

CITY OF NEW ROCHELLE, NY

MINUTES OF CITY COUNCIL

Type: Committee of the Whole Session
Date: Tuesday, July 8, 2025 at 3:45 P.M.
Place: 1St Floor Council Conference Room

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

The meeting was called to order at 3:45 PM by Mayor Yadira Ramos-Herbert

PRESENTATION(S):

1. 3:45 P.M.-4:00 P.M. - CITY MANAGER PRESENTATION RE: QUALITY OF LIFE INITIATIVE UPDATE

Wilfredo Melendez, City Manager, and Todd Castaldo, Deputy City Manager, presented the City of New Rochelle "Quality of Life Initiative" dated July, 2025. (See attached). The report, which included the following, was reviewed by topic, as indicated: "What is Quality of Life?"; Mission Statement (including Categories - Physical and Humanistic, and Purpose;) Ornamental Street Lights; Upgrades; Pet Waste; Ruby Dee Park at Library Green-Police Kiosk; Downtown Police Bicycle Patrols; Downtown Community Service Officers; Soap & Water; Security Patrols; Parking Facility Enhanced Maintenance; Sidewalk and Plaza Upgrades; Vacancy Registration; Smoke Shop Regulations; Massage Parlor Regulations; Pedestrian Plaza Chapter - City Code; Need Assistance Campaign; Cooling Centers; Property Code Enforcement; and School Zone Speed Cameras.

The presentation was followed by discussion.

Council Member Peters expressed appreciation for the inclusion of specific, important items that affect quality of life. He requested that speed bumps be installed in the Lincoln Avenue, Memorial Highway, and Brook Street areas. It was noted that school zones and buses must be taken into consideration. City Manager Melendez stated that the City is seeking measures to eliminate certain problems.

Council Member Osinloye complimented the report and presentation. He mentioned the need to address road conditions at Main Street and Pintard Avenue near the bus stop and at the Lincoln and Webster Avenue areas. He also addressed the need for appropriate signs in parking lots, proper identification on security vehicles in lots and proper identification on Police ("Community Police") vehicles. Regarding vacancy registration, he does not favor a wait period of 90 days from the start date; he recommended a 30 day clock. Council Member Osinloye said he does not favor cardboard on vacant storefronts in the Downtown. He recommended an increase in parking summonses for double parking, Code enforcement as it relates to trash on the roadways, school zone speed cameras, and an increase in the issuance of summonses for double parking.

With regard to speeding, Neil K. Reynolds, Police Commissioner, acknowledged that Police personnel are directed to respond to complaints. Deputy City Manager Castaldo noted that the app is not for emergency use; it will be utilized for a normal complaint.

Council Member Stern requested that notification be provided to homeowners regarding charges for capital projects.

Mayor Ramos-Herbert expressed appreciation for the comprehensive report.

City Manager Melendez expressed appreciation to staff for their assistance.

AGENDA REVIEW

COMMENDATION(S):

PUBLIC HEARING(S) THIS EVENING:

2. PROPOSED ORDINANCE APPROVING THE 2025 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS - Ordinance adopting amendments to the 2025 Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Annual Action Plan and associated budget amendments. (Intro. 6/10/25; Public Hearing 7/8/2025; Adoption 7/15/2025)

Public Hearing this evening.

RESULT:	HELD [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

3. PROPOSED ZONING CODE AMENDMENT RE: VANGUARD OVERLAY ZONE CHAPTER 331-7 AND 331-85.5– Ordinance amending Section 331-7, Zoning Map and Section 331-85.5, Vanguard Overlay Zone, of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Intro. 6/10/25; Public Hearing 7/8/25)

Public Hearing this evening.

RESULT:	HELD [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

DEPARTMENT OF BUILDINGS:

LAW DEPARTMENT:

4. PROPOSED ORDINANCE AMENDING CHAPTER 20, SETTLEMENT OF CLAIMS - Ordinance amending Chapter 20, Settlement of Claims, of the Code of the City of New Rochelle to Increase the City Manager’s Settlement Authority.

Previously discussed in Executive Session.

It was noted that prior notification is not required.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Matthew A Stern, District 6 Council Member

SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

5. PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE RECORDS RETENTION - Ordinance amending Section 259-13, Adoption of Schedule MU-1 and Section 259-14, Retention Period, of Article III: Records Retention and Disposition, of Chapter 259 (Public Records) of the Code of the City of New Rochelle.

Dawn M. Warren, Corporation Counsel, advised that the proposal is recommended to clarify the matter and clean up the Code.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

DEPARTMENT OF FINANCE:

6. PROPOSED AMENDMENT TO THE 2025 BUDGET RE: SECOND QUARTER BUDGET ADJUSTMENTS - Ordinance amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, relative to operating needs.

Edward Ritter, Commissioner of Finance, explained the request and recommendation for the proposed amendments.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Matthew A Stern, District 6 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

DEPARTMENT OF PUBLIC WORKS:

7. PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGE- 25 COOPER DRIVE - Ordinance amending Section 312-91, Schedule XX: Handicapped Parking, of Chapter 312, Vehicles and Traffic, of the code of the City of New Rochelle (Cooper Drive).

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	David Peters, District 3 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

8. PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGE - BURLING LANE - Ordinance amending Section 312-29, One-Way Streets, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle (Burling Lane).

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	David Peters, District 3 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

9. PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGE - PORTION OF NORTH AVENUE - Ordinance amending Section 312-87, Schedule XVI: No Stopping or Standing, and 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 (North Avenue).

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Shane A. Osinloye, District 4 Council Member
SECONDER:	Matthew A Stern, District 6 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

10. PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGE: GAIL DRIVE - 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 (Gail Drive).

Council Member Tarantino recommended that the proposed establishment of a prohibited parking regulation on a portion of Gail Drive at the intersection with Davenport Avenue be considered in order to provide space for vehicles entering the street at the "stop" sign.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Albert A. Tarantino Jr, District 2 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

11. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: OPENING OF NEWLY PAVED STREETS - Ordinance amending Section 281-10, Opening of Newly Paved Streets of Chapter 281, Streets, Sidewalks and Public Places, of the Code of the City of New Rochelle.

Alvaro Alfonzo-Larrain, P.E., Commissioner, Department of Public Works, explained the intent of the proposed legislation: that restoration be provided by utility or other companies opening the newly paved streets for repair and/or restoration.

Members of City Council complimented the Commissioner of Public Works for the proposed measures that will assist homeowners on those roads impacted by alterations, etc.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

DEPARTMENT OF PARKS AND RECREATION:

12. **2025-109 - PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE, CHAPTER 224, PARKS RE: PUBLIC BATHING - Ordinance amending Section 224-14, Public Bathing, of Chapter 224. Parks, of the Code of the City of New Rochelle.**

Vincent Parise, Commissioner, Department of Parks and Recreation, explained that the proposed legislation is intended to permit City employees to enter the waters in public parks or City-owned lakes while assisting with City programs or projects authorized by the City.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

13. **PROPOSED ACCEPTANCE OF A GRANT AWARD FROM THE WESTCHESTER COUNTY YOUTH BUREAU RE: SUMMER YOUTH EMPLOYMENT (SYEP) PROGRAM - Ordinance accepting The Westchester County Youth Bureau grant in the amount of \$16,666.67 to support a Summer Youth Employment Program, and amending Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025.**

Kelly Johnson, Director, Youth Bureau, explained that the City is required to formally accept the grant in the amount of \$16,666.67 from Westchester County for the City's Summer Youth Employment Program.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	David Peters, District 3 Council Member
SECONDER:	Matthew A Stern, District 6 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

14. **PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE, CHAPTER 312, VEHICLES AND TRAFFIC RE: PARK'S PARKING LOTS - Ordinance amending Section 312-62, Parking Lots, of Chapter 312. Vehicles and Traffic, of the Code of the City of New Rochelle.**

Vincent Parise, Commissioner, Department of Parks and Recreation, explained the intent of the proposed legislation and the need to establish the lot located at Five Islands Park as one of the City's Parking Lots and to formally designate it as such.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	Matthew A Stern, District 6 Council Member

AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

15. **PROPOSED ACCEPTANCE OF TANF GRANT AWARD OF \$123,100 FROM THE WESTCHESTER/PUTNAM WORKFORCE INVESTMENT BOARD** - Ordinance accepting the Westchester-Putnam Workforce Development Board grant in the amount of \$123,100, amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, and appropriating funds therefor (TANF Summer Youth Employment Program).

Kelly Johnson, Director, Youth Bureau, explained that the City will be awarded a grant for the Summer Youth Employment Program.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Shane A. Osinloye, District 4 Council Member
SECONDER:	David Peters, District 3 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

POLICE DEPARTMENT:

FIRE DEPARTMENT:

DEPARTMENT OF HUMAN RESOURCES:

CITY MANAGER:

16. **PROPOSED LICENSE AGREEMENT WITH BETHESDA BAPTIST CHURCH RE: COOLING CENTER** - Resolution authorizing the City Manager to enter into a License Agreement with Bethesda Baptist Church relative to the use of a portion of the facility as a cooling center.

Council Member Shane A. Osinloye announced that as a Trustee of the Bethesda Baptist Church, he will recuse himself from voting for the proposed legislation.

Wilfredo Melendez, City Manager, addressed the proposed license agreement with Bethesda Baptist Church and the proposed use of a portion of the facility as a cooling center.

In answer to a question from Council Member Sara R. Kaye, Todd Castaldo, Deputy City Manager, acknowledged that once received, the use of grant monies for this purpose will be evaluated.

Council Members Peters and Osinloye complimented the City Manager and staff for moving quickly in the search for cooling centers and bringing to fruition, a plan to establish cooling centers in the City.

RESULT:	MOVED TO CONSENT AGENDA [5 TO 0]
	Next: 7/15/2025 6:15 PM
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	Matthew A Stern, District 6 Council Member
AYES:	Tarantino Jr, Peters, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez
RECUSED:	Shane A. Osinloye

17. **PROPOSED LICENSE AGREEMENT WITH UNITED HEBREW OF NEW ROCHELLE RE: COOLING CENTER** - Resolution authorizing the City Manager to enter into a License Agreement with United Hebrew of New Rochelle relative to the use of a portion of the facility as a cooling center.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Matthew A Stern, District 6 Council Member
SECONDER:	David Peters, District 3 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

18. **PROPOSED LICENSE AGREEMENT WITH MONROE UNIVERSITY RE: COOLING CENTER** - Resolution authorizing the City Manager to enter into a License Agreement with Monroe University relative to the use of a university facility as a cooling center.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	David Peters, District 3 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

19. **PROPOSED LOCAL LAW RE: ACTIVE DUTY AND VETERAN PARKING - A Local Law, Intro No. 4, adding Section 312-50.3 to the Code of the City of New Rochelle to designate parking spaces for current and former members of the United States Forces.**

Public Hearing relative to the proposed Local Law, Intro. No. 4, will be held on
Tuesday, September 9, 2025, at 7:00 P.M.

Mayor Ramos-Herbert noted that the proposed dedication of certain parking spaces to current and former members of the United States forces has been requested by members of the forces.

Todd Castaldo, Deputy City Manager, explained the process and the availability of spaces to the veterans.

Council Member Osinloye expressed appreciation on behalf of the veterans' community.

RESULT:	HELD [UNANIMOUS]
	Next: 9/9/2025 3:45 PM
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

20. **2025-110 - PROPOSED PUBLIC HEARING RE: PROPOSED LOCAL LAW , INTRO. NO. 4 - 2025 - VETERAN PARKING** - Resolution directing a Public Hearing on a Local Law adopting Section 312-50.3, to the Code of the City of New Rochelle to designate parking spaces for current and former members of the United States Armed Forces.

Public Hearing relative to the proposed Local Law, Intro. No. 4, will be held on
Tuesday, September 9, 2025, at 7:00 P.M.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Albert A. Tarantino Jr, District 2 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member

AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

DEPARTMENT OF DEVELOPMENT:

21. **PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2026 ANNUAL PHA PLAN - Resolution adopting the 2026 Section 8 Annual PHA (Public Housing Authority) Plan. (Intro 7/8/2025; Public Hearing 9/9/2025)**

Public Hearing relative to the proposed Resolution will be held on

Tuesday, September 9, 2025, at 7:00 P.M.

Adam Salgado, Commissioner, Department of Development, explained the change in the proposed legislation in accordance with HUD requirements.

RESULT:	HELD [UNANIMOUS]
	Next: 9/9/2025 3:45 PM
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

22. **2025-111 - PROPOSED PUBLIC HEARING RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2026 ANNUAL PHA PLAN - Resolution directing Public Hearing relative to the 2026 Section 8 Annual PHA (Public Housing Authority) Plan. (Intro. 7/8/2025; Public Hearing 9/9/2025)**

Public Hearing relative to the proposed Resolution will be held on

Tuesday, September 9, 2025, at 7:00 P.M.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Peters, District 3 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

23. **PROPOSED APPLICATION FOR NEW YORK STATE'S NEW YORK BUILDING RECREATIONAL INFRASTRUCTURE FOR COMMUNITIES, KIDS AND SENIORS (NY BRICKS) - Resolution authorizing the City Manager to submit an application to the New York Building Recreational Infrastructure for Communities, Kids and Seniors (NY BRICKS) relative to 11 Garden Street Community Center Fit-Out.**

Adam Salgado, Commissioner, Department of Development, explained the plan to submit a grant application to NY BRICKS that would commit a 20 per cent local match totaling \$600,000 for the City's application for the NY BRICKS initiative in the amount of \$2,400,000 for the 11 Garden Street Community Center Fit-Out. Total project cost is \$3,000,000.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	David Peters, District 3 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

24. **PROPOSED APPLICATION FOR NEW YORK STATE GREEN RESILIENCY GRANT PROGRAM** - Resolution authorizing the City Manager to submit grant applications and necessary documentation for New York State Green Resiliency Grant Program relative to the LINC stormwater improvements and green infrastructure.

Adam Salgado, Commissioner, Department of Development, recommended that the City authorize the submission of a grant application for the New York State Green Resilience Grant Program relative to the LINC Stormwater Improvements and Green Infrastructure in the amount of \$10,000,000 and committing to the City's 10 per cent match in the amount of \$1,000,000.

Council Member Osinloye complimented staff for the initiative and recommended similar future endeavors.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

25. **PROPOSED AUTHORIZATION RE: SUBMISSION OF A GRANT APPLICATION TO WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM BPL 39 RE: QUAKER RIDGE ROAD COMPLETE STREETS PROJECT** - Resolution authorizing the submission of a grant application to Westchester County Complete Streets Municipal Assistance Program (BPL 39) relative to Quaker Ridge Road Complete Streets Project.

It was unanimously agreed that the proposed revised legislation be considered at the Regulars Legislative Meeting, Tuesday, July 15, 2025.

RESULT:	HELD [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

26. **PROPOSED AUTHORIZATION RE: SUBMISSION OF 2025 CONSOLIDATED FUNDING APPLICATIONS TO NEW YORK STATE** - Resolution authorizing the City Manager to submit New York State Consolidated Funding (CFA) grant applications.

Council Member Kaye explained the intent of the proposed legislation.

Commissioner Salgado addressed the proposed legislation and noted that the proposal involves public engagement. It realigns and re-states some of the City's former goals.

RESULT:	MOVED TO CONSENT AGENDA [UNANIMOUS]
	Next: 7/15/2025 6:15 PM
MOVER:	Shane A. Osinloye, District 4 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Tarantino Jr, Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez

27. **PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE LICENSE AGREEMENT RE: THE SKYLINE GARAGE** - Resolution authorizing the City Manager to negotiate and execute license agreement with New Rochelle Gardens, LP relative to additional public parking.

Council Member Albert A. Tarantino, Jr., recused himself from voting since his family owns businesses in close proximity to the location.

Commissioner Salgado explained that following negotiations with the owner, it is recommended that in order to further the City's goals, as outlined in the memo, the proposal to negotiate and execute a license agreement with the owner be pursued. Additional parking will become available to residents.

RESULT:	MOVED TO CONSENT AGENDA [5 TO 0]
	Next: 7/15/2025 6:15 PM
MOVER:	Shane A. Osinloye, District 4 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Peters, Osinloye, Kaye, Stern, Ramos-Herbert
ABSENT:	Martha Lopez
RECUSED:	Albert A. Tarantino Jr

SUPPLEMENTAL ITEM(S):

UNFINISHED BUSINESS:

NEW BUSINESS: July Regular Legislative Meeting, Tuesday, July 15, 2025, at 6:15 P.M.;
August: RECESS; September Committee of the Whole Session, Tuesday, September 9,
2025, at 3:45 P.M.; September Regular Legislative Meeting, Tuesday, September 16,
2025, at 6:15 P.M.

