economic and Small Business Development Hub; and,
- 2) Approve the following budget modification utilizing Community Benefit Bonus Fund resources in the amount of \$286,000 to support the Hub’s first year of operations:

***Increase Revenue***

6989.5042.26042	Interfund CBB	\$286,000
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***Increase Expenses***

6989.46000.26042 Contracted Services \$286,000

***Decrease Trust Account***

TA.031.1113 Community Benefit Bonus (\$286,000)

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 9.**

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## LEGISLATION

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ORDINANCE AUTHORIZING AN AGREEMENT WITH IONA  
UNIVERSITY TO OPERATE AN ECONOMIC AND SMALL BUSINESS  
DEVELOPMENT HUB AND APPROVING A BUDGET MODIFICATION

WHEREAS, over the past decade, the City of New Rochelle has advanced a comprehensive strategy to revitalize Downtown through zoning reforms, public-private partnerships, incentive programs, and place-making initiatives designed to support local entrepreneurship and attract new investment; and

WHEREAS, as redevelopment activity accelerated, the City identified the need for a centralized business support resource to ensure that local entrepreneurs and small businesses are positioned to fully participate in Downtown's growth; and

WHEREAS, as part of the development approval for 500 Main Street, and through a PILOT agreement with the New Rochelle Industrial Development Agency, approximately 1,000 square feet of ground-floor space was secured for the establishment of an Economic and Small Business Development Hub; and

WHEREAS, the City issued Request for Proposals #5840 seeking a qualified operator to manage the Hub, develop programming, and provide technical assistance and business support services; and

WHEREAS, following a competitive evaluation process, staff recommends selection of Iona University, through its Hynes Institute for Entrepreneurship & Innovation, to operate the Hub; and

WHEREAS, to support the first year of operations, funding in the amount of \$286,000 is proposed from the Community Benefit Bonus Fund.

BE IT ORDAINED by the City of New Rochelle as follows:

Section 1. The City Manager is hereby authorized to negotiate and execute an agreement, in a form approved by the Corporation Counsel, with Iona University to operate the Economic and Small Business Development Hub.

Section 2. Ordinance No. 198 of 2025, the budget of the City of New Rochelle for 2026, is hereby amended as follows:

***Increase Revenue***

6989.5042.26042    Interfund CBB    \$286,000

***Increase Expenses***

6989.46000.26042    Contracted Services    \$286,000

***Decrease Trust Account***

TA.031.1113    Community Benefit Bonus    (\$286,000)



**City of New Rochelle**  
Development

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Adam Salgado, Development Commissioner  
**Subject:** PROPOSED APPOINTMENTS TO NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY — Resolution appointing members to the New Rochelle Industrial Development Agency (IDA).

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**Background:** Per Council Resolution No. 43 of 2006, IDA Board Member serve three-year, staggered terms. Pursuant to Chapter 785 of the Laws of 1976 which created the New Rochelle Industrial Development Agency and Section 1 of the By-Laws of the New Rochelle Industrial Development Agency, the City Council is authorized to appoint members of said Agency.

**Recommendation:**

City Council authorizes a resolution appointing and re-appointing members to the New Rochelle Industrial Development Agency for specified terms:

**Re-appointment of**

- Miguel Ayala – January 1, 2026 through December 31, 2028
- Howard Greenberg - March 01, 2026 through February 28, 2029; and
- Garrett Thelander - March 01, 2026 through February 28, 2029.

**Appointment of**

- Keith Singletary - March 2026 through February 28, 2029.

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 10.**

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## LEGISLATION

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RESOLUTION APPOINTING MEMBERS TO THE NEW ROCHELLE  
INDUSTRIAL DEVELOPMENT AGENCY (IDA).

BE IT RESOLVED by the Council of the City of New Rochelle that the following member is hereby appointed to the New Rochelle Industrial Development Agency (IDA):

- Keith Singletary - March 2026 through February 28, 2029.

BE IT FURTHER RESOLVED that the following members are hereby re-appointed to the New Rochelle IDA.

- Miguel Ayala – January 1, 2026 through December 31, 2028
- Howard Greenberg - March 01, 2026 through February 28, 2029; and
- Garrett Thelander - March 01, 2026 through February 28, 2029.

