



**Honorable Mayor and City Council Minutes
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Tuesday, June 9, 2026**

Call to Order

Presentation(s)

1. FINANCIAL AUDITOR'S REPORT BY EFPR GROUP, CPAs, FOR YEAR ENDING DECEMBER 31, 2025
Thomas Smith, Partner, representing the EFPR Group, CPAs, introduced the team and provided the year-end Auditors' Report for Fiscal Year 2025. The Report --audit results--was followed by discussion, questions, and answers. (See attached). He commented that the City is moving in a good direction.
2. FY 2026 BUDGET STATUS REPORT THROUGH PERIOD ENDING 4/30/2026
Alistair Feather, Commissioner, Department of Finance, accompanied by James Cazzorla, Deputy Commissioner, and Adam Ross, Deputy Commissioner, provided the 2026 Budget status report for the period ending April 30, 2026, followed by review and questions. (See attached).
3. DOWNTOWN OVERLAY ZONE (DOZ) 2026 UPDATES
Adam Salgado, Commissioner, Department of Development, accompanied by Kevin Kane, Director of Planning and Sustainability, and Sarah Yackel, Principal, BFJ Planning, provided a report regarding Proposed 2026 Downtown Overlay Zone (DOZ) amendments and Updated Theoretical Development Scenario. The Report addressed Purpose and Goals, Proposed DOZ amendments, SEQR Public Review Process and Response to Public Comments. (See attached). A review/discussion which included traffic and parking in the downtown as well as locations of development followed.
4. R1-WF-10 ZONING AMENDMENTS
Adam Salgado, Commissioner, Department of Development, noted that a petition had been received from a developer proposing the construction of a multifamily development comprising 64 units at the Surf Club property. A discussion regarding the proposal and the overall Davenport Neck location, including density, flood zone, and residents' input regarding the proposal ensued.

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

5. PROPOSED AMENDMENT TO CHAPTER 331, THE ZONING CODE OF THE CITY OF NEW ROCHELLE, RE: OCCUPATIONAL SCHOOLS - Ordinance amending Section 331-4, Specific Terms Defined, and Section 331-59, LI Light Industry District, of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Intro. 5/12/26; Public Hearing 6/9/26).
Public Hearing this evening.

Department of Buildings

Law Department

Department of Finance

Department of Public Works

6. PROPOSED RESOLUTION RE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MITIGATION ASSISTANCE (FMA) PROGRAM – Resolution authorizing submission of a grant application to the New York State Division of Homeland Security and Emergency Services (DHSES) under FEMA’s Flood Mitigation Assistance Program for flood resilience capability and capacity building activities and committing the required local match.

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

7. PROPOSED RESOLUTION RE: NEW YORK STATE DEPARTMENT OF STATE (NYS DOS) CLEAN WATER, CLEAN AIR AND GREEN JOBS ENVIRONMENTAL BOND ACT OF 2022 – COASTAL REHABILITATION AND RESILIENCE PROJECTS PROGRAM – Resolution authorizing submission of a grant application to the New York State Department of State for the Stephenson Brook Stormwater Resiliency Project and committing the required local match.

Result:	Moved to Consent Agenda, Passed (6 - 0)
Mover:	Council Member, District 1 Lopez
Second:	Council Member, District 5 Kaye
Ayes:	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	Albert A. Tarantino Jr. (Absent)

Alvaro Alfonzo-Larrain, P.E., Commissioner, Department of Public Works, explained that authorization to submit an application for a grant to the New York State Division of Homeland Security and Emergency Services under FEMA's Flood Mitigation Assistance Program is requested. He recommended that the proposed legislation be adopted.

8. PROPOSED APPLICATION RE: WESTCHESTER COUNTY STORMWATER MANAGEMENT PROGRAM (BPL-26) – Resolution authorizing submission of a grant application to the Westchester County Stormwater Management Law (BPL-26) Grants Program relative to the Pelham Road / Whitewood Avenue Stormwater Improvements Project and committing required matching funds.