DISCUSSION ITEM(S):

EXECUTIVE SESSION:

Motion to convene in Executive Session was moved by Council Member Peters, seconded by Council Member Stern, and approved by Council Members Tarantino, Peters, Osinloye Kaye, Stern, and Mayor Ramos-Herbert, and adopted. Subject(s): Real Estate and the potential settlement of a lawsuit.

City Council convened in Executive Session.

INTRODUCTION: NEIL K. REYNOLDS, NEWLY APPOINTED POLICE COMMISSIONER

Mayor Yadira Ramos-Herbert introduced Neil K. Reynolds, newly appointed Police Commissioner, and made the following statement:

"Tonight, the City Council is proud to formally recognize and welcome Commissioner Neil Reynolds as he assumes his role as Police Commissioner for the City of New Rochelle.

"Commissioner Reynolds is no stranger to this community. Raised over at 41 Morris Street, he began his service with the New Rochelle Police Department in 1994 as a Patrol Officer and rose through the ranks over the course of three decades. From teaching D.A.R.E. as a P.A.C.T. officer to serving as Detective, Sergeant, Lieutenant, Detective Lieutenant in Internal Affairs, and Captain, and later Deputy Commissioner where he served on the CPPB, his journey has been marked by professionalism, accountability, and a steadfast commitment to public service.

"On behalf of the City Council, Commissioner, I want to express our support and our shared commitment to the important work ahead. We believe in a public safety model that values partnership with the community, protects the rights and dignity of all, and continues to evolve with the needs of our city. Your leadership will help guide that vision forward.

"Welcome, Commissioner Reynolds. We're proud to work with you."

PUBLIC HEARINGS 7:00 PM (See list above)

PROPOSED ORDINANCE APPROVING THE 2025 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS

Speakers:

Myriam Decime, 11 Mt. Joy Place.

PROPOSED ZONING CODE AMENDMENT RE: VANGUARD OVERLAY ZONE, CHAPTER 331-7 AND 331-85.5

Speakers:

Shaun Wayawoski, 25 Leroy Place; James Killoran, 25 Leroy Place; Sarge Vechev, 25 Leroy Place; Myriam Decime, 11 Mt. Joy Place; Stephanie Bartee, 361 Main Street.

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

CITIZENS TO BE HEARD

CITIZENS TO BE HEARD:

Speaker(s):

None.

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.

Kim B. Jones, City Clerk

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Wilfredo Melendez, City Manager
DATE: July 8, 2025
SUBJECT: 3:45 P.M.-4:00 P.M. - CITY MANAGER PRESENTATION RE: QUALITY
OF LIFE INITIATIVE UPDATE

DISCUSSION ITEM

City of New Rochelle

Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED ORDINANCE APPROVING THE 2025 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS - Ordinance adopting amendments to the 2025 Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Annual Action Plan and associated budget amendments. (Intro. 6/10/25; Public Hearing 7/8/2025; Adoption 7/15/2025)

Background:

On May 14, 2025, the U.S. Department of Housing and Urban Development (HUD) announced the City's actual allocations for fiscal year 2025 for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. Funding allocations for 2025 support priority initiatives but reflect a 4% decrease in funding for CDBG and a .31% decrease to the HOME program. The budgets adopted by City Council in December 2024 (Ordinance No. 212 of 2024) were based on estimates that were derived from the 2024 allocations and must be amended.

Issue:

Annually, New Rochelle receives CDBG and HOME funding support for public service programs and infrastructure projects benefiting the community. Now that we have received the actual CDBG and HOME obligations from HUD, the City's 2025 budget must be amended. The 2025 allocation allows for focused investment addressing strategic priorities including infrastructure improvements for Transit Center access; sidewalk and roadway improvements; economic development; as well as community services to assist low-income individuals and families especially youth, elderly, those with special needs and the homeless.

A high-level comparison of the anticipated budgets versus the actual allocations is listed below:

Description	Anticipated 2025 Budget	Actual 2025 Allocation
Variance		
CDBG	\$1,447,546	\$1,385,726 (\$61,820)
HOME	\$ 447,423	\$ 446,046 (\$ 1,377)

Revised budgets with specific program amounts detailed for 2025 are included in the attachment.

CDBG spending is allocated across four strategic categories based on caps established by HUD. Public Service Programs are capped at 15% of the allocation and \$202,840 is programmed in 2025 to continue and expand support services to address the community needs in the areas of food insecurity, underemployment, and quality of life issues for youth, the elderly and the homeless population.

Public Facilities and Infrastructure Improvements represent 60%, or \$827,280 of the 2025 CDBG budget. These funds provide a suitable living environment through reinvestment in deteriorating neighborhoods, parks and facilities, and incorporate enhanced public engagement. In 2025, key priorities are enhancements to the ongoing redesign of the Transit Center to optimize access to jobs, education and healthcare for New Rochelle residents. Additionally, to support public safety, accessibility and infrastructure, funding has been made available for Sidewalk and Roadway Improvements by realigning green infrastructure / sustainability support to 2026.

Economic Development projects expand job access and business development opportunities and include development activities that promote long-term community viability and empowerment of low- to moderate-income persons to achieve self-sufficiency. In 2025, 6% or \$81,002 of the annual budget is proposed for Economic Development projects.

Administration and Planning is capped at 20% of the allocation, amounting to \$274,604 in 2025. These funds are used to operate the CDBG program successfully.

HOME funds are used to provide decent affordable housing including preserving and rehabilitating affordable housing stock, reducing discriminatory barriers, and incentive home ownership for low- to moderate-income households. Of the \$446,046 allocation in 2025, 75% or \$334,735 is programmed for Tenant Based Rental Assistance. Community Housing Development Organization (CHDO) funds are reserved at the 15% cap (\$66,907) to allow for engagement with a non-profit, community-based organization to develop affordable housing for the community. Administration fees are capped at 10% and amount to \$44,605 in 2025.

2025 CDBG BUDGET

Appropriations will be increased (decreased) as follows:

Org-Object-Project	Description	Change
CD25.41700.23142	CULTURAL/PROGRAM EXP	(\$5,000.00)
CD25.41700.5162	CULTURAL/PROGRAM EXP	(\$4,000.00)
CD25.41700.25004	CULTURAL/PROGRAM EXP	(\$5,000.00)
CD25.41700.8010	CULTURAL PROGRAM EXP	\$5,000.00)
CD25.41700.24143	CULTURAL/PROGRAM EXP	(\$4,500.00)
CD25.41700.25006	CULTURAL/PROGRAM EXP	(\$600.00)
CD25.20000.25008	SUSTAINABILITY	(\$370,000.00)

CD25.20000.23131	SIDEWALK & ROADWAY IMPROVE	\$327,280.00
CD25.11000.8021	PROJECT IMPLEMENTATION	(\$10,000.00)
CD25.46000.6006	CONSULTING SERVICES	\$5,000.00
CD25.23000.1069	LINCOLN PARK GARDEN	(\$15,000)
CD25.417000.1069	GROW! LINCOLN GARDEN	\$15,000

Revenues will be increased (decreased) as follows:

Org-Object-Project	Description	Change
CD25.4989	FEDERAL AID-CDBG	(\$61,820)

2025 HOME BUDGET

Appropriations for funds will be increased (decreased) as follows:

Org-Object-Project	Description	Change
HM25.46100	CONTRACTED OPS SVCS	(\$206.61)
HM25.47000.6001	TBRA - TENANT BASED RENTAL ASSISTANCE	
(\$832.47)		
HM24.46000	CONTRACTED SVCS	(\$338.32)

Revenues will be increased (decreased) as follows:

Org-Object-Project	Description	Change
HM25.4989	FEDERAL AID-CDBG	(\$1,377)

In addition to amending the City of New Rochelle's FY 2025 adopted budget, it is the requirement of HUD that the City submit an Annual Action Plan which is due by August 16, 2025. The Action Plan identifies the activities to be funded with CDBG and HOME funds during the 2025 program year.

Per HUD Regulations, the City must conduct a 30-day Public Comment Period that will extend from June 11, 2025 to July 10, 2025 and a Public Hearing on the 2025 CDBG & HOME Annual Action Plan and Budgets to be held July 8, 2025.

Recommendation:

In order to implement the actions described above, the Department of Development is requesting the following actions be taken by City Council:

1. Introduce the Annual Plan and proposed budget amendments at the June 10, 2025 COW and adopt a resolution directing a Public Hearing for July 8, 2025 for the 2025 Annual Action Plan and amended budgets.
2. At the Regular Legislative Meeting on July 15, 2025, adopt a resolution:

- a) Authorizing the amended 2025 CDBG Budget
- b) Authorizing the amended 2025 HOME Budget
- c) Authorizing the submission of the 2025 Annual Action Plan to HUD

LEGISLATION

ORDINANCE ADOPTING AMENDMENTS TO THE 2025
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME INVESTMENT PARTNERSHIPS PROGRAM
(HOME) ANNUAL ACTION PLAN AND ASSOCIATED
BUDGET AMENDMENTS.

WHEREAS, the City of New Rochelle is designated as an entitlement community under the Housing and Community Development Act of 1974 and receives annual allocations of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City held a public hearing on July 8, 2025, to solicit citizen input regarding proposed amendments to the 2025 CDBG and HOME Annual Action Plan and associated budget amendments; and

WHEREAS, the City Council has reviewed the proposed amendments, which reflect adjustments to funding allocations and project priorities to better address the evolving needs of the community;

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

Section 1. The City Council hereby adopts the amended 2025 CDBG and HOME Annual Action Plan, in the form on file in the City Clerk's Office, which includes revised funding allocations and project priorities.

Section 2. The City Manager is hereby authorized to execute and submit all necessary documentation to the U.S. Department of Housing and Urban Development (HUD) to effectuate the amendments to the 2025 CDBG and HOME Annual Action Plan and associated budgets.

ATTACHMENTS:

1. Item 3525 attachment - CDBG and HOME PROPOSED REVISED BUDGETS

2025 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET - PROPOSED REVISED

5/29/2025

Account Number		2024 Final Adopted	2025 Adopted	2025 Proposed Revised	Difference
	CDBG Entitlement Allocation	\$ 1,447,546.00	\$ 1,447,546.00	\$ 1,385,726.00	\$ (61,820.00)
	15% Public Services Cap	\$ 217,131.90	\$ 217,131.90	\$ 207,858.90	\$ (9,273.00)
	20% Admin & Planning Cap	\$ 289,509.20	\$ 289,509.20	\$ 277,145.20	\$ (12,364.00)

PUBLIC SERVICE PROGRAMS					
Outside Agencies					
CD25.41700.23142	AJS Wellness	\$ -	\$ 5,000.00	\$ -	\$ (5,000.00)
CD25.41700.25003	Better Way New York Inc.	\$ -	\$ 4,500.00	\$ 4,500.00	\$ -
	Boys & Girls Club Building STEM skills to fuel a STEM workforce	\$ 3,000.00	\$ -	\$ -	\$ -
	Boys & Girls Club Mental Wellness Toolkits/Reservation	\$ 3,000.00	\$ -	\$ -	\$ -
	Boys & Girls Club Workforce Development Program	\$ 3,000.00	\$ -	\$ -	\$ -
CD25.41700.5162	Girls, Inc.	\$ -	\$ 4,000.00	\$ -	\$ (4,000.00)
	HOPE Community Services - Food Pantry	\$ 8,000.00	\$ -	\$ -	\$ -
	HOPE Community Services - Soup Kitchen	\$ 5,000.00	\$ -	\$ -	\$ -
	HOPE Community Services - Self Sufficiency Program	\$ 2,000.00	\$ -	\$ -	\$ -
CD25.41700.1069	Grow! Lincoln	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00
CD25.23000.1069	Grow! Lincoln	\$ -	\$ 15,000.00	\$ -	\$ (15,000.00)
CD25.41700.8015	Meals-on-Wheels - Frail Elderly Meal Program	\$ 4,400.00	\$ 8,000.00	\$ 8,000.00	\$ -
CD25.41700.25004	Westchester Residential Opportunities	\$ -	\$ 5,000.00	\$ -	\$ (5,000.00)
CD25.41700.8002	WestCop - Food Pantry	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
CD25.1700.8010	Women's Enterprise Dev. Ctr (WEDC) Entrepreneurial Program	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00	\$ 5,000.00
CD25.41700.8037	WESTHAB Occupational Services	\$ 7,342.00	\$ 7,500.00	\$ 7,500.00	\$ -
CD25.41700.8009	WJCS - Parent Child Center	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ -
CD25.41700.5163	WJCS - Disabled Housing Program	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ -
	Bracey Empowerment Program	\$ 7,000.00	\$ -	\$ -	\$ -
	Human Development Services of Westchester	\$ 2,500.00	\$ -	\$ -	\$ -
CD25.41700.24137	Choice of New Rochelle - NR OYP Employment Enhancement Program	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ -
CD25.41700.24143	Songcatchers, Inc - Youth Choir	\$ 5,000.00	\$ 4,500.00	\$ -	\$ (4,500.00)
CD25.41700.25005	Songcatchers, Inc. - Early Childhood	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
CD25.41700.24138	Songcatchers, Inc - After School Music Program	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
CD25.41700.25006	Young Coaches Program Corp	\$ -	\$ 5,000.00	\$ 4,400.00	\$ (600.00)
	Subtotal - Outside Agencies	\$ 83,442.00	\$ 94,700.00	\$ 80,600.00	\$ (14,100.00)

City Programs					
CD25.41700.8007	NR Parks & Rec - Developmentally Disabled Minicamp	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -
	NR Parks & Rec - Lincoln Park Pool Summer Program	\$ 51,449.00	\$ -	\$ -	\$ -
CD25.41700.8011	NR Parks & Rec - Senior Recreation Programs	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -
CD25.41700.8013	NR Parks & Rec - Summer Camp Scholarship Program	\$ 14,800.00	\$ 14,800.00	\$ 14,800.00	\$ -
CD25.41700.8012	NR Parks & Rec - Jefferson Daycamp	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
CD25.41700.8001	NR Youth Bureau - Middle School Drop-In Program	\$ 28,440.00	\$ 28,440.00	\$ 28,440.00	\$ -
CD25.41700.8024	NR Youth Bureau - Network Youth Leadership Program	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -
	Subtotal - City Programs	\$ 133,689.00	\$ 122,240.00	\$ 122,240.00	\$ -
	TOTAL PUBLIC SERVICE PROGRAMS	\$ 217,131.00	\$ 216,940.00	\$ 202,840.00	\$ (14,100.00)

2025 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET - PROPOSED REVISED (continued)

5/29/2025

Account Number		2024 Final Adopted	2025 Adopted	2025 Proposed Revised	Difference
PUBLIC FACILITIES/INFRASTRUCTURE IMPROVEMENTS					
CD25.20000.25007	New Rochelle Transit Center Redesign	\$ -	\$ 500,000.00	\$ 500,000.00	\$ -
CD25.20000.25008	Sustainability	\$ -	\$ 370,000.00	\$ -	\$ (370,000.00)
CD25.20000.23131	Sidewalk & Roadway Improvements in CDBG Eligible Areas - DPW	\$ 150,000.00	\$ -	\$ 327,280.00	\$ 327,280.00
	Park Improvements - Donofrio Field	\$ 141,153.00	\$ -	\$ -	\$ -
	Park Improvements - Donofrio Field - Project Implementation	\$ 4,000.00	\$ -	\$ -	\$ -
	DPW - ADA Improvements Police Station	\$ 75,000.00	\$ -	\$ -	\$ -
	Winthrop Ave Restoration - DPW	\$ 300,000.00	\$ -	\$ -	\$ -
	Open Space at Echo Ave. (Green Infrastructure)	\$ 50,000.00	\$ -	\$ -	\$ -
	Brook St. Complete Streets (ClimateSmart)	\$ 130,000.00	\$ -	\$ -	\$ -
	TOTAL PUBLIC FACILITIES/INFRASTRUCTURE IMPROVEMENTS	\$ 850,153.00	\$ 870,000.00	\$ 827,280.00	\$ (42,720.00)
ECONOMIC DEVELOPMENT					
CD25.11000.8021	Proj Implementation Costs - Façade Improvement	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	\$ (10,000.00)
CD25.41700.8021	Signage, Awnings, & Façade Improvement Program	\$ 76,002.00	\$ 76,002.00	\$ 76,002.00	\$ -
	TOTAL ECONOMIC DEVELOPMENTS	\$ 91,002.00	\$ 91,002.00	\$ 81,002.00	\$ (10,000.00)
ADMINISTRATION & PLANNING					
CD25.46000.6006	Consulting services	\$ 50,335.00	\$ -	\$ 5,000.00	\$ 5,000.00
CD25.45100.6006	Indirect Costs	\$ 30,508.00	\$ 9,595.00	\$ 9,595.00	\$ -
CD25.41000.6006	Office Supp & Exp	\$ 600.48	\$ 600.00	\$ 600.00	\$ -
CD25.41200.6006	Postage & Freight	\$ 402.44	\$ 400.00	\$ 400.00	\$ -
CD25.43100.6006	Telephone Expense	\$ 2,500.00	\$ -	\$ -	\$ -
CD25.45500.6006	Printing & Advertising	\$ 1,490.00	\$ 1,490.00	\$ 1,490.00	\$ -
CD25.48500.6006	Training & Development	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ -
CD25.11000.6006	Salaries & Fringe Benefits (110 & 800's)	\$ 202,024.00	\$ 256,119.00	\$ 256,119.00	\$ -
	TOTAL ADMINISTRATION & PLANNING	\$ 289,259.92	\$ 269,604.00	\$ 274,604.00	\$ 5,000.00
	TOTAL	1,447,545.92	1,447,546.00	\$1,385,726.00	\$ (61,820.00)