**City of New Rochelle**  
Development

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Adam Salgado, Development Commissioner  
**Subject:** 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)

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**Background:** AMENDING RESOLUTION 2026-14 FOR THE PROPOSED PUBLIC HEARING RE: SUPPLEMENTAL DGEIS AND ZONING FOR DOWNTOWN OVERLAY ZONE; SETTING THE PUBLIC HEARING DATE AS APRIL 14, 2026.

**Attachments:**  
None

**RESOLUTION NUMBER: 2026-26**  
**MEETING DATE: March 10, 2026**

**Item # 11.**

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## **LEGISLATION**

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**RESOLUTION AMENDING RESOLUTION NO. 2026-14 AND  
SETTING A PUBLIC HEARING RELATIVE TO THE  
SUPPLEMENTAL DRAFT GENERIC ENVIRONMENTAL  
IMPACT STATEMENT**

BE IT RESOLVED by the Council of the City of New Rochelle that Resolution No. 2026-14 is hereby amended to revise the date of the public hearing.

BE IT FURTHER RESOLVED, that this City Council shall hold a public hearing in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on April 14, 2026, at 7:00 P.M. relative to accepting the Supplemental Draft Generic Environmental Impact Statement (SDGEIS) as complete pursuant to the State Environmental Quality Review Act (SEQRA).

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to publish notice of said public hearing in a newspaper of general circulation in the City of New Rochelle at least ten (10) days prior to the public hearing in accordance with the provisions of Section 110 of the City Charter.

City of New Rochelle  
Development

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Adam Salgado, Development Commissioner  
**Subject:** 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.

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**Background:** The West End neighborhood continues to experience increasing parking demand driven by residential growth, mixed-use property, and proximity to transit and commercial corridors. Over time, the supply of available off-street and on-street parking has not kept pace with this growth, resulting in persistent parking shortages for residents, visitors, and local businesses.

Residents in the area frequently report difficulty securing overnight and long-term parking, while local business owners have expressed concerns that limited short-term parking availability impacts customer access and economic activity. The concentration of multi-family housing, combined with limited private off-street parking options in older buildings, has further intensified reliance on public parking resources.

Expanding parking capacity in the West End would help:

- Improve quality of life for residents by reducing parking competition
- Support local businesses by improving customer access
- Reduce traffic circulation caused by vehicles searching for parking
- Provide structured or managed parking solutions that better serve long-term neighborhood needs

Addressing the parking deficit in a strategic and proactive manner is necessary to ensure that continued neighborhood growth remains balanced with infrastructure capacity and community livability.

**Issue:**

Increased residential density, older housing stock with limited off-street parking, and sustained commercial activity in the West End have placed significant pressure on the existing on-street and off-street parking supply.

The subject property is currently vacant and underutilized. Acquisition and conversion of this site into a public parking lot would provide an opportunity to strategically increase the supply of accessible, well-managed parking within walking distance of neighborhood residences and commercial establishments.

The proposed acquisition represents a proactive infrastructure investment that aligns with neighborhood needs and long-term planning objectives. Converting a vacant property into a municipal parking asset would transform an underutilized site into a functional public benefit, improving accessibility and supporting both quality of life and local commerce in the West End.

To ensure the proposed acquisition reflects fair market value, the City commissioned an independent appraisal of the property. Based on that appraisal, the property owner has agreed to sell the property at the established appraised value.

Capital funding to support the acquisition of this property was sought through the 2026 Capital Budget process and was approved by the City Council as part of the adopted 2026 Budget for a total cost of \$268,000. Accordingly, sufficient funds have been appropriated to complete the proposed purchase, subject to final authorization.

**Recommendation:**

Staff recommends that City Council:

1. Adopt a resolution authorizing the City Manager to negotiate, execute, and finalize all documents necessary for the acquisition of 38 First Street; and
2. Declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and issue a Negative Declaration.