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

9. PROPOSED AMENDMENT TO CHAPTER 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SCHOOL SPEED ZONE ON LINCOLN AVENUE - Ordinance amending Section 312-73, Schedule II: Speed Limits, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle. (Sponsored by Council Member David Peters)

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 3 Peters
Second:	Council Member, District 5 Kaye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

10. PROPOSED AMENDMENT TO CHAPTER 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: LOADING ZONE ON HUGUENOT STREET IN FRONT OF COLUMBUS AVENUE - Ordinance amending Section 312-88, Schedule XVII: Loading Zones, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

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

Department of Parks and Recreation

11. **2026-68** PROPOSED RESOLUTION RE: NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (NYS OPRHP) / DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY) NY PLACES FOR LEARNING, ACTIVITY, AND YOUTH SOCIALIZATION (NY PLAYS) GRANT APPLICATIONS – Resolution authorizing submission of NY PLAYS grant application for playground improvements at Five Islands Park, and committing the required local match.

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

Abstain:	None
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Vincent Parisi, Commissioner, Department of Parks and Recreation, recommended that the submission of a grant application be authorized. He complimented the efforts of the City's Grants Specialist, Nicholas Sioufas, in securing grants.

- 12. PROPOSED ACCEPTANCE OF A GRANT FROM THE JUNIOR LEAGUE OF WESTCHESTER ON THE SOUND - Ordinance accepting a grant from the Junior League of Westchester on the Sound in the amount of \$2,000.00 to support the activities of the New Rochelle Youth Bureau's Mommy & Me Program, amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, and appropriating funds therefor.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 3 Peters
Second:	Council Member, District 5 Kaye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Kelly Johnson, Director, New Rochelle Youth Bureau, reviewed the proposed use of the grant from the Junior League of Westchester on the Sound, specifically, to support the endeavors of the Mommy & Me Program.

- 13. PROPOSED ACCEPTANCE OF SEXUAL RISK AVOIDANCE EDUCATION PROGRAM (SRAEP) GRANT — Ordinance accepting a grant from the Westchester County Youth Bureau for the SRAEP Summer Youth Employment Program in the Amount of \$32,569.00, amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, and appropriating funds therefor.

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

Kelly Johnson, Director, New Rochelle Youth Breau, reviewed the proposed acceptance of the grant from the Westchester County Youth Bureau.

Police Department

- 14. PROPOSED ACCEPTANCE OF DONATION FROM THE NEW ROCHELLE POLICE FOUNDATION RE: EQUIPMENT AND TRAINING - Resolution authorizing the acceptance of a donation of equipment and training from the New Rochelle Police Foundation.

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

Neil Reynolds, Police Commissioner, expressed appreciation to the Rochelle Police Foundation for the proposed acceptance of a donation of training and equipment for the City's Police Department.

Fire Department

15. PROPOSED RESOLUTION RE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ASSISTANCE TO FIREFIGHTERS' GRANT (AFG) PROGRAM – Resolution authorizing submission of a grant application to Region 2 of the Federal Emergency Management Agency (FEMA) for the Assistance to Firefighters Grant (AFG) Program.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Second:	Council Member, District 3 Peters
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Andrew Sandor, Commissioner, Department of Fire, introduced his successor, Deputy Chief Joseph Sinatra, provided a review of his history with the City's Fire Department, and expressed appreciation to Deputy Chief Sinatra for his dedication. Commissioner Sandor commented that it was truly an honor and a privilege to serve as the City's Fire Commissioner and Chief in the Fire Department.

16. PROPOSED RESOLUTION RE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM – Resolution authorizing submission of a grant application to the Federal Emergency Management Agency (FEMA) for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 1 Lopez
Second:	Council Member, District 6 Stern
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Andrew Sandor, Fire Commissioner, explained the intent of the grant application as noted in the memo.