Attachment: Item 3525 attachment - CDBG and HOME PROPOSED REVISED BUDGETS (3525 : PROPOSED RESOLUTION APPROVING THE

2025 HOME Partnership Investment BUDGET - PROPOSED REVISED

5/22/2025

Account Number		2024 Final Adopted	2025 Adopted	2025 Proposed Revised	Difference
	HOME ALLOCATION	\$ 447,423.24	\$ 447,423.24	\$ 446,045.84	\$ (1,377.40)
	Admin CAP (2025 - 10%)	\$ 44,742.32	\$ 44,742.32	\$ 44,604.58	\$ (137.74)
	CHDO Reserve (2025 - 15%)	\$ 67,113.49	\$ 67,113.49	\$ 66,906.88	\$ (206.61)
HM25 46100	CHDO Community Housing Development Organization	\$ 67,113.49	\$ 67,113.49	\$ 66,906.88	\$ (206.61)
	SUB TOTAL - CHDO	\$ 67,113.49	\$ 67,113.49	\$ 66,906.88	\$ (206.61)
HM25 47000.6001	TBRA - Tenant Based Rental Assistance	\$ -	\$ 335,567.43	\$ 334,734.96	\$ (832.47)
HM25 41700.8038	Downpayment Assistance	\$ 335,567.43	\$ -	\$ -	\$ -
	SUB TOTAL - PROGRAMS	\$ 335,567.43	\$ 335,567.43	\$ 334,734.96	\$ (832.47)
	ADMINISTRATION				
HM25 6006	Salaries/Benefits	\$ 38,255.32	\$ 38,917.00	\$ 38,917.00	\$ -
HM25 46000	Consultant	\$ 1,000.00	\$ 338.32	\$ -	\$ (338.32)
HM25 45100 6006	Indirect Costs (6.5% of All Salaries/Benefits)	\$ 2,487.00	\$ 2,487.00	\$ 2,487.00	\$ -
HM25 48500 6006	Training & Development	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
HM25 45500 6006	Printing & Advertising	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
HM25 41000 6006	Office Supp & Exp	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
	SUB TOTAL - ADMINISTRATION	\$ 44,742.32	\$ 44,742.32	\$ 44,404.00	\$ (338.32)
	TOTAL	\$ 447,423.24	\$ 447,423.24	\$ 446,045.84	\$ (1,377.40)

Attachment: Item 3525 attachment - CDBG and HOME PROPOSED REVISED BUDGETS (3525 : PROPOSED RESOLUTION APPROVING THE

City of New Rochelle

Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED ZONING CODE AMENDMENT RE: VANGUARD OVERLAY ZONE CHAPTER 331-7 AND 331-85.5– Ordinance amending Section 331-7, Zoning Map and Section 331-85.5, Vanguard Overlay Zone, of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Intro. 6/10/25; Public Hearing 7/8/25)

Background:

In October 2024, the City launched a downtown retail strategy that included the creation of the Vanguard District. The Vanguard District is comprised of an overlay zone that is designed to spur greater economic vibrancy in the downtown. The zoning was launched in tandem with the Retail Tenant Improvement Program.

The code gives recognition to contemporary commercial development needs by providing greater flexibility. This creates a more welcoming regulatory framework for today and in the future. Among other things, the code is more permissive regarding uses and invites activation and vitality.

Issue:

Initially launched in the core of downtown to cautiously roll the program out, within a short amount of time, it has become clear that an expansion is warranted and can be accommodated without adversely impacting the community.

Accordingly, staff have prepared the attached draft map (Section 331-7) and code (Section 331-85.5) amendments that will substantially expand the footprint of the Vanguard Overlay Zone and bring greater opportunities to local businesses and property owners, as well as residents and visitors.

Recommendation:

Staff recommends that Council set a public hearing on the proposed amendments and refer same to the Planning Board, and the Westchester County Planning Board. It is also recommended that

the City Council declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA). The Short Environmental Assessment Form (SEAF) is attached.

Staff recommends that the Council approve this amendment pending the outcome of the public hearing and responses from the City's Planning Board, and the Westchester County Planning Board.

Encs.

- . Proposed Zoning Amendment Map
- . Proposed Zoning Code Amendment
- . Short Environmental Assessment Form (SEAF)

LEGISLATION

ORDINANCE AMENDING SECTION 331-7, ZONING MAP AND SECTION 331-85.5, VANGUARD OVERLAY ZONE, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, in October 2024, the City launched a downtown retail strategy including the creation of the Vanguard Overlay District to promote economic vibrancy and contemporary commercial development within the downtown area; and

WHEREAS, the Vanguard Overlay Zone was introduced alongside the Retail Tenant Improvement Program to create a more permissive and adaptable zoning framework that supports a variety of uses and fosters business activation and pedestrian vitality; and

WHEREAS, the initial implementation of the Vanguard Overlay Zone was limited in geographic scope to evaluate its impact; and

WHEREAS, City staff have determined that the program has proven successful and that expansion of the Vanguard Overlay Zone is appropriate and can be achieved without adverse community impacts; and

WHEREAS, the proposed amendments to Section 331-7 (Zoning Map) and Section 331-85.5 (Vanguard Overlay Zone) are intended to expand the footprint of the Vanguard Overlay Zone to include additional downtown properties and to provide greater opportunities for local businesses, property owners, residents, and visitors.

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

Section 1. The Code of the City of New Rochelle, Section 331-7, Zoning Map, is hereby amended as follows:

§ 331-7 Zoning Map.

(Amendment to the zoning map to include the Vanguard Overlay Zone as depicted on the accompanying map.)

Section 2. The Code of the City of New Rochelle, Section 331-85.5, Vanguard Overlay Zone, of Chapter 331, Zoning, is hereby amended as follows:

§ 331-85.5. Vanguard Overlay Zone.

B. Permitted Principal Uses. [The Vanguard Overlay Zone overlays the DB, DMU, DMUR and MUFE Districts.] All permitted principal uses in the underlying DB, DMU, DMUR and MUFE districts shall be allowed throughout the Vanguard Overlay Zone. Additionally, the following uses shall be allowed:

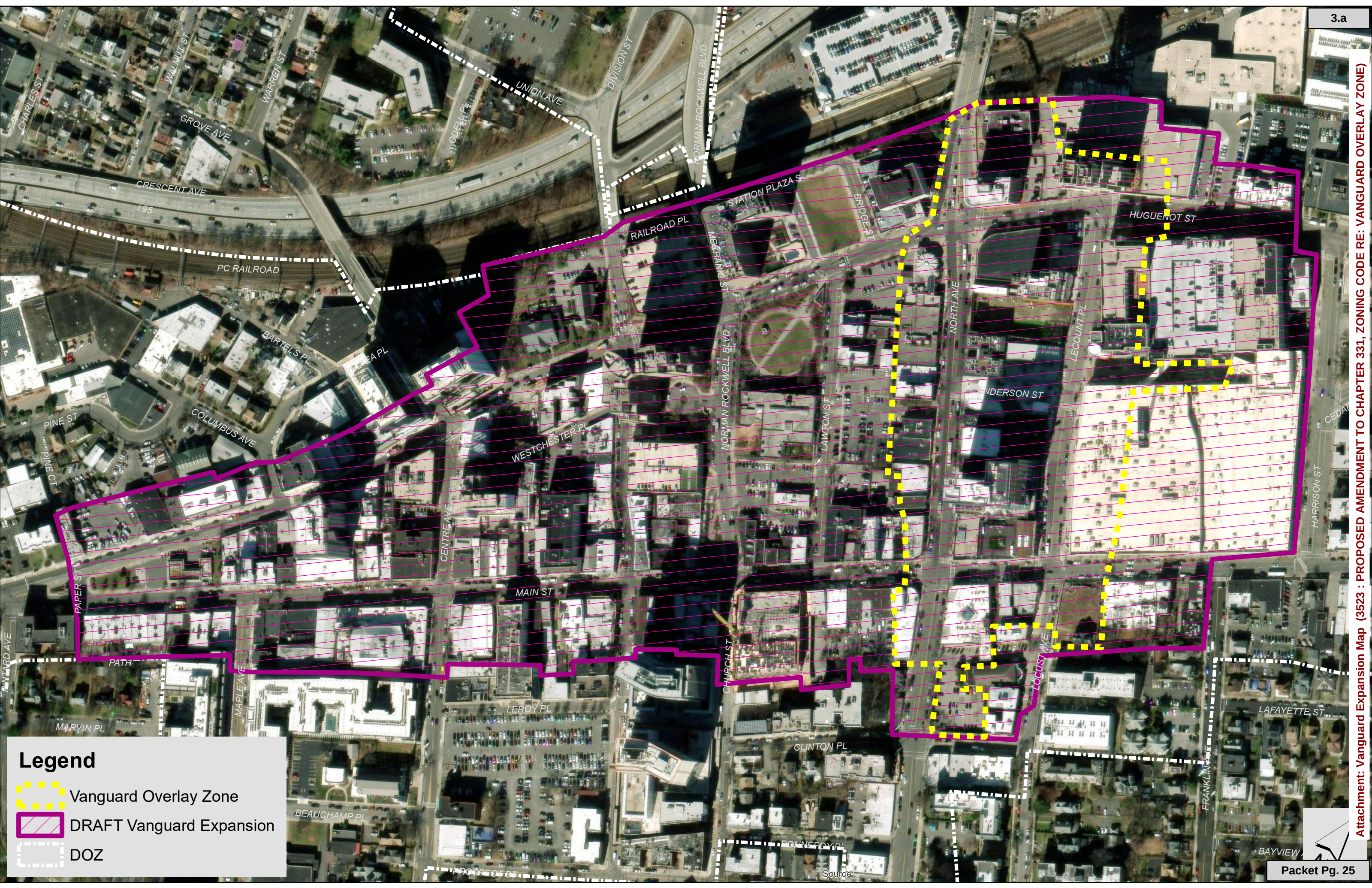
- (1) Experiential uses.
- (2) Billiard halls.
- (3) Bars.
- (4) Tattoo studios.
- (5) Sports.
- (6) Artisan production space.
- (7) Galleries.

Matter underlined added.

Matter [bracketed] deleted.

ATTACHMENTS:

- 1. Vanguard Expansion Map
- 2. SEAF for Vanguard Expansion
- 3. VANGUARD OVERLAY ZONE - PLANNING BOARD REPORT - PH 7 8 25
- 4. VANGUARD OVERLAY ZONE - WEST COUNTY DEPT OF PLANNING REPORT
- PH 7 8 25



Legend

-  Vanguard Overlay Zone
-  DRAFT Vanguard Expansion
-  DOZ

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Vanguard Overlay Zone Expansion			
Project Location (describe, and attach a location map): City of New Rochelle			
Brief Description of Proposed Action: The City of New Rochelle is proposing an expansion to the Vanguard Overlay Zone in the downtown to provide greater economic opportunities for businesses and property owners, and to create increased vibrancy for residents and visitors.			
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 ☐
			YES ☒
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 ☐
			YES ☐
3. a. Total acreage of the site of the proposed action? _____ 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: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
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	YES	
	☐	☐	
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?	☐	☐	
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	YES	
	☐	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
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 ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	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:	☐	☐
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 ☐
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 ☐
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 ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>City of New Rochelle</u> Date: <u>5/29/25</u> Signature: <u><i>Kia Pri</i></u> Title: <u>Director of Planning & Sustainability</u>		

Agency Use Only [If applicable]

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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 proposed code changes will have no adverse impact on the environment. The changes largely relate to uses that are already allowed in and around the downtown. Some of these uses are further regulated at the state and county levels. The proposed changes to parking will have no adverse impact as there are several municipal parking facilities in the downtown in addition to on-street parking and private parking operations.

- ☐ 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

5/29/25

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
Law

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Dawn Warren, Corporation Counsel
DATE: July 8, 2025
SUBJECT: PROPOSED ORDINANCE AMENDING CHAPTER 20, SETTLEMENT OF CLAIMS - Ordinance amending Chapter 20, Settlement of Claims, of the Code of the City of New Rochelle to Increase the City Manager's Settlement Authority.

Background:

On December 18, 1979, the City of New Rochelle adopted Chapter 20, *Settlement of Claims*, via Ordinance No. 298-1979. This chapter established a framework for empowering the City Manager to efficiently and fairly settle claims, while minimizing the City's legal exposure, maintaining transparency, and ensuring public trust. The code ensures that settlements are properly documented, helps prevent overpayment or duplicate settlements, and requires that larger settlements continue to receive additional oversight.

Issue:

The current dollar threshold for settlements that may be authorized by the City Manager has not been adjusted in decades and does not reflect the impact of inflation or the increasing costs associated with resolving claims. Consequently, a growing number of routine claims must be referred to the City Council for approval, which delays resolution, increases administrative burden, and may lead to higher overall costs if matters are not resolved promptly.

Recommendation:

To improve operational efficiency and account for inflationary changes over time, it is recommended that the City increase the City Manager's settlement authority to \$25,000. This adjustment will better reflect current economic conditions and enable the City to resolve routine claims more expeditiously, while continuing to maintain appropriate oversight for higher-value settlements.

LEGISLATION

ORDINANCE AMENDING CHAPTER 20, SETTLEMENT OF CLAIMS, OF THE CODE OF THE CITY OF NEW ROCHELLE TO INCREASE THE CITY MANAGER'S SETTLEMENT AUTHORITY

WHEREAS, the City of New Rochelle adopted Chapter 20 of the City Code by Ordinance No. 298-1979 to establish a procedure for the fair, efficient, and consistent settlement of claims against the City; and

WHEREAS, the current monetary threshold under which the City Manager may authorize settlement of claims has not been adjusted in decades and no longer reflects the economic realities or cost of litigation; and

WHEREAS, increasing the City Manager's settlement authority to \$25,000 will enhance operational efficiency, reduce legal exposure, and allow for more timely resolution of claims.

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

Section 1. Chapter 20, Section 20-1, Settlement of Claims, of the New Rochelle City Code is hereby amended to read as follows:

§ 20-1. Method.

The City Manager is hereby authorized and empowered to cause the settlement of all claims and causes of action for or against the City in the following manner:

A. Where a claim or cause of action for the City does not exceed the sum of [\$5,000] \$25,000, settlement in any lesser sums may be made upon the recommendation of the [Director of Law] Corporation Counsel and the approval of the City Manager.

B. Where a claim or cause of action against the City is subject to settlement for [\$5,000] \$25,000 or less, settlement may be made upon the recommendation of the [Director of Law] Corporation Counsel and the approval of the City Manager.

Matters [bracketed] deleted.

Matters underlined added.

City of New Rochelle
Law

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Dawn Warren, Corporation Counsel

DATE: July 8, 2025

SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE
RE RECORDS RETENTION - Ordinance amending Section 259-13, Adoption
of Schedule MU-1 and Section 259-14, Retention Period, of Article III: Records
Retention and Disposition, of Chapter 259 (Public Records) of the Code of the
City of New Rochelle.

PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE - RE: The
Retention and Disposition Schedule for New York Local Government Records (LGS-1) -
Resolution Amending Section 259-13 and 259-14 of Chapter 259, Records, Public, of the City of
New Rochelle.

As of August 1, 2020, the State Archives revised and consolidated its Retention and Disposition
Schedule for New York Local Government Records (LGS-1), issued pursuant to Article 57-A of
the Arts and Cultural Affairs Law, and containing legal minimum retention periods for local
government records.

The City Council adopted Resolution 2020-105 on September 22, 2020, prior to the utilization of
the new schedule, as was required by January 1, 2021.

This Resolution is to Amend City Code Section 259-13 and 259-14 of Chapter 259, Records,
Public, of the City of New Rochelle to reflect the previously approved Resolution. The following
changes are recommended:

Matter [bracketed] deleted.

Matter underlined added.

Article III Records Retention and Disposition

[Adopted 2-21-1989 by Res. No. 44]

§ 259-13 Adoption of Schedule LGS-1, [MU-1.]

[Records Retention and Disposition Schedule MU-1,] Retention and Disposition Schedule for
New York Local Government Records (LGS-1), issued pursuant to Article 57-A of the Arts and

Cultural Affairs Law, and containing legal minimum retention periods for local [municipal] government records, is hereby adopted for use by all [municipal] officers in legally disposing of [municipal government] valueless records listed therein.¹¹

§ 259-14 **Retention periods.**

In accordance with Article 57-A:

- . Only those records will be disposed of that are described in [Records Retention and Disposition Schedule MU-1] Retention and Disposition Schedule for New York Local Government Records (LGS-1), after they have met the minimum retention periods prescribed therein.
- . Only those records will be disposed of that do not have sufficient administrative, fiscal, legal or historical value to merit retention beyond established legal minimum [time] periods.

LEGISLATION

ORDINANCE AMENDING SECTIONS 259-13 AND 259-14 OF
CHAPTER 259, RECORDS, PUBLIC, OF THE CODE OF THE
CITY OF NEW ROCHELLE, TO REFLECT THE ADOPTION
OF THE RETENTION AND DISPOSITION SCHEDULE FOR
NEW YORK LOCAL GOVERNMENT RECORDS (LGS-1).

BE IT ORDAINED by the City of New Rochelle:

Section 1. Legislative Intent.

The New York State Archives, pursuant to Article 57-A of the Arts and Cultural Affairs Law, revised and consolidated its records retention schedules effective August 1, 2020, and issued the *Retention and Disposition Schedule for New York Local Government Records (LGS-1)*, which supersedes all previous schedules including the MU-1. The City Council formally adopted the LGS-1 Schedule by Resolution No. 2020-105 on September 22, 2020. This ordinance amends the City Code to align with that action.

Section 2. Chapter 259, *Records, Public*, Article III, *Records Retention and Disposition*, of the Code of the City of New Rochelle is hereby amended to read as follows:

Article III Records Retention and Disposition

§ 259-13. Adoption of Schedule LGS-1. [MU-1.]

[Records Retention and Disposition Schedule MU-1,] Retention and Disposition Schedule for New York Local Government Records (LGS-1), issued pursuant to Article 57-A of the Arts and Cultural Affairs Law, and containing legal minimum retention periods for local [municipal] government records, is hereby adopted for use by all [municipal] officers in legally disposing of [municipal government] valueless records listed therein.

§ 259-14. Retention periods.

In accordance with Article 57-A:

- A. Only those records will be disposed of that are described in [Records Retention and Disposition Schedule MU-1] Retention and Disposition Schedule for New York Local Government Records (LGS-1), after they have met the minimum retention periods prescribed therein.

- B. Only those records will be disposed of that do not have sufficient administrative, fiscal, legal or historical value to merit retention beyond established legal minimum [time] periods.

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Finance Department

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Edward Ritter, Finance Commissioner

DATE: July 8, 2025

SUBJECT: PROPOSED AMENDMENT TO THE 2025 BUDGET RE: SECOND QUARTER BUDGET ADJUSTMENTS - Ordinance amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, relative to operating needs.

It is recommended that the 2025 adopted Budget be amended for the following items:

The following program budgets need Budget amendments/transfers as follows:

1. Police Department:

- A) Budgetary adjustment to cover costs related to the New Year's Eve Ball Drop (After Midnight).
- B) Budgetary adjustment to cover costs related to the Downtown Tailgate event.
- C) Budgetary adjustment to cover costs related to the Earth Day event.
- D) Budgetary adjustment to cover costs related to the Tag NR Community Wide Tag Sale event.
- E) Budgetary adjustment to cover costs related to the Touch a Truck event
- F) Budgetary adjustment to cover costs related to the Hands and Hooves event
- G) Budgetary adjustment to cover costs related to the Teen Movie Night event

2. Parks & Recreation:

- A) Budgetary adjustment to cover costs of Summer Camp Bussing

3. Marina:

- A) The Marina Fund is an Enterprise Fund. A self-contained entity. It is not part of the General Fund and has its own Fund Balance/Reserve generated within itself. With the uncertainty of the Marina Deck construction project completion, the 2025 budget was held tight. Fortunately, the Marina is open for business. Fuel sales are well underway and boats are in the water.

Budgetary amendments for the Marina Fund are balanced with equal increases to expense as well as revenue.

LEGISLATION

ORDINANCE AMENDING ORDINANCE NO. 212 OF
2024, THE BUDGET OF THE CITY OF NEW ROCHELLE
FOR 2025, RELATIVE TO OPERATING NEEDS.

BE IT ORDAINED by the City of New Rochelle:

Section 1. Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby amended relative to second quarter budget adjustments, as shown on the attached schedule.

ATTACHMENTS:

1. 2025 SECOND QUARTER BUDGET ADJUSTMENTS

**CITY OF NEW ROCHELLE
2025 BUDGET ADJUSTMENTS**

6a

1 POLICE DEPARTMENT

a	EXPENSE	3120	14000		SALARIES-OVERTIME	INCREASE	602
	EXPENSE	3125	14000		SALARIES-OVERTIME	INCREASE	139
	EXPENSE	6989	46000		CONTRACTUAL SERVICES	DECREASE	(741)
b	EXPENSE	3120	14000		SALARIES-OVERTIME	INCREASE	1,011
	EXPENSE	3125	14000		SALARIES-OVERTIME	INCREASE	417
	EXPENSE	1230	41700		CONTRACTUAL SERVICES	DECREASE	(1,428)
c	EXPENSE	3120	14000		SALARIES-FULL TIME	INCREASE	517
	EXPENSE	6989	46000		CONTRACTUAL SERVICES	DECREASE	(517)
d	EXPENSE	3120	14000		SALARIES-FULL TIME	INCREASE	2,066
	EXPENSE	1410	46000		CONTRACTUAL SERVICES	DECREASE	(2,066)
e	EXPENSE	3120	14000		SALARIES-FULL TIME	INCREASE	1,876
	EXPENSE	1490	46000		CONTRACTUAL SERVICES	DECREASE	(1,876)
f	EXPENSE	3120	14000		SALARIES-FULL TIME	INCREASE	355
	EXPENSE	7020	46000		CONTRACTUAL SERVICES	DECREASE	(355)
g	EXPENSE	3120	14000		SALARIES-FULL TIME	INCREASE	645
	EXPENSE	7020	41700		CONTRACTUAL SERVICES	DECREASE	(645)

2 PARKS & RECREATION

a	EXPENSE	7320	46000	1088	CONTRACTED SERVICE	INCREASE	12,000
	EXPENSE	7320	13000		SALARIES - HOURLY	INCREASE	8,000
	EXPENSE	1310	49100		CONTINGENCY	DECREASE	20,000

3 MARINA

a	EXPENSE	7989ER	23100		VEHICLES	INCREASE	40,000
	EXPENSE	7989ER	24000		EQUIPMENT	INCREASE	80,000
	EXPENSE	7989ER	27000		TOOLS	INCREASE	10,000
	EXPENSE	7989ER	41000		OFFICE SUPPLIES	INCREASE	10,000
	EXPENSE	7989ER	41500		FUNCTIONAL SUPPLIES	INCREASE	10,000
	EXPENSE	7989ER	41600		PROGRAM SUPPLIES	INCREASE	5,000
	EXPENSE	7989ER	42000		FACILITY REPAIRS	INCREASE	70,000
	EXPENSE	7989ER	42900		FUEL	INCREASE	150,000
	EXPENSE	7989ER	43000		UTILITIES	INCREASE	5,000
	EXPENSE	7989ER	46000		COUNTRACTUAL SERVICES	INCREASE	50,000
	EXPENSE	7989ER	48500		TRAINING	INCREASE	1,000
	REVENUE	7989ER	2025		RENT-BOATS	INCREASE	(50,000)
	REVENUE	7989ER	2189		FEES	INCREASE	(80,000)
	REVENUE	7989ER	2401		INTEREST	INCREASE	(10,000)
	REVENUE	7989ER	2655		FUEL	INCREASE	(125,000)
	REVENUE	7989ER	2656		DIESEL	INCREASE	(26,000)
	REVENUE	7989ER	9998		RESERVE FUNDS	INCREASE	(140,000)

City of New Rochelle
Public Works

MEMORANDUM

TO: Honorable Mayor and City Council
 THRU: Wilfredo Melendez, City Manager
 FROM: Alvaro Alfonzo-Larrain, Commissioner of Public Works
 DATE: July 8, 2025
 SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE
 RE: PARKING REGULATION CHANGE- 25 COOPER DRIVE - Ordinance
 amending Section 312-91, Schedule XX: Handicapped Parking, of Chapter 312,
 Vehicles and Traffic, of the code of the City of New Rochelle (Cooper Drive).

An elderly couple with mobility impairment previously made a request to the Department of Public Works to provide a handicapped parking space near 25 Cooper Drive. A space was provided by the city in 2020, however, the residents have now requested an additional space due to frequent use by other residents. DPW and PD recommend expanding the existing space by removing a parking restriction south of the current handicapped space.

This change requires amendment to the Municipal Code as detailed below:

(Matter underlined added; Matter bracketed deleted)

§ 312-91 Schedule XX: Handicapped Parking.

In accordance with the provisions of § 312-49, the following described locations are hereby designated as handicapped parking spaces:

Name of Street	Side	Location
Cooper Drive	East	In front of 25 [(20 feet)] <u>(40 feet)</u>

LEGISLATION

ORDINANCE AMENDING SECTION 312-91,
SCHEDULE XX: HANDICAPPED PARKING, OF CHAPTER
312, VEHICLES AND TRAFFIC, OF THE CODE OF THE CITY
OF NEW ROCHELLE (COOPER DRIVE).

BE IT ORDAINED by the City of New Rochelle:

The Code of the City of New Rochelle, Section 312-91 (Schedule XX: Handicapped Parking) of Chapter 312 (Vehicles and Traffic) is hereby amended as follows:

§312-91. Schedule XX: Handicapped Parking.

In accordance with the provisions of §312-49, the following described locations are hereby designated as handicapped parking spaces:

Name of Street	Side	Location
Cooper Drive	East	In front of 25 [(20 feet)] <u>(40 feet)</u>

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Public Works

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Alvaro Alfonzo-Larrain, Commissioner of Public Works

DATE: July 8, 2025

SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE
RE: TRAFFIC REGULATION CHANGE - BURLING LANE - Ordinance
amending Section 312-29, One-Way Streets, of Chapter 312, Vehicles and
Traffic, of the Code of the City of New Rochelle (Burling Lane).

During the design phase of the North Avenue bridge reconstruction project by the New York State Thruway Authority, the City directed the Authority to reconstruct the intersection of North Avenue and Burling Lane to accommodate only westbound traffic on Burling Lane in order to remove a traffic signal phase and conflict point within the intersection. This direction was made in conjunction with Department of Development plans for the surrounding area. As the Authority nears completion of the bridge span, the following code amendment is recommended:
(matter underlined added)

§ 312-29 One-way streets.

The following streets or parts of streets are hereby designated as one-way streets in the direction indicated, and no person shall travel in a direction other than as authorized below:

Name of Street	Direction of Travel	Limits
<u>Burling Lane</u>	<u>West</u>	<u>From North Avenue to Memorial Highway</u>

LEGISLATION

ORDINANCE AMENDING SECTION 312-29, ONE-WAY
STREETS, OF CHAPTER 312, VEHICLES AND TRAFFIC, OF
THE CODE OF THE CITY OF NEW ROCHELLE (BURLING
LANE).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-29, One-Way Streets, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-29. One-way streets.

The following streets or parts of streets are hereby designated as one-way streets in the direction indicated, and no person shall travel in a direction other than as authorized below:

Name of Street	Direction of Travel	Limits
<u>Burling Lane</u>	<u>West</u>	<u>From North Avenue to Memorial Highway</u>

Matter underlined added.

City of New Rochelle
Public Works

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Alvaro Alfonzo-Larrain, Commissioner of Public Works

DATE: July 8, 2025

SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE
RE: PARKING REGULATION CHANGE - PORTION OF NORTH AVENUE
- Ordinance amending Section 312-87, Schedule XVI: No Stopping or Standing,
and 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 (North
Avenue).

To assist with keeping the curbside free of stopped vehicles and improve sight lines for vehicles exiting the parking lot, the Police Department has requested modification of the No Parking Any Time restriction in front of headquarters at 475 North Avenue to a No Standing Any Time/ Tow Away zone restriction. The following amendments to the Municipal Code are recommended:
(matter underlined added, matter bracketed deleted)

§ 312-87 Schedule XVI: No Stopping or Standing.

In accordance with the provisions of § 312-45, no person shall stop or stand a vehicle between the hours listed upon any of the following described streets or parts of streets:

Name of Street Side Hours/ Days Location

*** Tow-away zone.**

<u>North Avenue*</u> <u>Avenue north</u>	<u>East</u>	<u>All/All</u>	<u>From entrance driveway to 475 North</u> <u>for 270 feet</u>
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§ 312-83 Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street Side Location

[North Avenue]	[East]	[From entrance driveway to 475 North Avenue north for 140 feet]
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LEGISLATION

ORDINANCE AMENDING SECTION 312-87, SCHEDULE XVI: NO STOPPING OR STANDING, AND 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 (NORTH AVENUE).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-87, Schedule XVI: No Stopping or Standing, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-87, Schedule XVI: No Stopping or Standing.

In accordance with the provisions of § 312-45, no person shall stop or stand a vehicle between the hours listed upon any of the following described streets or parts of streets:

* Tow-away zone.

Name of Street	Side	Hours/Days	Location
<u>North Avenue*</u>	<u>East</u>	<u>All/All</u>	<u>From entrance driveway to 475 North Avenue north for 270 feet</u>

Section 2. The Code of the City of New Rochelle, Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-83 Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
[North Avenue]	[East]	[From entrance driveway to 475 North Avenue north for 40 feet]

City of New Rochelle
Public Works

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Alvaro Alfonzo-Larrain, Commissioner of Public Works

DATE: July 8, 2025

SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE
RE: PARKING REGULATION CHANGE: GAIL DRIVE - 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 (Gail
Drive).

The Anchorage Residents Association representing residents of Gail Drive has requested restriction of parking on Gail Drive at the intersection with Davenport Avenue. Gail Drive is a narrow street, and there is insufficient width for vehicles to enter the street when there are vehicles waiting at the Stop sign and vehicles are parked on the south side of the street. The Department of Public Works recommends restricting parking on the south side of the street approaching the Stop sign. In addition, a correction to the existing restriction on the north side of the street is recommended. This requires the following changes to the municipal code: (Matter underlined added; matter in brackets deleted)

§ 312-83 Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
<u>Gail Drive</u>	<u>South</u>	<u>14 Gail Drive to Davenport Avenue</u>
Gail Drive	North	[Church Street] <u>Davenport Avenue</u> to dead end

LEGISLATION

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 (GAIL DRIVE).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-83. Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
<u>Gail Drive</u>	<u>South</u>	<u>14 Gail Drive to Davenport Avenue</u>
Gail Drive	North	[Church Street] <u>Davenport Avenue</u> to dead end

Matter underlined added

Matter [bracketed] deleted

City of New Rochelle
Public Works

MEMORANDUM

TO: Honorable Mayor and City Council
 THRU: Wilfredo Melendez, City Manager
 FROM: Alvaro Alfonzo-Larrain, Commissioner of Public Works
 DATE: July 8, 2025
 SUBJECT: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: OPENING OF NEWLY PAVED STREETS - Ordinance amending Section 281-10, Opening of Newly Paved Streets of Chapter 281, Streets, Sidewalks and Public Places, of the Code of the City of New Rochelle.