**Funding:**

Funding is available in 5650EP.20225.26011

**Attachments:**

None

**RESOLUTION NUMBER:**  
**MEETING DATE: March 10, 2026**

**Item # 12.**

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## **LEGISLATION**

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**RESOLUTION AUTHORIZING THE ACQUISITION OF 38 FIRST STREET FOR MUNICIPAL PARKING PURPOSES**

WHEREAS, the West End neighborhood continues to experience increased parking demand driven by residential growth, mixed-use properties, and proximity to transit and commercial corridors; and

WHEREAS, the supply of available off-street and on-street parking has not kept pace with this growth, resulting in persistent parking shortages for residents, visitors, and local businesses; and

WHEREAS, the property located at 38 First Street is currently vacant and underutilized, and its acquisition and conversion into a municipal parking facility would increase accessible parking within walking distance of neighborhood residences and commercial establishments; and

WHEREAS, the City commissioned an independent appraisal establishing fair market value and the property owner has agreed to sell the property at the appraised value; and

WHEREAS, capital funding in the amount of Two Hundred Sixty-Eight Thousand Dollars (\$268,000) for the acquisition was approved as part of the City's adopted 2026 Capital Budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Rochelle that the City Manager is hereby authorized to negotiate, execute, and finalize all contracts, agreements, and related documents necessary to acquire 38 First Street for municipal parking purposes, consistent with the approved capital funding.

**City of New Rochelle**  
Development

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**MEMORANDUM**

**To:** Honorable Mayor and City Council

**Thru:** Wilfredo Melendez, City Manager

**Date:** March 10, 2026

**From:** Adam Salgado, Development Commissioner

**Subject:** 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.

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**Background:** 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.

**Attachments:**

1. The Short Environmental Assessment Form (SEAF) Parts 1-3

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**LEGISLATION**

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RESOLUTION DECLARING LEAD AGENCY STATUS FOR  
SEQRA REVIEW RELATIVE TO THE PROPOSED  
ACQUISITION OF 38 FIRST STREET FOR MUNICIPAL  
PARKING PURPOSES.

WHEREAS, this City Council hereby wishes to declare itself Lead Agency for the environmental review relative to acquiring 38 First Street for municipal parking; and

WHEREAS, the City Council has determined that the Proposed Action constitutes an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Department of Development has prepared and submitted an Environmental Assessment Form (EAF) for the Proposed Action, which is on file with the City Clerk's Office.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Rochelle that this City Council hereby declares itself Lead Agency for purposes of conducting environmental review of the proposed acquisition pursuant to SEQRA.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
City of New Rochelle			
Name of Action or Project: Acquisition of 38 First Street			
Project Location (describe, and attach a location map): 38 First Street, New Rochelle, NY 10801			
Brief Description of Proposed Action: The City of New Rochelle is pursuing the acquisition of a parcel of land located at 38 First Street (4-1272-0059). The purpose of the acquisition is to develop a surface parking lot to serve the needs of the community.  The rectangular parcel is roughly sixty feet wide, one hundred feet deep, and 0.14 acres in area. The vacant parcel is generally flat and located in a transitional area between light industry and residential. Other commercial uses are located nearby on Union Avenue.			
Name of Applicant or Sponsor: City of New Rochelle		Telephone:	
		E-Mail:	
Address: 515 North Avenue			
City/PO: New Rochelle		State: NY	Zip Code: 10801
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.14 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Not applicable.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ <u>Not applicable.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <u>Not applicable.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Any stormwater infrastructure will be directed into municipal conveyance systems. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

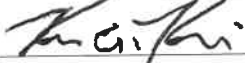
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: City of New Rochelle      Date: 02/25/2026

Signature:       Title: Director of Planning and Sustainability

Project:

Date:

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

### **Short Environmental Assessment Form Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

As shown in Parts I and II of this Short Environmental Assessment Form the acquisition and development of the subject site will not have an adverse impact on the environment.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City Council - City of New Rochelle

02/25/2026

Name of Lead Agency

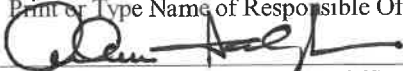
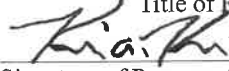
Date

Adam Salgado

Commissioner of Development

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

**City of New Rochelle**  
City Manager

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Wilfredo Melendez, City Manager  
**Subject:** DISCUSSION ITEM RE: FOLLOW-UP ON PROPERTY TAX EXEMPTION FOR VETERANS WITH 100% SERVICE-RELATED DISABILITY - Requested by City Manager Wilfredo Melendez, P.E.