17. PROPOSED RESOLUTION RE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRE PREVENTION AND SAFETY (FP&S) GRANT PROGRAM – Resolution authorizing submission of a grant application to the Federal Emergency Management Agency (FEMA) for the Fire Prevention and Safety (FP&S) Grant Program.

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

Department of Human Resources

City Manager

18. PROPOSED AMENDMENT TO THE 2026 BUDGET RE: SUMMER OF SOCCER/NR BID — Ordinance accepting the amount of \$17,284.00 from the New Rochelle Downtown Business Improvement District (NRBID) relative to the Summer of Soccer Finale, and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026.

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

Wilfredo Melendez, P.E., City Manager, complimented the Downtown Business Improvement District (BID) for their involvement in the proposal.

Council Member Martha Lopez expressed appreciation and complimented the BID.

19. PROPOSED AMENDMENT TO CHAPTER 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: COMMERCIAL LICENSED VEHICLES, BUSES, OVERSIZE VEHICLES, AND RECREATIONAL VEHICLES AND TRAILERS - Ordinance amending Section 312-1, Definitions, Section 312-43, Commercially Licensed Vehicles, Buses and Noncommercial Trailers and Section 312-98, Schedule XXVII: Overnight Commercially Licensed Vehicle Parking, of Chapter 312, Vehicles & Traffic, of the Code of the City of New Rochelle. (Sponsored by Council Member Albert A.Tarantino, Jr.)

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

Council Member Albert A. Tarantino, Jr. explained that the proposed amendment to the Code will correct problems as they relate to the parking and storage of of recreational vehicles on City streets. The proposed amendment will correct the problem. He requested that the City's website reflect the amendment.

20. PROPOSED APPOINTMENT OF A NEW MEMBER TO THE CIVILIAN COMPLAINT REVIEW BOARD (CCRB) AND A NEW CHAIRPERSON — Resolution appointing a new member and Chairperson to the Civilian Complaint Review Board (CCRB). Previously discussed in Executive Session. For introduction only; to be considered at the Regular Legislative Meeting, Tuesday, June 16, 2026.

Department of Development

21. PROPOSED ORDINANCE APPROVING THE 2026 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS — Ordinance authorizing the submission of the 2026 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Annual Action Plans to the U.S. Department of Housing and Urban Development; and to amend Ordinance No. 198 of 2025, the 2026 Budget of the City of New Rochelle, to reflect actual funding allocations (Intro. 6/9/26; Public Hearing 7/14/26)

For introduction only. Public Hearing to be held on Tuesday, July 14, 2026.

- 22. **2026-69** PROPOSED PUBLIC HEARING RE: 2026 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS - Resolution directing Public Hearing relative to submission of the 2026 Community Development Block Grant (CDBG) and Home Annual Action Plans and amended 2026 Budgets. (Intro. 6/9/26; Public Hearing 7/14/26)

Result:	Adopted, (7 - 0)
Mover:	Council Member, District 3 Peters
Second:	Council Member, District 5 Kaye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Adam Salgado, Commissioner, Department of Development, explained the proposed action.

- 23. PROPOSED AMENDMENT TO CHAPTERS 133 AND 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING FEES AND TIME LIMITS - Ordinance amending Section 133-1, Enumeration of Fees, of Chapter 133, Fees; 312-64, New Roc Garage; 312-64.1, Penalties for offenses; 312-68, Penalties for offenses; 312-68.1, Surcharge on convictions; and 312-94, Schedule XXIII: Parking-Meter Zones; and adding Section 312-101, Schedule XXX: Penalties for Parking, Standing, and Compliance Violations, of Chapter 312, Vehicles and Traffic, to the Code of the City of New Rochelle.

Result:	Moved to Consent Agenda, Passed (6 - 1)
Mover:	Council Member, District 4 Osinloye
Second:	Council Member, District 3 Peters
Ayes:	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	Albert A. Tarantino Jr.
Abstain:	None

In answer to questions, Commissioner Salgado stated that the Department is working to propose a reasonable plan regarding rates.