The City of New Rochelle has been experiencing unprecedented real estate development and utility upgrades by various utility companies, including water, power, and telecommunications. As a result, City roadways have been plagued with pavement trench restorations that are a nuisance to City residents and have a limited life span.

The following changes to the Municipal Code are recommended:
 (Standard text is current Code; bold text is proposed Code change)

§ 281-10 Opening of Newly Paved Streets

No newly paved street shall be opened or dug up or the pavement thereof otherwise cut, injured or defaced for any purpose whatever, by any person, until after the expiration of three years from the date of final completion of the newly laid pavement in said street or avenue; provided, however, that in case of emergency where the health, comfort or convenience of the public or a considerable number of persons in the City may be endangered, a permit for the opening of said street may be granted by the Mayor. Said permit shall be in writing and shall state the nature of the emergency necessitating the issuance thereof.

§ 281-10. Opening of Paved Streets.

A. Restoration Requirements

Any person or entity that opens, digs, or cuts into a paved street or roadway for any purpose shall be responsible for restoring the disturbed pavement in accordance with the following requirements:

(1) Parallel Disturbance (Utility Mains)

Where the disturbance is parallel to the roadway centerline, including but not limited to the installation or repair of utility mains, restoration shall be required across the full width of the street or roadway, from curb to curb, and shall extend a minimum of three (3) feet

beyond the outermost limits of the disturbance on all sides, regardless of the age of the existing pavement.

(2) Perpendicular Disturbance (Service Laterals)

Where the disturbance is perpendicular to the roadway centerline, including but not limited to the installation or repair of utility service laterals, and the pavement disturbed is five (5) years old or less from its last known installation or resurfacing, restoration shall be required across the full width of the street or roadway, from curb to curb, and shall extend a minimum of three (3) feet beyond the outermost limits of the disturbance on all sides.

(3) All pavement restoration shall be performed in accordance with this subsection A and applicable municipal engineering standards and specifications, as may be updated from time to time, and shall be subject to inspection and approval by the City Engineer or their designee prior to final acceptance.

LEGISLATION

ORDINANCE AMENDING SECTION 281-10, OPENING
OF NEWLY PAVED STREETS OF CHAPTER 281,
STREETS, SIDEWALKS AND PUBLIC PLACES, OF THE
CODE OF THE CITY OF NEW ROCHELLE.

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Chapter 281, Streets, Sidewalks and Public Places, is hereby amended as follows:

Chapter 281. Streets, Sidewalks and Public Places.

§ 281-10. [Opening of newly paved streets.

No newly paved street shall be opened or dug up or the pavement thereof otherwise cut, injured or defaced for any purpose whatever, by any person, until after the expiration of three years from the date of final completion of the newly laid pavement in said street or avenue; provided, however, that in case of emergency where the health, comfort or convenience of the public or a considerable number of persons in the City may be endangered, a permit for the opening of said street may be granted by the Mayor. Said permit shall be in writing and shall state the nature of the emergency necessitating the issuance thereof.]

§ 281-10. Opening of Paved Streets.

A. Restoration Requirements

Any person or entity that opens, digs, or cuts into a paved street or roadway for any purpose shall be responsible for restoring the disturbed pavement in accordance with the following requirements:

(1) Parallel Disturbance (Utility Mains)

Where the disturbance is parallel to the roadway centerline, including but not limited to the installation or repair of utility mains, restoration shall be required across the full width of the street or roadway, from curb to curb, and shall extend a minimum of three (3) feet beyond the outermost limits of the disturbance on all sides, regardless of the age of the existing pavement.

(2) Perpendicular Disturbance (Service Laterals)

Where the disturbance is perpendicular to the roadway centerline, including but not limited to the installation or repair of utility service laterals, and the pavement disturbed is five (5) years old or less from its last known installation or resurfacing, restoration shall be required across the full width of the street or roadway, from curb to curb, and shall extend a minimum of three (3) feet beyond the outermost limits of the disturbance on all sides.

(3) All pavement restoration shall be performed in accordance with this subsection A and applicable municipal engineering standards and specifications, as may be updated from time to time, and shall be subject to inspection and approval by the City Engineer or their designee prior to final acceptance.

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Parks & Recreation

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Vincent Parise, Parks and Recreation Commissioner
DATE: July 8, 2025
SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE,
CHAPTER 224, PARKS RE: PUBLIC BATHING - Ordinance amending
Section 224-14, Public Bathing, of Chapter 224. Parks, of the Code of the City of
New Rochelle.

BACKGROUND:

Section 224-14, Public Bathing, of the New Rochelle City Code currently prohibits swimming or bathing in or from any public park of the City or in any City-owned lake, except in or from Hudson Park.

ISSUE:

Staff believes, as currently written, that Section 224-14 is far too restrictive and proposes to add the following language to relax the code section:

Nothing contained in this section shall be construed to prohibit the Commissioner of Parks and Recreation to permit entry into water in public parks or City-owned lakes by either (1) City-employees in the course of their employment; or (2) members of the public during the course of their participation in any City program duly authorized by the Commissioner of Parks and Recreation where such entry into the water is incidental to educational, scientific, or environmental purposes of the program.

RECOMMENDATION:

Staff recommends that the City Council approve the attached Ordinance amending Section 224-14 of the Code of the City of New Rochelle.

LEGISLATION

ORDINANCE AMENDING SECTION 224-14, PUBLIC
BATHING, OF CHAPTER 224, PARKS, OF THE CODE OF
THE CITY OF NEW ROCHELLE.

BE IT ORDAINED by the City of New Rochelle:

Section 1. Legislative Intent.

The City Council recognizes that Section 224-14 of the City Code, which prohibits public swimming or bathing in or from City parks or City-owned lakes (except Hudson Park), is overly restrictive and limits the ability of City departments to conduct programming and operations involving incidental water access. This amendment clarifies that under specific circumstances, including certain City programs or staff duties, controlled water entry is permitted.

Section 2. The Code of the City of New Rochelle, Section 224-14, Public Bathing, of Chapter 224, Parks, is hereby amended as follows:

§ 224-14 Public bathing.

No person shall swim or bathe in or from any public park of the City or in any City-owned Lake, except that swimming or bathing shall be permitted in or from Hudson Park in accordance with the regulations of the Commissioner of Parks and Recreation and the payment of fees prescribed by the City Council. Nothing contained in this section shall be construed to prohibit the Commissioner of Parks and Recreation to permit entry into water in public parks or City-owned lakes by either (1) City-employees in the course of their employment; or (2) members of the public during the course of their participation in any City program duly authorized by the Commissioner of Parks and Recreation where such entry into the water is incidental to educational, scientific, or environmental purposes of the program.

Matter underlined added.

City of New Rochelle
Parks & Recreation

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Vincent Parise, Parks and Recreation Commissioner

DATE: July 8, 2025

SUBJECT: PROPOSED ACCEPTANCE OF A GRANT AWARD FROM THE WESTCHESTER COUNTY YOUTH BUREAU RE: SUMMER YOUTH EMPLOYMENT (SYEP) PROGRAM - Ordinance accepting The Westchester County Youth Bureau grant in the amount of \$16,666.67 to support a Summer Youth Employment Program, and amending Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025.

The New Rochelle Youth Bureau has been awarded a grant in the amount of \$16,666.67 from the Westchester County Youth Bureau. The purpose of this funding is to implement the Summer Youth Employment Program for the time period of July 1, 2025 through September 30, 2025

Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025, is hereby amended as follows:

Increase Appropriations:

7310-46000	Contractual SYEP	\$16,666.67
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Increase Revenue:

7310-2706	County Aid SYEP	\$16,666.67
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LEGISLATION

ORDINANCE ACCEPTING THE WESTCHESTER COUNTY YOUTH BUREAU GRANT IN THE AMOUNT OF \$16,666.67 TO SUPPORT A SUMMER YOUTH EMPLOYMENT PROGRAM, AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025, AND APPROPRIATING FUNDS THEREFOR.

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Council of the City of New Rochelle hereby accepts the Westchester County Youth Bureau grant in the amount of \$16,666.67 to support a Summer Youth Employment Program for the time period of July 1, 2025 through September 30, 2025.

Section 2. Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025, is hereby amended in order to provide for the acceptance and implementation of the \$16,666.67 grant, as follows:

Increase Appropriations:

7310-46000	Contractual SYEP	\$16,666.67
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Increase Revenue:

7310-2706	County Aid SYEP	\$16,666.67
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Section 3. The City Manager is hereby authorized to execute such documentation as may be necessary and required to file and accept the \$16,666.67 grant.

ATTACHMENTS:

1. NYPH SYEP 2025 Award Letter - New Rochelle
2. Summer Youth Employment Westchester County Budget 2025



Kenneth W. Jenkins
County Executive

Westchester County Youth Bureau

Ernest L. McFadden
Executive Director

June 6, 2025

Kelly Johnson
Executive Director
New Rochelle Youth Bureau
515 North Avenue
New Rochelle, New York 10801

Dear Mr. Johnson,

I am pleased to inform you that the Westchester County Youth Bureau intends to fund the **2025 Summer Youth Employment Program** in the amount of **\$16,666.67**. While the final award letter from our funding source has yet to be approved, we are committed to supporting your agency in the delivery of this important initiative.

The objective of the program is to provide youth between the ages 16-24 with six-weeks of comprehensive training and work experience. These activities will promote initial introductions to the workplace and help youth to acquire and enhance transferable, employability skills.

We intend to provide a contract to you for the time period **July 1, 2025 through September 30, 2025**. An Inter-Municipal Agreement (IMA) for services is subject to approval by the Westchester County Board of Legislators and also contingent upon review and approval of the program application and budget submitted by your agency. Upon approval of this IMA, you will receive written notice, and subsequent agreement that will need to be executed and returned to the Westchester County Youth Bureau.

Please note that the Agreement is also subject to further financial analysis of the impact of any New York State Budget (the "State Budget") proposed and adopted during the term of the Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate the Agreement or to renegotiate the amounts and rates approved therein. If the County subsequently offers to pay a reduced amount under the Agreement, then the contractor shall have the right to terminate the agreement upon reasonable prior written notice.

Please contact Susan Weisman, Program Administrator, at (914) 995-2753 should you have any questions.

Sincerely,

Ernest L. McFadden
Executive Director

Summer Youth Employment 2025 – Westchester County Youth Bureau

I. Salaries.....\$15,840.00

II. Supplies.....\$826.67

Total

Budget.....\$16.666.67

City of New Rochelle
Parks & Recreation

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Vincent Parise, Parks and Recreation Commissioner
DATE: July 8, 2025
SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE,
CHAPTER 312, VEHICLES AND TRAFFIC RE: PARK'S PARKING LOTS -
Ordinance amending Section 312-62, Parking Lots, of Chapter 312. Vehicles and
Traffic, of the Code of the City of New Rochelle.

BACKGROUND:

From time to time, the Parks & Recreation Department reviews City Code sections that are related to Parks. Section 312-62 of the City Code identifies all parking lots within the City of New Rochelle. This includes municipal parking facilities and parking lots within parks.

ISSUE:

During the latest City Code review, it was determined that the parking lot at Five Islands Park was not included in Section 312-62. In order to add, the City Code needs to be amended.

RECOMMENDATION:

Staff recommends that the City Council approve the attached Ordinance adding amending Section 312-62 of the Code of the City of New Rochelle.

LEGISLATION

ORDINANCE AMENDING SECTION 312-62, PARKING LOTS, OF CHAPTER 312. VEHICLES AND TRAFFIC, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, the Parks & Recreation Department Staff recently conducted a review of the City Code sections associated with parks; and

WHEREAS, based on this review, the Parks & Recreation Department hereby recommends the following amendments to the current City Code to include the parking lot at Five Islands Park.

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

Section 1. The Code of the City of New Rochelle, Section 312-62, Parking lots, of Chapter 312, Vehicles and Traffic, is hereby amended to read as follows:

§ 312-62. Parking lots.

C. The following parking lots operated by the City of New Rochelle are hereby established:

Name of Lot	Description
<u>Five Islands Park Lot</u>	<u>The property located on southern end of LeFevere Lane and known as Block 42 Lot 0001</u>

D. Parking is hereby permitted in metered, ticket-timed, fee-controlled or free lots, as follows:

Name of Lot	Restriction
<u>Five Islands Park Lot</u>	<u>Parking of motor vehicle in the parking spaces provided at Five Islands Park shall be limited to individuals parking motor vehicles while making authorized use of the facilities of Five Islands Park</u>

Matters underlined added.

City of New Rochelle
Parks & Recreation

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Vincent Parise, Parks and Recreation Commissioner
DATE: July 8, 2025
SUBJECT: PROPOSED ACCEPTANCE OF TANF GRANT AWARD OF \$123,100 FROM THE WESTCHESTER/PUTNAM WORKFORCE INVESTMENT BOARD - Ordinance accepting the Westchester-Putnam Workforce Development Board grant in the amount of \$123,100, amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, and appropriating funds therefor (TANF Summer Youth Employment Program).

The New Rochelle Youth Bureau has been awarded a grant in the amount of **\$123,100** from the **Westchester-Putnam Workforce Investment Board** to conduct a TANF Summer Youth Employment Program. 100% of allocation will support youth salaries.

LEGISLATION

ORDINANCE ACCEPTING THE WESTCHESTER-PUTNAM WORKFORCE DEVELOPMENT BOARD GRANT IN THE AMOUNT OF \$123,100, AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025, AND APPROPRIATING FUNDS THEREFOR (TANF SUMMER YOUTH EMPLOYMENT PROGRAM).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Council of the City of New Rochelle hereby accepts the Westchester-Putnam Workforce Development Board grant in the amount of \$123,100 to conduct a TANF Summer Youth Employment Program.

Section 2. Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025, is hereby amended in order to provide for the acceptance and implementation of the \$123,100 grant, as follows:

Increase Revenue:

7314-13000	State Aid TANF	\$123,100
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Increase Appropriations:

7314-13000	TANF Summer Salaries Hourly	\$123,100
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Section 3. The City Manager is hereby authorized to execute such documentation as may be necessary and required to file and accept the \$123,100 grant.

ATTACHMENTS:

1. TANF Budget 2025

THOM KLEINER
Executive Director

SENT VIA EMAIL

June 3, 2025

Kelly Johnson, Executive Director
City of New Rochelle Youth Bureau
515 North Avenue
New Rochelle, NY 10801

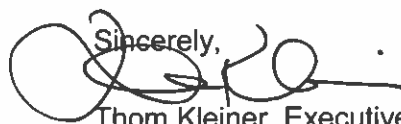
Dear Kelly,

Re: 2025 SYEP: 5/1/2025 to 9/30/2025

Westchester County intends to establish a contract with the City of New Rochelle Youth Bureau to provide Summer Youth Employment Services to fifty (50) Youth, 14 to 20 years of age, beginning on or about 5/1/2025 to 9/30/2025 subject to all necessary approvals. **The contract award for the year is expected not to exceed \$123,100.**

The proposed contract described above is subject to the following approvals: The Westchester County Commissioner of Social Services, The Westchester County Board of Acquisition and Contract and the Westchester County Attorney. Therefore, this letter should not be construed in any way as a guarantee of the availability of any such funds to the entity named herein. Upon receipt of these approvals, a formal contract will be executed between the County and the City of New Rochelle Youth Bureau.

Sincerely,



Thom Kleiner, Executive Director

Cc: Elizabeth Oliveto
Mary Skirchak

The Westchester-Putnam Workforce Development Board (WPWDB) is comprised of leaders and staff of state and county government agencies, non-profits, public education, and the private sector who work together to strengthen the partnerships between business, education, and service providers within the "Career Center Network" to meet the needs for a skilled workforce. The WPWDB provides policy directions and program oversight to the Career Centers and workforce development programs in Westchester and Putnam counties.

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Wilfredo Melendez, City Manager

DATE: July 8, 2025

SUBJECT: PROPOSED LICENSE AGREEMENT WITH BETHESDA BAPTIST CHURCH
RE: COOLING CENTER - Resolution authorizing the City Manager to enter into a License Agreement with Bethesda Baptist Church relative to the use of a portion of the facility as a cooling center.

BACKGROUND:

The City of New Rochelle is committed to protecting public health and safety during extreme heat events through the operation of designated cooling centers. In years past, the City utilized the Doyle Center and the New Rochelle Public Library as designated cooling centers.

