



**Honorable Mayor and City Council Minutes
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Tuesday, July 14, 2026**

Call to Order

Present

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

Absent

The meeting was called to order at 03:45 PM by Mayor Yadira Ramos-Herbert.
Council Member Shane A. Osinloye arrived at 4:00 P.M.

Presentation(s)

1. CITY MANAGER PRESENTATION: QUALITY OF LIFE INITIATIVE UPDATE
Wilfredo Melendez, P.E., City Manager, provided a presentation entitled "Quality of Life Initiative" (see attached), followed by questions, comments, and updates.
2. DEVELOPMENT UPDATE
Adam Salgado, Commissioner, Department of Development, together with Seth Kaye, Deputy Commissioner (Planning), and Sarah Spicer, Senior Resiliency Development Manager, reviewed the report entitled "2026 Mid-Year Development Update." The report comprised the implementation of the City Manager's Work Plan: GreenNR, Downtown Activation, Housing Mobility, and Economic Opportunity (see attached). The presentation/review was followed by discussion which included progress and pending and future plans.

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

3. 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)

Department of Buildings

Law Department

Department of Finance

4. PROPOSED CHANGE IN WESTCHESTER COUNTY TAX COLLECTION DATE — Resolution authorizing the change in Westchester County Tax Collection date.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
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

Alistair Featherstone, Commissioner, Department of Finance, accompanied by Adam Ross, Deputy Commissioner of Finance, explained that the proposed change in the collection period from June to May, effective in 2027, will have a positive impact on the City's cash flow. He recommended that the proposed legislation be adopted.

Department of Public Works

5. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES - WHITESTONE PLACE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, 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 6 Stern
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

Alvaro Alfonso-Larrain, P.E., Commissioner, Department of Public Works, recommended that the proposed legislation be favorably considered.

6. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES - 111 CENTRE AVENUE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, 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

Alvaro Alfonzo-Larrain, P.E., Commissioner, Department of Public Works, recommended that the proposed legislation be favorably considered.

7. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGE - TRINITY PLACE AT CHURCH STREET - Ordinance amending Section 312-77, Schedule VI: Prohibited Turns on Red Signal, 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 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

Alvaro Alfonzo-Larrain, P.E., Commissioner, Department of Public Works, recommended that the proposed legislation be favorably considered. A brief discussion ensued.

8. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGES ON NARDOZZI PLACE AND INDUSTRIAL LANE - Ordinance amending Section 312-76, Schedule V: Prohibited Turns at Intersections, and Section 312-77, Schedule VI: Prohibited Turns on Red Signal, 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 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

Alvaro Alfonzo-Larrain, P.E., Commissioner, Department of Public Works, reviewed the proposed changes which are intended to improve the traffic flow and conditions in the area. He noted that the proposal has been discussed with the City's Traffic Engineer and commercial businesses and that discussions will continue. He acknowledged that signalization will be re-programmed. A brief discussion ensued.

9. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: SNOW EMERGENCY STREETS - Ordinance amending Section 312-95 Schedule XXIV: Snow Emergency Streets, 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 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
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Alvaro Alfonso-Larrain, P.E., Commissioner, Department of Public Works, recommended that the proposed legislation, which will correct an error in the City's Code, be favorably considered.

Department of Parks and Recreation

10. **2026-90** PROPOSED RESOLUTION ACCEPTING THE DONATION OF 200 SOCCER BALLS – Resolution authorizing the acceptance of a donation of 200 soccer balls from the United States Conference of Mayors. (Sponsored by Mayor Yadira Ramos-Herbert)

Result:	Adopted, (7 - 0)
Mover:	Council Member, District 5 Kaye
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

Police Department

Fire Department

Department of Human Resources

City Manager

11. PROPOSED AMENDMENT TO CHAPTER 290 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: TAXICABS - Ordinance amending Chapter 290, Taxicabs, of the Code of the City of New Rochelle. (Sponsored by Council Member Martha Lopez)

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

City Manager Melendez explained that the Taxi representatives had recommended changes to the Code due to operating costs. A discussion relative to operations ensued.

On motion by Council Member Stern, seconded by Council Member Lopez, and unanimously approved, the word "mechanically" on Page 43 was deleted from the proposed legislation.

12. PROPOSED RESOLUTION AUTHORIZING AN INCREASE TO THE EMPRESS AMBULANCE CONTRACT FOR ADDITIONAL AMBULANCE COVERAGE - Resolution authorizing an increase to the Empress Ambulance Contract for additional ambulance coverage.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
Second:	Council Member, District 1 Lopez
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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City Manager Melendez provided an explanation of the proposed legislation as noted in the memo attached.

13. PROPOSED AMENDMENT TO THE 2026 BUDGET (CAPITAL BUDGET) - Ordinance amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, relative to the City's Capital Budget.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
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

Todd Castaldo, Deputy City Manager, explained the proposed adjustment.

Department of Development

14. PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) — Ordinance amending Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District). (Intro. 7/14/26; Public Hearing 9/8/26).

Adam Salgado, Commissioner, Department of Development, explained the proposed amendment. A brief discussion ensued.