- 24. PROPOSED ISSUANCE OF A NOTICE OF COMPLETION UNDER SEQRA RE: UPDATES TO THE DOWNTOWN OVERLAY ZONE (DOZ) - Resolution issuing a Notice of Completion under SEQRA regarding the 2026 updates to the Downtown Overlay Zone (DOZ).

Result:	Moved to Consent Agenda, Passed (6 - 1)
Mover:	Council Member, District 5 Kaye
Second:	Council Member, District 1 Lopez
Ayes:	Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern, Yadira Ramos-Herbert
No:	Albert A. Tarantino Jr.
Abstain:	None

Adam Salgado, Commissioner, Department of Development, recommended that fees be increased by 20 per cent, in line with other City fees.

In response to comments, Commissioner Salgado stated that the recommended rates comply with those in adjoining communities. He added that the situation is critical.

Council Member Tarantino commented that many residents are on fixed incomes. He recommended that discounts be explored.

City Council

Supplemental Item(s)

Unfinished Business

New Business

Discussion Item(s)

25. TRAFFIC CONCERNS IN THE VICINITY OF MAIN STREET, KINGS HIGHWAY, WEYMAN AVENUE AND NARDOZZI PLACE — Requested by Council Member Albert A. Tarantino, Jr. Council Member Tarantino addressed existing traffic problems in the vicinity of Main Street, Kings Highway, Weyman Avenue and NardoZZi Place. A discussion concerning congestion and general problems regarding traffic, including the Home Depot area, ensued. Council Member Tarantino referred to the need for a specific plan in order to alleviate problems and to allow traffic flow, both short term and long term. Alvaro Alfozo-Larrain, P.E., Commissioner, Department of Public Works, and Patrick Sbano, Director of Traffic Engineering, acknowledged the need to provide both short -term and long-term improvement plans. They outlined a short-term plan in order to mitigate traffic problems in the area of Home Depot and Costco. Plans include the reconfiguration of traffic patterns in parking lots and the improvement of signage.

Executive Session

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

Pledge of Allegiance

Public Hearing(s) - 7:00 PM

PROPOSED AMENDMENT TO CHAPTER 331, THE ZONING CODE OF THE CITY OF NEW ROCHELLE, RE: OCCUPATIONAL SCHOOLS

Speakers:

None.

Community to Be Heard

Speakers:

Kayondi Howard, 1 Rock Ridge Circle; Jim Killoran, 25 Leroy Place; Catherine M. Wilkins, 39 Stephenson Boulevard; Patty Macias, 37 Stephenson Boulevard; Tina Coleman, 21 Laurel Place; Craig and Jennifer Monteleone, 15 Laurel Place; Beth Acocella, 72 Lispenard Avenue; Michael Miceli, 17 Laurel Place; Thatcher Woodley, 31 Parcot Avenue; Alda Vushaj, 9 Laurel Place; James O'Toole, 230 North Avenue; Charmane Wong, 25 Leroy Place; Shawn Wayawotzki, 25 Leroy Place; Ginna Currie, 24 The Boulevard; Leslie Gaskin, Lincoln Avenue; Lisa Burton, 257 Centre Avenue; Bryan Black, 10 Acorn Lane, Larchmont; Kamili Bell Hill, 175 Hamilton Avenue; Saba Abvarc, 75 Echo Bay Drive; Filomena Francella, 51 Echo Bay Drive; Vincent Malfetano, 9 Fairview Place; Paul Martin, 55 Decatur Road; Susan D'Aloia, 208 Centre Avenue; Myriam Decime, 11 Mt. Joy Place; Serge Vecher, 25 Leroy Place.

Misspellings/inaccuracies/errors may occur. Address included if provided.

Adjournment

The meeting was adjourned at 8:50 P.M.

KIM B. JONES
CITY CLERK