ISSUE:

In order to provide Cooling Center locations throughout the City of New Rochelle, City staff has worked with staff from Bethesda Baptist Church to utilize the facility as a cooling center when any of the following conditions are met, based on forecasts, or advisory from the National Weather Service (NWS):

- A Heat Advisory with a forecasted heat index of 95°F or higher for two (2) or more consecutive days; or
- A forecasted heat index* of 100°F or higher for any period of time, regardless of duration; or,
- Sustained temperatures of at least 90°F for three or more consecutive days.

At this current time, we have the New Rochelle Public Library, the Hugh Doyle Senior Center, New Rochelle High School, Columbus Elementary School, and George M. Davis Elementary School in our cooling center network.

RECOMMENDATION:

Staff recommends that City Council adopt a resolution authorizing the City Manager to negotiate and enter into an License Agreement with Bethesda Baptist Church to utilize as a Cooling Center.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT WITH THE BATHESDA BAPTIST CHURCH RELATIVE TO THE USE OF A PORTION OF THE FACILITY AS A COOLING CENTER.

WHEREAS, the City of New Rochelle is committed to protecting public health and safety during extreme heat events through the operation of designated cooling centers; and

WHEREAS, the City operates a network of designated cooling centers during heat emergencies, including but not limited to the New Rochelle Public Library and the Hugh Doyle Senior Center; and

WHEREAS, in an effort to expand geographical access and capacity for cooling centers, City staff have collaborated with representatives from Bathesda Baptist Church to secure a portion of their facility to serve as a cooling center under certain weather conditions; and

WHEREAS, the facility would be activated as a cooling center upon issuance of any of the following by National Weather Service or based on forecasted conditions:

- A Heat Advisory with a forecasted heat index of 95°F or higher for two or more consecutive days; or
- A forecasted heat index of 100°F or higher for any period of time, regardless of duration; or
- Sustained temperatures of at least 90°F for three or more consecutive days;

WHEREAS, the addition of Bathesda Baptist Church to the City's cooling center network would further the City's emergency preparedness and ability to serve residents in need during periods of extreme heat;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to negotiate and execute a License Agreement, in a form acceptable by Corporation Counsel, with Bathesda Baptist Church to utilize a portion of their facility as a cooling center during extreme heat events as outlined herein.

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Wilfredo Melendez, City Manager

DATE: July 8, 2025

SUBJECT: PROPOSED LICENSE AGREEMENT WITH UNITED HEBREW OF NEW ROCHELLE RE: COOLING CENTER - Resolution authorizing the City Manager to enter into a License Agreement with United Hebrew of New Rochelle relative to the use of a portion of the facility as a cooling center.

BACKGROUND:

The City of New Rochelle is committed to protecting public health and safety during extreme heat events through the operation of designated cooling centers. In years past, the City utilized the Doyle Center and the New Rochelle Public Library as designated cooling centers.

ISSUE:

In order to provide Cooling Center locations throughout the City of New Rochelle, City staff has worked with staff from United Hebrew of New Rochelle to utilize a portion of their facility as a cooling center when any of the following conditions are met, based on forecasts, or advisory from the National Weather Service (NWS):

- A Heat Advisory with a forecasted heat index of 95°F or higher for two (2) or more consecutive days; or
- A forecasted heat index* of 100°F or higher for any period of time, regardless of duration; or,
- Sustained temperatures of at least 90°F for three or more consecutive days.

At this current time, we have the New Rochelle Public Library, the Hugh Doyle Senior Center, New Rochelle High School, Columbus Elementary School, and George M. Davis Elementary School in our cooling center network.

RECOMMENDATION:

Staff recommends that City Council adopt a resolution authorizing the City Manager to negotiate and enter into an License Agreement with United Hebrew of New Rochelle to utilize a portion of their facility as a Cooling Center.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT WITH UNITED HEBREW OF NEW ROCHELLE RELATIVE TO THE USE OF A PORTION OF THE FACILITY AS A COOLING CENTER.

WHEREAS, the City of New Rochelle is committed to protecting public health and safety during extreme heat events through the operation of designated cooling centers; and

WHEREAS, the City operates a network of designated cooling centers during heat emergencies, including but not limited to the New Rochelle Public Library and the Hugh Doyle Senior Center; and

WHEREAS, in an effort to expand geographical access and capacity for cooling centers, City staff have collaborated with representatives from United Hebrew of New Rochelle to secure a portion of their facility to serve as a cooling center under certain weather conditions; and

WHEREAS, the facility would be activated as a cooling center upon issuance of any of the following by National Weather Service or based on forecasted conditions:

- A Heat Advisory with a forecasted heat index of 95°F or higher for two or more consecutive days; or
- A forecasted heat index of 100°F or higher for any period of time, regardless of duration; or
- Sustained temperatures of at least 90°F for three or more consecutive days;

WHEREAS, the addition of United Hebrew of New Rochelle to the City's cooling center network would further the City's emergency preparedness and ability to serve residents in need during periods of extreme heat;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to negotiate and execute a License Agreement, in a form acceptable by Corporation Counsel, with United Hebrew of New Rochelle to utilize a portion of their facility as a cooling center during extreme heat events as outlined herein.

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Wilfredo Melendez, City Manager

DATE: July 8, 2025

SUBJECT: PROPOSED LICENSE AGREEMENT WITH MONROE UNIVERSITY RE: COOLING CENTER - Resolution authorizing the City Manager to enter into a License Agreement with Monroe University relative to the use of a university facility as a cooling center.

BACKGROUND:

The City of New Rochelle is committed to protecting public health and safety during extreme heat events through the operation of designated cooling centers. In years past, the City utilized the Doyle Center and the New Rochelle Public Library as designated cooling centers.

ISSUE:

In order to provide Cooling Center locations throughout the City of New Rochelle, City staff has worked with staff from Monroe University so that Gaddy Hall can be used as a cooling center when any of the following conditions are met, based on forecasts, or advisory from the National Weather Service (NWS):

- A Heat Advisory with a forecasted heat index of 95°F or higher for two (2) or more consecutive days; or
- A forecasted heat index* of 100°F or higher for any period of time, regardless of duration; or,
- Sustained temperatures of at least 90°F for three or more consecutive days.

At this current time, we have the New Rochelle Public Library, the Hugh Doyle Senior Center, New Rochelle High School, Columbus Elementary School, and George M. Davis Elementary School in our cooling center network.

RECOMMENDATION:

Staff recommends that City Council adopt a resolution authorizing the City Manager to negotiate and enter into an License Agreement with Monroe University to utilize certain university facilities as a Cooling Center.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO LICENSE AGREEMENT WITH MONROE
UNIVERSITY RELATIVE TO THE USE OF A UNIVERSITY
FACILITY AS A COOLING CENTER.

WHEREAS, the City of New Rochelle is committed to protecting public health and safety during extreme heat events through the operation of designated cooling centers; and

WHEREAS, the City operates a network of designated cooling centers during heat emergencies, including but not limited to the New Rochelle Public Library and the Hugh Doyle Senior Center; and

WHEREAS, in an effort to expand geographical access and capacity for cooling centers, City staff have collaborated with representatives from Monroe University to secure a portion of their facility to serve as a cooling center under certain weather conditions; and

WHEREAS, the facility would be activated as a cooling center upon issuance of any of the following by National Weather Service or based on forecasted conditions:

- A Heat Advisory with a forecasted heat index of 95°F or higher for two or more consecutive days; or
- A forecasted heat index of 100°F or higher for any period of time, regardless of duration; or
- Sustained temperatures of at least 90°F for three or more consecutive days;

WHEREAS, the addition of Monroe University to the City's cooling center network would further the City's emergency preparedness and ability to serve residents in need during periods of extreme heat;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to negotiate and execute a License Agreement, in a form acceptable by Corporation Counsel, with Monroe University to utilize a portion of their facility as a cooling center during extreme heat events as outlined herein.

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Wilfredo Melendez, City Manager

DATE: July 8, 2025

SUBJECT: PROPOSED LOCAL LAW RE: ACTIVE DUTY AND VETERAN PARKING -
A Local Law, Intro No. 4, adding Section 312-50.3 to the Code of the City of
New Rochelle to designate parking spaces for current and former members of the
United States Forces.

BACKGROUND:

Across the region and the country, municipalities are recognizing the service of current and former members of the United States Armed Forces by allocating dedicated parking spaces in municipally-owned facilities for their use. Local examples of such programs include Suffolk County, the Town of Babylon, and the Town of South Hampton.

This memo proposes the implementation of designated parking spaces for current New Rochelle residents who are Active-Duty Members, Reserve Members and/or Veterans of the United States Armed Forces in City-managed parks and parking facilities. The goal of this program is to show respect and gratitude for those who have served or are currently serving, provide a small gesture of appreciation within our community, and promote a veteran- and military-friendly city image.

ISSUE:

In order to designate parking spaces in City parks and parking facilities for use by current New Rochelle residents who are Active-Duty Members, Reserve Members and/or Veterans of the United States Armed Forces the City Code needs to be amended. A minimum of one space designated for Active-Duty Members, Reserve Members and Veterans of the United States Armed Forces would be provided in the following facilities:

- Bayard Street Lot (Development)
- Cameron Pier and Sharkey Horseshoe Pitching Lot (Parks & Recreation)
- City Hall Parking Lot (Development)
- City Park Lot (Parks & Recreation)
- Davenport Park Lot (Parks & Recreation)

- D'Onofrio Park Lot (Parks & Recreation)
- Five Islands Park Lot (Parks & Recreation)
- Fort Slocum Road Lot (Parks & Recreation)
- Guion Place Garage (Development)
- Highgarden Tower Garage (Development)
- Hudson Park and Marina Lot (Parks & Recreation)
- Lawn Avenue Lot (Development)
- Library Lot (Development)
- Library South Lot (Development)
- Maple Avenue Garage (Development)
- Marina Parking Deck (Upper) (Parks & Recreation)
- New Roc Garage (Development)
- New Rochelle Transit Center (Development)
- North Avenue at Thruway Parking Lot (Development)
- Prospect Street Lot (Development)
- The Encore Garage (Development)
- The Illustrator Garage (Development)
- The Skyline Parking Garage (Development)

Payment for parking will still be required per facility rules.

RECOMMENDATION:

Staff recommends that the City Council approve the attached Ordinance adding Section 312-49.1 and amending Section 312-62 of the Code of the City of New Rochelle.

LEGISLATION

LOCAL LAW NO. ____

A LOCAL LAW, INTRO NO. _4_, ADDING SECTION 312-50.3 TO THE CODE OF THE CITY OF NEW ROCHELLE TO DESIGNATE PARKING SPACES FOR CURRENT AND FORMER MEMBERS OF THE UNITED STATES ARMED FORCES.

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

Section 1. Purpose and Legislative Intent.

The City Council finds that it is in the public interest to recognize and honor the service of Active-Duty Members, Reserve Members, and Veterans of the United States Armed Forces by establishing specially designated parking spaces for their use in municipally-owned parking facilities. This gesture reflects the City's commitment to supporting military families and promoting a veteran- and military-friendly community.

Section 2. Section 312-50.3 of the Code of the City of New Rochelle is hereby added to read as follows:

§ 312-50.3. Designated Parking for United States Armed Forces Personnel.

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

Development Commissioner

The Commissioner of the City of New Rochelle Department of Development.

Parks Commissioner

The Commissioner of the City of New Rochelle's Parks & Recreation Department.

Veteran

A person who served in the active military, naval, air, or space service, and who was discharged or released therefrom.

Active Duty

Full-time duty in the United States Armed Forces, other than active-duty training.

Armed Forces

United States Army, Navy, Marine Corps, Air Force, Space Force, and Coast Guard, including the reserve components thereof.

Reserve

A member of a reserve component of one of the Armed Forces.

Reserve Component

The term “reserve component” means, with respect to the Armed Forces, the Army Reserve, the Navy Reserve, the Marine Corps Reserve, the Air Force Reserve, the Coast Guard Reserve, the Army National Guard of the United States, and the Air National Guard of the United States.

B. Designation of Spaces

Notwithstanding any provision of law to the contrary, the Development Commissioner and the Parks Commissioner are hereby authorized, empowered, and directed to designate a minimum of one (1) parking space at each of the facilities identified below for the exclusive use of parking by current New Rochelle residents who are:

- (1) Active-Duty Members of the United States Armed Forces;
- (2) Reserve Members of the United States Armed Forces; or
- (3) Veterans of the United States Armed Forces.

C. Eligible Facilities

(1) Designated spaces shall be established and clearly marked within the following municipally owned or managed facilities:

- Bayard Street Lot
- Cameron Pier and Sharkey Horseshoe Pitching Lot
- City Hall Parking Lot
- City Park Lot
- Davenport Park Lot
- D'Onofrio Park Lot
- Five Islands Park Lot
- Fort Slocum Road Lot
- Guion Place Garage
- Highgarden Tower Garage
- Hudson Park and Marina Lot
- Lawn Avenue Lot
- Library Lot

- Library South Lot
- Maple Avenue Garage
- Marina Parking Deck (Upper)
- New Roc Garage
- New Rochelle Transit Center
- North Avenue at Thruway Parking Lot
- Prospect Street Lot
- The Encore Garage
- The Illustrator Garage
- The Skyline Parking Garage

(2) To the extent practicable, spaces designated for parking by Active-Duty Members, Reserve Members, and Veterans of the United States Armed Forces shall be located in the immediate vicinity of those spaces designated for use by the handicapped. In no event, however, shall designated parking spaces be located closer to a facility entrance than those spaces designated for use by the handicapped.

(3) The Development Commissioner and Parks Commissioner shall post appropriate signage and markings to allow for the enforcement of this article.

D. Display of Credentials.

Eligibility for use of the designated space must be demonstrated by appropriate identification issued by the United States Department of Defense, the United States Department of Veterans Affairs, or other documentation approved by the City Clerk, and a hanging tag or sticker issued by the City of New Rochelle.

E. Payment Requirements.

Use of designated spaces shall remain subject to all applicable parking fees, meters, and regulations in effect at the facility.

F. Prohibited parking

Any person who parks a vehicle in a parking space reserved for Active-Duty Members, Reserve Members, and Veterans of the United States Armed Forces without the proper credentials established in § 312-50.3(D) shall be deemed to be in violation of this article. The owner of such vehicle shall be responsible for the penalty imposed hereunder.

G. Penalty for offenses.

Any person violating the provisions of this article shall be subject to a fine not to exceed \$100.

H. Enforcement

Provisions of this article shall be enforced by the City of New Rochelle Police Department.

I. Severability.

If any clause, sentence, paragraph, subdivision, or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

J. When effective

This article shall take effect 90 days after filing with the Secretary of State of the State of New York.

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Wilfredo Melendez, City Manager
DATE: July 8, 2025
SUBJECT: PROPOSED PUBLIC HEARING RE: PROPOSED LOCAL LAW , INTRO.
NO. 4 - 2025 - VETERAN PARKING - Resolution directing a Public Hearing on
a Local Law adopting Section 312-50.3, to the Code of the City of New Rochelle
to designate parking spaces for current and former members of the United States
Armed Forces.

Introduce 07/08/2025, Scheduling a Public Hearing for Tuesday, 09/09/2025

LEGISLATION

RESOLUTION DIRECTING PUBLIC HEARING ON A LOCAL LAW, INTRO. NO. 4, ADOPTING SECTION 312-50.3, TO THE CODE OF THE CITY OF NEW ROCHELLE TO DESIGNATE PARKING SPACES FOR CURRENT AND FORMER MEMBERS OF THE UNITED STATES ARMED FORCES.

BE IT RESOLVED by the Council of the City of New Rochelle:

This Council shall hold a public hearing on September 9, 2025 at 7:00 P.M. in the Council Chambers at City Hall, 515 North Avenue, New Rochelle, New York, on the proposed Local Law, entitled:

LOCAL LAW NO. _____

A LOCAL LAW, INTRO NO. _4_, ADDING SECTION 312-50.3 TO THE CODE OF THE CITY OF NEW ROCHELLE TO DESIGNATE PARKING SPACES FOR CURRENT AND FORMER MEMBERS OF THE UNITED STATES ARMED FORCES.

and, be it further

RESOLVED that the City Clerk give due notice of this public hearing.

City of New Rochelle
Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2026 ANNUAL PHA PLAN - Resolution adopting the 2026 Section 8 Annual PHA (Public Housing Authority) Plan. (Intro 7/8/2025; Public Hearing 9/9/2025)

Background:

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires every Public Housing Authority (PHA) to prepare an Annual PHA Plan which is to be submitted to the U.S. Department of Housing and Urban Development for the upcoming year.