15. **2026-91** PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) - Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Result:	Adopted, 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

16. **2026-92** PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) – Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Result:	Adopted, Passed (7 - 0)
Mover:	Council Member, District 5 Kaye
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

17. PROPOSED ADOPTION OF DOWNTOWN OVERLAY ZONE (DOZ) AMENDMENTS/FINDINGS
- Proposed resolutions adopting Findings and zoning related to the Supplemental Final Generic Environmental Impact Statement (SFGEIS) for the 2026 DOZ Amendments.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 4 Osinloye
Second:	Council Member, District 1 Lopez
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 of Development, explained that the proposed legislation represents the conclusion of the environmental review.

18. PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE AGREEMENT WITH SOCIAL SECURITY ADMINISTRATION (SSA) OFFICE RE: PARKING PERMITS – Proposed resolution authorizing the City Manager to enter into an agreement with SSA related to parking permits at New Roc Garage.

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

It was noted that the Social Security Administration has requested the issuance of parking permits for the New Roc Garage.

19. PROPOSED ACCEPTANCE OF NEW YORK STATE HOMES AND COMMUNITY RENEWAL PRO-HOUSING COMMUNITIES TECHNICAL ASSISTANCE GRANT – Ordinance authorizing the City Manager to accept a grant award of \$250,000 from New York State Homes and Community Renewal under the 2025 Pro-Housing Communities Technical Assistance Program and to amend Ordinance No. 198 of 2025, the Budget of the City of New Rochelle.

Result:	Moved to Consent Agenda, Passed (7 - 0)
Mover:	Council Member, District 6 Stern
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

20. PROPOSED AUTHORIZATION RE: SUBMISSION OF 2026 NEW YORK STATE

CONSOLIDATED FUNDING APPLICATIONS – Resolution authorizing the City Manager to submit New York State Consolidated Funding Application (CFA) and related State grant applications and to commit matching funds.

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

Adam Salgado, Commissioner, Department of Development, explained the intent of the proposed legislation as outlined in the memo.

Council Member Kaye requested that a tree planting program be explored and included.

21. PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN AND ADMINISTRATIVE (ADMIN) PLAN — Proposed resolution adopting, and approving for submission to HUD, the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative (ADMIN) Plan (Intro. 7/14/2026; Public Hearing 9/8/2026).
22. **2026-93** PROPOSED PUBLIC HEARING RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA)PLAN AND ADMINISTRATIVE PLAN - Proposed resolution scheduling a Public Hearing relative to the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative Plan.

Result:	Adopted, 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

Commissioner Salgado explained that the Public Hearing and appropriate action are annual requirements.

23. PROPOSED AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES – Ordinance amending Chapter 270, Signs, of the Code of the City of New Rochelle.
Council Member Osinloye requested a report relative to the role of the Municipal Art Commission.
24. **2026-94** PROPOSED LEAD AGENCY STATUS RE: AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES — Resolution declaring Lead Agency Status relative to the proposed amendments to Chapter 270, Signs, of the Code of the City of New Rochelle.

Result:	Adopted, 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

Commissioner Salgado explained the proposed amendment.

25. 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; Section 312-62, Parking Lots; Section 312-64, New Roc Garage; Section 312-64.1, Penalties for Offenses; Section 312-68, Penalties for Offenses; Section 312-68.1, Surcharge on Convictions; and Section 312-94, Schedule XXIII: Parking-Meter Zones; and adding Section 312-62E(10)(w) and 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 (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

Commissioner Salgado explained the proposed amendment.

26. **2026-95** PROPOSED AUTHORIZATION OF HOMELESSNESS ASSISTANCE AGREEMENT AND AMENDMENT TO 2026 CITY BUDGET — Ordinance authorizing the City Manager to negotiate and enter into an agreement with HOPE Community Services to provide homelessness assistance services; and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026.

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

Commissioner Salgado addressed the proposed amendment followed by a brief discussion.

City Council

Supplemental Item(s)

Unfinished Business

New Business

Discussion Item(s)

27. CITY COUNCIL REPRESENTATIVE FOR THE NEW ROCHELLE DOWNTOWN BUSINESS

IMPROVEMENT DISTRICT (BID) - Requested by Council Member Shane A. Osinloye
Council Member Osinloye requested that the formal selection process as it relates to the appointment of a representative be defined. A brief discussion ensued.
Council Member Tarantino noted that he is currently serving on the Committee.
It was agreed that a report be provided.

Executive Session

On motion by Council Member Kaye, seconded by Council Member Peters and unanimously approved, City Council convened in Executive Session. Subject(s) Settlement.

Public Hearing(s) 7:00 PM

PROPOSED ORDINANCE APPROVING THE 2026 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS.

Speakers: None.

Community to Be Heard

Jim Killoran, 25 Leroy Place; Paul Martin, 55 Decater Road; Kimena Francell, 51 Echo Bay Drive; Vincent Maletano, 9 Fairview Place.

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

Adjournment

The meeting was adjourned at 7:40 P.M.

KIM B. JONES
CITY CLERK