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**Background:**

At the January 2026 Committee of the Whole (COW), an agenda item was introduced regarding a recently adopted New York State property tax exemption for veterans with a 100% service-connected disability. Under the original law (S1183 & A74), local municipalities were required to opt in to provide the exemption.

Prior to the COW, staff became aware that a chapter amendment (S8803 & A9448) had been introduced in the State Senate and Assembly. This amendment would revise the underlying law to clarify that municipalities are required to provide the full property tax exemption to veterans with a 100% service-connected disability. It further clarifies that the exemption would not replace or eliminate any other property tax exemption the veteran is currently receiving under existing law.

S8803 and A9448 were just recently signed into law by Governor Hochul.

No further action is needed on the part of the City of New Rochelle.

**Attachments:**

- 1. Senate Bill S8803 (Signed by Governor)
- 2. Assembly Bill A9448 (Signed by Governor)

# STATE OF NEW YORK

8803

## IN SENATE

January 8, 2026

Introduced by Sen. ADDABBO -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend the real property tax law, in relation to a real property tax exemption for veterans who have a one hundred percent service connected disability; and to amend a chapter of the laws of 2025 amending the real property tax law relating to establishing a real property tax exemption for veterans who have a one hundred percent service connected disability, as proposed in legislative bills numbers S. 1183 and A. 74, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 11 of section 458-a of the real property tax  
2 law, as added by a chapter of the laws of 2025 amending the real proper-  
3 ty tax law relating to establishing a real property tax exemption for  
4 veterans who have a one hundred percent service connected disability, as  
5 proposed in legislative bills numbers S. 1183 and A. 74, is amended to  
6 read as follows:

7 11. [~~A county, city, town, village or school district may adopt a~~  
8 ~~local law or resolution to include~~] In addition to any other exemption  
9 from taxation on real property which may be allowed to veterans pursuant  
10 to the provisions of this chapter, including subdivision three of  
11 section four hundred fifty-eight of this title, the primary residence of

12 any seriously disabled veteran who:

13 (a)(i) was discharged or released therefrom under honorable condi-  
14 tions;

15 (ii) has a qualifying condition, as defined in section one of the  
16 veterans' services law, and has received a discharge other than bad  
17 conduct or dishonorable from such service; or

18 (iii) is a discharged LGBT veteran, as defined in section one of the  
19 veterans' services law, and has received a discharge other than bad  
20 conduct or dishonorable from such service; and

21 (b) (i) is considered to be permanently and totally disabled as a  
22 result of military service;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

LBD00391-04-6

1 (ii) is rated one hundred percent disabled by the United States  
2 department of veterans affairs;

3 (iii) has been rated by the United States department of veterans  
4 affairs as individually unemployable; and

5 (iv) who is eligible for pecuniary assistance from the United States  
6 government, or has received pecuniary assistance from the United States  
7 government and has applied such assistance toward the acquisition or  
8 modification of a suitable housing unit with special features or movable  
9 facilities made necessary by the nature of the veterans' disability, and  
10 the necessary ~~law~~ land therefor shall be fully exempt from taxation  
11 and special district charges, assessments and special ad valorem levies,  
12 provided that such veteran meets all other requirements of this section.

13 In no case shall the taxable assessed value of the property of a quali-  
14 fying veteran be reduced below zero. Nothing contained herein shall be  
15 construed to require or authorize the discontinuance of any exemption  
16 granted pursuant to subdivision three of section four hundred fifty-  
17 eight of this title.

18 § 2. Section 2 of a chapter of the laws of 2025 amending the real  
19 property tax law relating to establishing a real property tax exemption  
20 for veterans who have a one hundred percent service connected disabili-  
21 ty, as proposed in legislative bills numbers S. 1183 and A. 74, is  
22 amended to read as follows:

23 § 2. This act shall take effect immediately and shall apply to assess-  
24 ment rolls ~~prepared~~ based on taxable status dates occurring on and  
25 after ~~January 2~~ October 1, 2026.

26 § 3. This act shall take effect immediately; provided, however, that  
27 section one of this act shall take effect on the same date and in the  
28 same manner as a chapter of the laws of 2025 amending the real property  
29 tax law relating to establishing a real property tax exemption for  
30 veterans who have a one hundred percent service connected disability, as  
31 proposed in legislative bills numbers S. 1183 and A. 74, takes effect.