The 2026 Annual PHA Plan outlines the City's progress in meeting the goals and objectives set forth in the 2025-2029 PHA Five Year Plan. The PHA Annual Plan for 2026 includes no significant amendments or program modifications from the 2025 Annual PHA Plan although it does include goals for cost saving measures.

In addition to the Annual and Five-Year Plans, HUD also requires, under 24 CFR Section 982.54, that a PHA maintain a written Administrative Plan that establishes local policies for administration of the program in accordance with HUD requirements.

Issue:

The Annual PHA Plan is required to be submitted to HUD 75 days prior to commencement of the PHA's fiscal year which is January 1st. Prior to submission, HUD requires a 45-day public comment period, public hearing and incorporation of public comments received on the plan, and City Council approval.

Recommendations:

Staff recommends that the City Council take the following actions:

1. At the July 8th Committee of the Whole ("COW") Meeting, set a Public Hearing for the September 09, 2025 COW. The 45-day comment period, as required by HUD, will

extend from July 28 through September 11, 2025.

2. At the Regular Legislative Meeting on September 16, 2025, adopt a resolution adopting, and approving for submission to HUD, the 2026 Annual PHA Plan.

LEGISLATION

RESOLUTION ADOPTING THE 2026 SECTION 8 ANNUAL PHA (PUBLIC HOUSING AUTHORITY) PLAN.

BE IT RESOLVED, by the Council of the City of New Rochelle that after a public hearing held on September 9, 2025, this City Council hereby adopts that 2026 Section 8 Annual PHA (Public Housing Authority) Plan in accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to execute and submit such documentation as may be necessary and required to the U.S. Department of Housing and Urban Development.; and

BE IT FURTHER RESOLVED, the City Manager is further authorized to execute any additional actions or documents necessary to complete the submission and ensure ongoing compliance with HUD regulations.

City of New Rochelle
Development

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Adam Salgado, Commissioner of Development
DATE: July 8, 2025
SUBJECT: PROPOSED PUBLIC HEARING RE: HOUSING CHOICE VOUCHER
PROGRAM (SECTION 8) 2026 ANNUAL PHA PLAN - Resolution directing
Public Hearing relative to the 2026 Section 8 Annual PHA (Public Housing
Authority) Plan. (Intro. 7/8/2025; Public Hearing 9/9/2025)

PROPOSED PUBLIC HEARING RE: 2026 ANNUAL PHA PLAN

LEGISLATION

**RESOLUTION DIRECTING PUBLIC HEARING
RELATIVE TO THE 2026 SECTION 8 ANNUAL PHA (PUBLIC
HOUSING AUTHORITY).**

BE IT RESOLVED by the Council of the City of New Rochelle that this City Council hold a public hearing on September 9, 2025 at 7:00 p.m. in the City Council Chambers, City Hall, 515 North Avenue, New Rochelle, New York relative to the 2025 Section 8 Annual PHA (Public Housing Authority), in accordance with regulations issued by the U.S. Department of Housing and Urban Development, and available for review at the Department of Development; and

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to publish notice of such public hearing in the official newspaper of the City of New Rochelle at least ten (10) days prior to the public hearing date.

City of New Rochelle

Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED APPLICATION FOR NEW YORK STATE'S NEW YORK BUILDING RECREATIONAL INFRASTRUCTURE FOR COMMUNITIES, KIDS AND SENIORS (NY BRICKS) - Resolution authorizing the City Manager to submit an application to the New York Building Recreational Infrastructure for Communities, Kids and Seniors (NY BRICKS) relative to 11 Garden Street Community Center Fit-Out.

BACKGROUND:

On June 5, 2025, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), in partnership with the Dormitory Authority of the State of New York (DASNY), announced the launch of the *New York Building Recreational Infrastructure for Communities, Kids and Seniors (NY BRICKS)* Initiative. This new \$100 million capital grant program supports municipalities and not-for-profit entities in the acquisition, design, construction, major renovation, and equipping of Community Centers across the state.

Eligible applicants may request between \$250,000 and \$15 million for eligible capital costs. A minimum 20% local match is required. At least \$50 million of total funding will be dedicated to projects in Underserved Communities, as determined by poverty levels, disadvantaged or distressed community status.

Applications must be submitted by 3:00 p.m. on Friday, August 15, 2025. Awards will be announced no earlier than November 1, 2025.

ISSUE:

To support the implementation of the 11 Garden Street Community Center Fit-Out project with a total project cost ~\$3,000,000, the City proposes to apply for the NY BRICKS initiative in amount of \$2,400,000, of which the required 20% City match of \$600,000 will be sourced from the City's FY26 budget.

Recommendation:

Staff recommends that the City Council adopt a resolution supporting the City's NY BRICKS application submission to DASNY, committing to the City 20% match totaling \$600,000 to be sourced from the City's FY26 budget, and authorizing the City Manager to submit all necessary documentation for the grant application.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE NEW YORK BUILDING RECREATIONAL INFRASTRUCTURE FOR COMMUNITIES, KIDS AND SENIORS (NY BRICKS) RELATIVE TO 11 GARDEN STREET COMMUNITY CENTER FIT-OUT.

WHEREAS, on June 5, 2025, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), in partnership with the Dormitory Authority of the State of New York (DASNY), launched the NY BRICKS Initiative, a \$100 million capital grant program supporting municipalities and nonprofit organizations in developing or renovating community centers across the State; and

WHEREAS, eligible projects under the NY BRICKS initiative include the acquisition, design, construction, major renovation, and equipping of Community Centers, with awards ranging from \$250,000 to \$15 million and a minimum 20% local match requirement; and

WHEREAS, at least \$50 million in funding will be reserved for projects located in Underserved Communities; and

WHEREAS, the City of New Rochelle is advancing the development of the 11 Garden Street Community Center Fit-Out Project to enhance recreational and community space access for residents, with a total estimated project cost of approximately \$3,000,000; and

WHEREAS, City staff recommends submitting a grant application to the NY BRICKS initiative in the amount of \$2,400,000, with the required local match of \$600,000 to be funded through the City's Fiscal Year 2026 budget; and

WHEREAS, the grant application must be submitted no later than August 15, 2025, with awards anticipated no earlier than November 1, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby supports the submission of a grant application to the NY BRICKS initiative in the amount of \$2,400,000 for the 11 Garden Street Community Center Fit-Out Project; and

BE IT FURTHER RESOLVED, that the City Council commits to providing the required 20% local match of \$600,000, to be sourced from the City's Fiscal Year 2026 budget; and

BE IT FURTHER RESOLVED, that the City Manager, or his designee, is hereby authorized to prepare, submit, and execute all necessary documents and take all actions required to carry out the intent of this resolution, including entering into any agreements with the DASNY or NYS OPRHP in connection with the grant.

City of New Rochelle
Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED APPLICATION FOR NEW YORK STATE GREEN RESILIENCY GRANT PROGRAM - Resolution authorizing the City Manager to submit grant applications and necessary documentation for New York State Green Resiliency Grant Program relative to the LINC stormwater improvements and green infrastructure.

BACKGROUND:

The New York State Environmental Facilities Corporation (EFC), in partnership with the Department of Environmental Conservation (DEC), has launched the Green Resiliency Grant (GRG) Program to support climate-adaptive and nature-based solutions in water infrastructure projects. The program will make available up to \$75 million in funding for municipal stormwater and wastewater systems impacted by climate change. Grants can cover up to 90% of eligible project costs and are targeted toward disadvantaged communities. Projects must integrate green infrastructure, flood mitigation, or energy resilience components that improve water quality and reduce climate risks. The maximum grant award is \$10,000,000 and the minimum is \$1,000,000. The application period is currently open until August 15, 2025.

ISSUE:

To support the implementation of the LINC project, the City proposes to apply for the Green Resiliency Grant Program in amount of \$10,000,000 maximum for construction and inspection, plus the required 10% City match in the amount of \$1,000,000 that will be funded from the City's FY26 Budget or a subsequent Federal or Westchester County grant award.

Recommendation:

Staff recommends that the City Council adopt a resolution supporting the City's GRG application submission to NYS, committing to the City 10% match totaling \$1,000,000 maximum, and authorizing the City Manager to submit all necessary documentation for the grant application.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO
SUBMIT GRANT APPLICATIONS AND NECESSARY
DOCUMENTATION FOR NEW YORK STATE GREEN
RESILIENCY GRANT PROGRAM RELATIVE TO THE LINC
STORMWATER IMPROVEMENTS AND GREEN
INFRASTRUCTURE.

WHEREAS, the New York State Environmental Facilities Corporation (EFC), in partnership with the Department of Environmental Conservation (DEC), has launched the Green Resiliency Grant (GRG) Program to support climate-adaptive and nature-based solutions in water infrastructure projects; and

WHEREAS, the GRG Program provides up to \$75 million in statewide funding for projects that integrate green infrastructure, flood mitigation, or energy resilience components to improve water quality and reduce climate risks; and

WHEREAS, grants under the GRG Program may cover up to 90% of eligible project costs, with awards ranging from \$1 million to \$10 million, and are targeted toward communities vulnerable to the impacts of climate change; and

WHEREAS, the City of New Rochelle proposes to apply for the maximum award amount of \$10,000,000 under the GRG Program to support the construction and inspection phases of the LINC project, a transformative green infrastructure initiative; and

WHEREAS, the City's required 10% match, up to a maximum of \$1,000,000, will be funded from the City's Fiscal Year 2026 Budget or from alternative sources including potential Federal or Westchester County grants; and

WHEREAS, the deadline for submission of grant applications is August 15, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby supports the submission of a grant application to the Green Resiliency Grant (GRG) Program in the amount of \$10,000,000 for the construction and inspection of the LINC project; and

BE IT FURTHER RESOLVED, that the City Council commits to providing the required 10% local match in an amount not to exceed \$1,000,000, to be funded through the City's Fiscal Year 2026 Budget or other qualifying funding sources; and

BE IT FURTHER RESOLVED, that the City Manager, or his designee, is hereby authorized to prepare, submit, and execute all necessary documents and agreements, and to take all steps required to carry out the intent of this resolution, including compliance with any terms and conditions of the GRG Program.

City of New Rochelle

Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED AUTHORIZATION RE: SUBMISSION OF A GRANT APPLICATION TO WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM BPL 39 RE: QUAKER RIDGE ROAD COMPLETE STREETS PROJECT - Resolution authorizing the submission of a grant application to Westchester County Complete Streets Municipal Assistance Program (BPL 39) relative to Quaker Ridge Road Complete Streets Project.

BACKGROUND:

On June 3, 2025, the Westchester County Department of Planning announced the Complete Streets Municipal Assistance Program (BPL 39), allocating \$15 million from the county capital budget to support municipalities in planning, designing, and constructing Complete Streets improvements on local roads. The program enables Westchester municipalities to apply for up to 50 % of total project costs-with design and engineering fully funded by Westchester County.

Applications must be submitted by September 19, 2025. A minimum award of \$100,000 and a maximum award of \$6 million per project is available.

Successful applicants will enter into Inter-Municipal Agreements in early 2026, with design phases expected to take 12-24 months and construction phases up to five years

ISSUE:

To support the implementation of the Quaker Ridge Road (QRR) Complete Streets project, the City proposes to apply for the Westchester County Complete Streets Municipal Assistance Program (BPL 29) in amount of \$6,000,000 for QRR Complete Streets project construction and construction management, of which the required 50% City match of \$3,000,000 will be sourced from the City's previously awarded New York State TAP-CMAQ grant for QRR Complete Streets.

Recommendation:

Staff recommends that the City Council adopt a resolution supporting the City's Complete

Streets Municipal Assistance Program (BPL 39) application submission to Westchester County, committing to the City 50% match totaling \$3,000,000 to be sourced from a previous New York State grant award, and authorizing the City Manager to submit all necessary documentation for the grant application.

LEGISLATION

RESOLUTION AUTHORIZING THE SUBMISSION OF A
GRANT APPLICATION TO WESTCHESTER COUNTY
COMPLETE STREETS MUNICIPAL ASSISTANCE
PROGRAM (BPL 39) RELATIVE TO QUAKER RIDGE ROAD
COMPLETE STREETS PROJECT.

WHEREAS, on June 3, 2025, the Westchester County Department of Planning announced the Complete Streets Municipal Assistance Program (BPL 39), allocating \$15 million in county capital funding to assist municipalities in the planning, design, and construction of Complete Streets improvements on local roads; and

WHEREAS, the program provides reimbursement of up to 50% of total project costs, with design and engineering fully funded by Westchester County; and

WHEREAS, the City of New Rochelle seeks to advance the Quaker Ridge Road (QRR) Complete Streets Project to enhance safety, accessibility, and multimodal connectivity for all users; and

WHEREAS, the City intends to apply for the maximum available funding of \$6,000,000 for construction and construction management of the QRR Complete Streets Project through the Westchester County Complete Streets Municipal Assistance Program; and

WHEREAS, the required 50% local match of \$3,000,000 will be fully satisfied by a previously awarded New York State Transportation Alternatives Program - Congestion Mitigation and Air Quality Improvement Program (TAP-CMAQ) grant designated for the QRR Complete Streets Project; and

WHEREAS, the deadline for submission of grant applications is September 19, 2025, and successful applicants will enter into Inter-Municipal Agreements with Westchester County in early 2026;

WHEREAS, the City intends to apply for the full \$6 million award to support construction and construction management of the Quaker Ridge Road (QRR) Complete Streets project; and

WHEREAS, the required 50% City match of \$3 million will be drawn from the City's previously awarded New York State TAP-CMAQ grant for the QRR Complete Streets initiative; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby supports the submission of the City's application to Westchester County Complete Streets Municipal Assistance Program (BPL 39) for the QRR Complete Streets project; and

BE IT FURTHER RESOLVED, that the City Manager affirms its commitment to provide the 50% local match in the amount of \$3,000,000, to be fully funded by the New York State TAP-CMAQ grant previously awarded to the City for the QRR project; and

BE IF FURTHER RESOLVED, that the City Council authorizes the City Manager, or his designee, to submit the application and all required documentation, and to take any and all steps necessary to carry out the intent of this resolution, including the execution of any agreements with Westchester County related to the funding of the project.

City of New Rochelle
Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED AUTHORIZATION RE: SUBMISSION OF 2025
CONSOLIDATED FUNDING APPLICATIONS TO NEW YORK STATE -
Resolution authorizing the City Manager to submit New York State Consolidated
Funding (CFA) grant applications.

BACKGROUND:

The 15th Round of the New York State Consolidated Funding Application (CFA) process was announced recently. City Council is requested to authorize the City Manager to submit CFA grant applications. City staff have met internally and agreed upon the following list of grants that would further the City's goals. The CFA submissions are due to the State no later than Thursday, July 31, 2025.

ISSUE:

The following projects are eligible for funding through the CFA, and require City Council authorization of matching funds and to proceed with the submission of grant applications:

- **Residential Rehabilitation Financing Program Implementation Plan & Pilot Program:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding to create a residential rehabilitation financing pilot program to increase the supply of affordable housing in New Rochelle among aging stock, including 2-4 unit multi-family homes, small rental apartment buildings, and co-op residences, with a focus on supporting upgrades that are compliant with clean and renewable energy, decarbonization, green building electrification, climate resiliency, and other sustainability initiatives that could leverage additional funding from Federal and State sources. \$500,000 total. \$250,000 grant request (50%). \$250,000 match (50%).
- **E-Bikes & Storage Shed:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding to support the New Rochelle Police Department priority Community Policing project with a secured e-bike charging

and storage facility to be located in the Police Department parking lot. \$150,000 total. \$120,000 grant request (80%). \$30,000 match (20%).

- . **Emergency Operations Center:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding for a New Rochelle Fire Department priority to enhance their emergency management and response capabilities. \$1,026,280 total. \$821,024 grant request (80%). \$205,256 match (20%).
- . **Sheldrake Culverts Upstream Drainage Improvements:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding for the construction of upstream drainage improvements in the area of Kewanee Road, Harlan Road, and Puritan Drive to leverage \$1,500,000 in U.S. Army Corps of Engineers funding authorized under Water Resources Development Act of 2024 with \$250,000 in State funding to accompany the City's \$250,000 local match. \$2,000,000 project total with \$500,000 state/local match requirement. \$250,000 grant request (50%). \$250,000 match (50%).
- . **Quaker Ridge Road Complete Streets Construction:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding for the maximum amount allowed to help complete the Federal-State-County-City funding partnership required for construction of the Quaker Ridge Road Complete Streets Project, as other grant funding sources are sought. \$16,125,600 total project cost with estimated \$8,161,743 funding shortfall. \$2,000,000 grant request (50%). \$2,000,000 match (50%).
- . **Pinebrook Boulevard Complete Streets Phase 1:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding to advance the first phase of the Pinebrook Boulevard Complete Streets Project between Beechmont Drive and Forest Avenue, as applications for other sources of potential grant funding are pending. \$1,910,000 project cost. \$955,000 grant request (50%). \$955,000 (50%) match.
- . **MS4 Mapping:** *NYS DEC Non-Agricultural Nonpoint Source Planning and MS4 Mapping Grant (NPG)* - The City intends to submit a request for grant funding to complete MS4 mapping elements required for MS4 permitting compliance. \$84,000 total. \$75,000 grant request (89%). \$9,000 match (11%).
- . **Citywide Tree Plantings:** *NYS DEC Climate Smart Communities Implementation* - The City intends to submit a request for grant funding to implement priority actions from the draft Community Forest Management Plan, specifically FY26-FY27 tree planting targets. \$225,000 total. \$112,500 grant request (50%). \$112,500 match (50%).

- . **Hugh Doyle Facility Upgrades:** *NYS OPRHP Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)* - The City intends to submit a request for grant funding to complete roof, ceiling tile, and LED lighting improvements at the Hugh Doyle Senior Center. \$504,000 total. \$252,000 grant request (50%). \$252,000 match (50%).
- . **Vacuum / Flusher Truck:** *NYS DEC Water Quality Improvement Program (WQIP)* - The City intends to submit a request for grant funding to procure equipment that will enhance the City's Stormwater Improvement Program. \$611,000 total. \$400,000 grant request (65%). \$211,000 match (35%).
- . **Comprehensive Strategic Plan:** *NYS DOS Smart Growth Community Planning* - The City intends to submit a request for grant funding to prepare and adopt a comprehensive strategic plan. \$300,000 total. \$270,000 grant request (90%). \$30,000 match (10%).

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing the submission of the above grant applications through the NYS CFA process, including authorization for the City Manager to certify and execute related documents. By authorizing submission of these grant applications, Council certifies that it has identified the requisite matching funds for each specific grant program, a total of \$4,304,756 to leverage \$5,505,524 in grant funding.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT NEW YORK STATE CONSOLIDATED FUNDING (CFA) GRANT APPLICATIONS.

WHEREAS, the 15th round of the New York State Consolidated Funding Application (CFA) process was announced recently; and

WHEREAS, City staff has agreed upon the following list of grants that would further the City's goals; and

WHEREAS, the CFAs are due to the State no later than July 31, 2025; and

WHEREAS, the City Council must authorize the submission of these applications and confirm the availability of matching funds, as required by each grant program;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to submit the following grant applications through the NYS CFA process and to execute all necessary certifications, agreements, and related documents, subject to approval as to form by the Corporation Counsel:

1. **Residential Rehabilitation Financing Program Implementation Plan & Pilot Program:** *NY Main Street Program or NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding to create a residential rehabilitation financing pilot program to increase the supply of affordable housing in New Rochelle among aging stock, including 2-4 unit multi-family homes, small rental apartment buildings, and co-op residences, with a focus on supporting upgrades that are compliant with clean and renewable energy, decarbonization, green building electrification, climate resiliency, and other sustainability initiatives that could leverage additional funding from Federal and State sources. \$500,000 total. \$250,000 grant request (50%). \$250,000 match (50%).
2. **E-Bikes & Storage Shed:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding to support the New Rochelle Police Department priority Community Policing project with a secured e-bike charging and storage facility to be located in the Police Department parking lot. \$150,000 total. \$120,000 grant request (80%). \$30,000 match (20%).

3. **Emergency Operations Center:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding for a New Rochelle Fire Department priority to enhance their emergency management and response capabilities. \$1,026,280 total. \$821,024 grant request (80%). \$205,256 match (20%).

4. **Sheldrake Culverts Upstream Drainage Improvements:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding for the construction of upstream drainage improvements in the area of Kewanee Road, Harlan Road, and Puritan Drive to leverage \$1,500,000 in U.S. Army Corps of Engineers funding authorized under Water Resources Development Act of 2024 with \$250,000 in State funding to accompany the City's \$250,000 local match. \$2,000,000 project total with \$500,000 state/local match requirement. \$250,000 grant request (50%). \$250,000 match (50%).

5. **Quaker Ridge Road Complete Streets Construction:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding for the maximum amount allowed to help complete the Federal-State-County-City funding partnership required for construction of the Quaker Ridge Road Complete Streets Project, as other grant funding sources are sought. \$16,125,600 total project cost with estimated \$8,161,743 funding shortfall. \$2,000,000 grant request (50%). \$2,000,000 match (50%).

6. **Pinebrook Boulevard Complete Streets Phase 1:** *NYS DEC Climate Smart Communities (CSC) Implementation* - The City intends to submit a request for grant funding to advance the first phase of the Pinebrook Boulevard Complete Streets Project between Beechmont Drive and Forest Avenue, as applications for other sources of potential grant funding are pending. \$1,910,000 project cost. \$955,000 grant request (50%). \$955,000 (50%) match.

7. **MS4 Mapping:** *NYS DEC Non-Agricultural Nonpoint Source Planning and MS4 Mapping Grant (NPG)* - The City intends to submit a request for grant funding to complete MS4 mapping elements required for MS4 permitting compliance. \$84,000 total. \$75,000 grant request (89%). \$9,000 match (11%).

8. **Citywide Tree Plantings:** *DEC Climate Smart Communities Implementation* - The City intends to submit a request for grant funding to implement priority actions from the draft Community Forest Management Plan, specifically FY26-FY27 tree planting targets. \$225,000 total. \$112,500 grant request (50%). \$112,500 match (50%).

9. **Hugh Doyle Facility Upgrades:** *OPRHP Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)* - The City intends to submit a

request for grant funding to complete roof, ceiling tile, and LED lighting improvements at the Hugh Doyle Senior Center. \$504,000 total. \$252,000 grant request (50%). \$252,000 match (50%).

10. Vacuum / Flusher Truck: *DEC Water Quality Improvement Program (WQIP)* - The City intends to submit a request for grant funding to procure equipment that will enhance the City's Stormwater Improvement Program. \$611,000 total. \$400,000 grant request (65%). \$211,000 match (35%).

11. Comprehensive Strategic Plan: *NYS DOS Smart Growth Community Planning* - The City intends to submit a request for grant funding to prepare and adopt an updated citywide comprehensive strategic plan. \$300,000 total. \$270,000 grant request (90%). \$30,000 match (10%).

BE IT FURTHER RESOLVED, for certain projects described herein, the City of New Rochelle hereby requests financial assistance from the New York State Climate Smart Communities grant program pursuant to Environmental Conservation Law Article 54, Title 15; and

BE IT FURTHER RESOLVED, that the City of New Rochelle certifies that it has identified matching funds described herein from general municipal funds pursuant to the requirements of Environmental Conservation Law Article 54 Title 15.

ATTACHMENTS:

1. Specific Resolution Language

Please use this specific resolution language as required by NYS DEC.

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT NEW YORK STATE CONSOLIDATED FUNDING (CFA) GRANT APPLICATIONS.

WHEREAS, the 15th round of the New York State Consolidated Funding Application (CFA) process was announced recently; and

WHEREAS, City staff has agreed upon the following list of grants that would further the City's goals; and

WHEREAS, the Consolidated Funding Applications are due to the State no later than July 31, 2025; and

WHEREAS, the following projects are eligible for funding through the CFA:

Residential Rehabilitation Financing Program Implementation Plan & Pilot Program: NY Main Street Program or NYS DEC Climate Smart Communities (CSC) Implementation -? The City intends to submit a request for grant funding to create a residential rehabilitation financing pilot program to increase the supply of affordable housing in New Rochelle among aging stock, including 2-4 unit multi-family homes, small rental apartment buildings, and co-op residences, with a focus on supporting upgrades that are compliant with clean and renewable energy, decarbonization, green building electrification, climate resiliency, and other sustainability initiatives that could leverage additional funding from Federal and State sources. \$500,000 total. \$250,000 grant request (50%). \$250,000 match (50%).

2. E-Bikes & Storage Shed: NYS DEC Climate Smart Communities (CSC) Implementation ? The City intends to submit a request for grant funding to support the New Rochelle Police Department priority Community Policing project with a secured e-bike charging and storage facility. \$150,000 total. \$120,000 grant request (80%). \$30,000 match (20%).

3. Emergency Operations Center: NYS DEC Climate Smart Communities (CSC) Implementation ? The City intends to submit a request for grant funding for a New Rochelle Fire Department priority to enhance their emergency management and response capabilities. \$1,026,280 total. \$821,024 grant request (80%). \$205,256 match (20%).

4. Shelldrake Culverts Upstream Drainage Improvements: NYS DEC Climate Smart Communities (CSC) Implementation ? The City intends to submit a request for grant funding for the construction of upstream drainage improvements in the area of Kewanee Road, Harlan Road, and Puritan Drive to leverage \$1,500,000 in U.S. Army Corps of Engineers funding authorized under Water Resources Development Act of 2024 with \$250,000 in State funding to accompany the City's \$250,000 local match. \$2,000,000 project total with \$500,000 state/local match requirement. \$250,000 grant request (50%). \$250,000 match (50%).

5. Quaker Ridge Road Complete Streets Construction: NYS DEC Climate Smart Communities (CSC) Implementation ? The City intends to submit a request for grant funding for the maximum amount allowed to help complete the Federal-State-County-City funding partnership required for construction of the Quaker Ridge Road Complete Streets Project, as other grant funding sources are

sought. \$16,125,600 total project cost with estimated \$8,161,743 funding shortfall. \$2,000,000 grant request (50%). \$2,000,000 match (50%).

6. Pinebrook Boulevard Complete Streets Phase 1: NYS DEC Climate Smart Communities (CSC) Implementation ? The City intends to submit a request for grant funding to advance the first phase of the Pinebrook Boulevard Complete Streets Project between Beechmont Drive and Forest Avenue, as applications for other sources of potential grant funding are pending. \$1,910,000 project cost. \$955,000 grant request (50%). \$955,000 (50%) match.

7. MS4 Mapping: NYS DEC Non-Agricultural Nonpoint Source Planning and MS4 Mapping Grant (NPG) ? The City intends to submit a request for grant funding to complete MS4 mapping elements required for MS4 permitting compliance. \$84,000 total. \$75,000 grant request (89%). \$9,000 match (11%).

8. Citywide Tree Plantings: DEC Climate Smart Communities Implementation ? The City intends to submit a request for grant funding to implement priority actions from the draft Community Forest Management Plan, specifically FY26?FY27 tree planting targets. \$225,000 total. \$112,500 grant request (50%). \$112,500 match (50%).

9. Hugh Doyle Facility Upgrades: OPRHP Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF) ? The City intends to submit a request for grant funding to complete roof, ceiling tile, and LED lighting improvements at the Hugh Doyle Senior Center. \$504,000 total. \$252,000 grant request (50%). \$252,000 match (50%).

10. Vacuum / Flusher Truck: DEC Water Quality Improvement Program (WQIP) ? The City intends to submit a request for grant funding to procure equipment that will enhance the City?s Stormwater Improvement Program. \$611,000 total. \$400,000 grant request (65%). \$211,000 match (35%).

11. Comprehensive Strategic Plan: NYS DOS Smart Growth Community Planning ? ?The City intends to submit a request for grant funding to prepare and adopt an updated citywide comprehensive strategic plan. \$300,000 total. \$270,000 grant request (90%). \$30,000 match (10%).

WHEREAS, for certain projects described herein, the City of New Rochelle hereby requests financial assistance from the New York State Climate Smart Communities grant program pursuant to Environmental Conservation Law Article 54, Title 15;

WHEREAS, the City of New Rochelle certifies that it has identified matching funds described herein from general municipal funds pursuant to the requirements of Environmental Conservation Law Article 54 Title 15;

Therefore, be it resolved that the City of New Rochelle hereby authorizes contracted grant writers and/or City?s designee to act on its behalf in submittal of applications through the Consolidated Funding Application for the amounts and relevant project titles described herein;
now, therefore, be it

RESOLVED, that the City Manager is hereby authorized to execute documentation to submit these applications through the New York State Consolidated Funding process.

City of New Rochelle

Development

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Adam Salgado, Commissioner of Development

DATE: July 8, 2025

SUBJECT: PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE LICENSE AGREEMENT RE: THE SKYLINE GARAGE - Resolution authorizing the City Manager to negotiate and execute license agreement with New Rochelle Gardens, LP relative to additional public parking.

BACKGROUND:

To support the continued growth and vibrancy of New Rochelle's downtown, the City has prioritized strategies that improve access to public parking, expand affordable housing, and encourage reinvestment in existing residential buildings. At 40 Memorial Highway, also known as the Skyline, the city currently leases 38 parking spaces for public use. As activity in the downtown increases, particularly around Division Street and its adjacent corridors, the demand for accessible and convenient parking has also grown.

ISSUE:

The Department of Development is proposing to enter into a revised license agreement with New Rochelle Gardens, LP, the owner of 40 Memorial Highway, to secure an additional 80 public parking spaces. This would bring the total number of spaces leased by the City at this location to 118, with the agreement extending through the year 2049. This expansion would directly support local businesses and enhance the overall downtown experience by making it easier for residents, shoppers, and visitors to access nearby retail and commercial establishments.

As part of the proposed agreement, the property owner has also committed to designating 10 percent of the residential units in the building as affordable to households earning up to 70 percent of the Area Median Income (AMI). These affordable units would be marketed through a lottery system, with preferences in alignment with the City's broader affordable housing policy which includes New Rochelle residency.

In addition, the owner has agreed to invest over \$1.35 million in capital improvements to both the residential units and the building's shared common areas. These upgrades will enhance the quality and livability of the property, contributing to the City's goal of ensuring high-quality housing and infrastructure throughout the downtown.

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RECOMMENDATION:

The Department of Development recommends that the City Council adopt a resolution authorizing the City Manager to negotiate and execute a license agreement with New Rochelle Gardens, LP for the use of 80 additional public parking spaces on 40 Memorial Highway.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT WITH NEW ROCHELLE GARDENS, LP RELATIVE TO ADDITIONAL PUBLIC PARKING.

WHEREAS, the City of New Rochelle continues to implement strategic initiatives aimed at enhancing the vibrancy and accessibility of the downtown, including expanding public parking availability, promoting affordable housing, and supporting reinvestment in existing residential buildings; and

WHEREAS, the City currently leases 38 public parking spaces at 40 Memorial Highway (the “Skyline”), a mixed-use property owned by New Rochelle Gardens, LP; and

WHEREAS, the Department of Development has identified a growing demand for accessible public parking in the area surrounding Division Street and its adjacent corridors due to increased downtown activity; and

WHEREAS, the Department of Development proposes to enter into a revised license agreement with New Rochelle Gardens, LP to lease an additional 80 public parking spaces at 40 Memorial Highway, increasing the total number of City-leased spaces at that location to 118, with the agreement extending through the year 2049; and

WHEREAS, in conjunction with the revised license agreement, New Rochelle Gardens, LP has agreed to designate ten percent (10%) of the residential units at 40 Memorial Highway as affordable to households earning up to seventy percent (70%) of the Area Median Income (AMI), to be filled via a lottery system incorporating preferences consistent with the City’s affordable housing policies, including priority for New Rochelle residents; and

WHEREAS, the owner has further committed to making capital improvements to the property in an amount exceeding \$1.35 million, including upgrades to residential units and common areas, thereby enhancing the quality of life for residents and supporting the City’s broader goals for high-quality downtown housing and infrastructure;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to negotiate and execute a revised license agreement with New Rochelle Gardens, LP, in a form acceptable to the Corporation Counsel, for the lease of an additional 80 public parking spaces at 40 Memorial Highway, for a total of 118 spaces, through the year 2049; and

BE IT FURTHER RESOLVED, that said agreement shall include provisions for:

- . The designation of ten percent (10%) of residential units at 40 Memorial Highway as affordable housing for households earning up to seventy percent (70%) of AMI, with a lottery system including preferences aligned with City policy; and
- . A commitment by the owner to invest not less than \$1.35 million in capital improvements to the building's residential units and common areas.