# STATE OF NEW YORK

9448

## IN ASSEMBLY

January 6, 2026

Introduced by M. of A. PHEFFER AMATO -- read once and referred to the Committee on Real Property Taxation

AN ACT to amend the real property tax law, in relation to a real property tax exemption for veterans who have a one hundred percent service connected disability; and to amend a chapter of the laws of 2025 amending the real property tax law relating to establishing a real property tax exemption for veterans who have a one hundred percent service connected disability, as proposed in legislative bills numbers S. 1183 and A. 74, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 11 of section 458-a of the real property tax  
2 law, as added by a chapter of the laws of 2025 amending the real proper-  
3 ty tax law relating to establishing a real property tax exemption for  
4 veterans who have a one hundred percent service connected disability, as  
5 proposed in legislative bills numbers S. 1183 and A. 74, is amended to  
6 read as follows:

7 11. [~~A county, city, town, village or school district may adopt a~~  
8 ~~local law or resolution to include~~] In addition to any other exemption  
9 from taxation on real property which may be allowed to veterans pursuant  
10 to the provisions of this chapter, including subdivision three of  
11 section four hundred fifty-eight of this title, the primary residence of

12 any seriously disabled veteran who:

13 (a)(i) was discharged or released therefrom under honorable condi-  
14 tions;

15 (ii) has a qualifying condition, as defined in section one of the  
16 veterans' services law, and has received a discharge other than bad  
17 conduct or dishonorable from such service; or

18 (iii) is a discharged LGBT veteran, as defined in section one of the  
19 veterans' services law, and has received a discharge other than bad  
20 conduct or dishonorable from such service; and

21 (b) (i) is considered to be permanently and totally disabled as a  
22 result of military service;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

LBD00391-04-6

1 (ii) is rated one hundred percent disabled by the United States  
2 department of veterans affairs;

3 (iii) has been rated by the United States department of veterans  
4 affairs as individually unemployable; and

5 (iv) who is eligible for pecuniary assistance from the United States  
6 government, or has received pecuniary assistance from the United States  
7 government and has applied such assistance toward the acquisition or  
8 modification of a suitable housing unit with special features or movable  
9 facilities made necessary by the nature of the veterans' disability, and  
10 the necessary ~~law~~ land therefor shall be fully exempt from taxation  
11 and special district charges, assessments and special ad valorem levies,  
12 provided that such veteran meets all other requirements of this section.

13 In no case shall the taxable assessed value of the property of a quali-  
14 ifying veteran be reduced below zero. Nothing contained herein shall be  
15 construed to require or authorize the discontinuance of any exemption  
16 granted pursuant to subdivision three of section four hundred fifty-  
17 eight of this title.

18 § 2. Section 2 of a chapter of the laws of 2025 amending the real  
19 property tax law relating to establishing a real property tax exemption  
20 for veterans who have a one hundred percent service connected disabili-  
21 ty, as proposed in legislative bills numbers S. 1183 and A. 74, is  
22 amended to read as follows:

23 § 2. This act shall take effect immediately and shall apply to assess-  
24 ment rolls ~~prepared~~ based on taxable status dates occurring on and  
25 after ~~January 2~~ October 1, 2026.

26 § 3. This act shall take effect immediately; provided, however, that  
27 section one of this act shall take effect on the same date and in the  
28 same manner as a chapter of the laws of 2025 amending the real property  
29 tax law relating to establishing a real property tax exemption for  
30 veterans who have a one hundred percent service connected disability, as  
31 proposed in legislative bills numbers S. 1183 and A. 74, takes effect.

**RESOLUTION NUMBER:**

**Item # 15.**

**City of New Rochelle**  
City Manager

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**MEMORANDUM**

**To:** Honorable Mayor and City Council  
**Thru:** Wilfredo Melendez, City Manager  
**Date:** March 10, 2026  
**From:** Wilfredo Melendez, City Manager  
**Subject:** DISCUSSION ITEM RE: PRATT LANDING UPDATE — Requested by Council Member Albert A. Tarantino Jr.

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Council Member Albert A. Tarantino Jr. has requested an update on Pratt Landing.

**Attachments:**  
None