

CITY OF NEW ROCHELLE, NY

MINUTES OF CITY COUNCIL

Type: Regular Legislative Meeting
Date: Tuesday, February 18, 2025 at 6:15 P.M.
Place: Council Chambers- 1St Floor

PLEDGE OF ALLEGIANCE

ROLL CALL

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

The meeting was called to order at 6:17 PM by Mayor Yadira Ramos-Herbert

APPROVAL OF MINUTES: Regular Legislative Meeting, Tuesday, November 19, 2024; Committee of the Whole Session, Tuesday, December 3, 2024; Regular Legislative Meeting, Tuesday, December 10, 2024; Committee of the Whole Session, Tuesday, January 14, 2025.

Motion to approve was moved by Council Member Shane A. Osinloye, seconded by Council Member Sara R. Kaye, and unanimously approved (with the exception of Council Member Matthew A. Stern, who was attending the meeting virtually).

SUBMISSION OF MINUTES: Regular Legislative Meeting, Tuesday, January 21, 2025; Committee of the Whole Session, Tuesday, February 11, 2025.

LEGISLATION IN VOTING ORDER

CONSENT AGENDA

1. **2025-20 - PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE RE: SECTION 312-25, PEDESTRIAN CONTROL** - Ordinance amending Section 312-25, Pedestrian Control, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.
2. **2025-21 - PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE LICENSE AGREEMENT** - Resolution authorizing the City Manager to enter into an agreement with the New Rochelle Council of the Arts (NRCA) relative to the New Rochelle Transit Center.

3. **2025-22 - PROPOSED CREATION OF YOUTH JUSTICE ADVISORY COMMITTEE -** Resolution creating the Youth Justice Advisory Committee. Sponsored by Mayor Yadira Ramos-Herbert

RESOLUTIONS

4. **2025-23 - PROPOSED 2025 CITY OF NEW ROCHELLE FLAG CALENDAR -** Resolution approving the 2025 City of New Rochelle Flag Calendar.

It was noted that the proposed legislation had been reviewed by the committee at the request of Council Members Tarantino and Stern.

Council Member Kaye moved that the United Nations Flag be included in the Flag Calendar for display outside of City Hall. The motion was seconded Council Member Osinloye and unanimously approved and revised accordingly. Display dates for the above-noted begin on October 23 for a seven day period, with flag lowering on October 30, 2025.

Council Member Matthew A. Stern noted that one flagpole per flag is acceptable. (Final list is attached).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Martha Lopez, District 1 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Lopez, Tarantino Jr, Peters, Osinloye, Kaye, Ramos-Herbert
EXCUSED:	Matthew A Stern

5. **2025-24 - PROPOSED LEGISLATION RE: 625 NORTH AVENUE - EDPL -** Resolution authorizing the City Manager to submit written offer and commence legal proceedings for acquisition of 625 North Avenue (Section 3, Block 998, Lots 17, 19 and 25) pursuant to New York State Eminent Domain Procedure Law.

Wilfredo Melendez, P.E., City Manager, noted that adoption of the proposed resolution will authorize bonding and property renovation.

Council Member Albert A. Tarantino, Jr., referred to the three parcels involved, as outlined in the memo.

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

6. **2025-25 - PROPOSED REAPPOINTMENT OF MEMBER TO THE NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY (IDA) AND CORPORATION FOR LOCAL DEVELOPMENT (CLD) -** Resolution re-appointing member to the New Rochelle Industrial Development Agency (IDA) and Corporation for Local Development (CLD)

Previously discussed in Executive Session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Martha Lopez, District 1 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Lopez, Tarantino Jr, Peters, Osinloye, Kaye, Ramos-Herbert
EXCUSED:	Matthew A Stern

7. **2025-26 - PROPOSED ACCEPTANCE OF NEW ROCHELLE POLICE FOUNDATION DONATION 2025** - Resolution accepting a donation of equipment from the New Rochelle Police Foundation.

Robert Gazzola, Police Commissioner, stated that the proposed resolution authorizes the acceptance of the donation by the New Rochelle Police Foundation. He reviewed the seven items outlined in the proposed resolution.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sara R. Kaye, District 5 Council Member
SECONDER:	David Peters, District 3 Council Member
AYES:	Lopez, Tarantino Jr, Peters, Osinloye, Kaye, Ramos-Herbert
EXCUSED:	Matthew A Stern

ORDINANCES

8. **2025-27 - PROPOSED AMENDMENT TO 2025 BUDGET RE: ADDITION OF ONE SCHOOL CROSSING GUARD POSITION** - Ordinance amending Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025 relative to the addition of a Crossing Guard Position.

Commissioner Gazzola referred to the inclusion of one needed additional position of School Crossing Guard in proximity to the Isaac E. Young Middle School.

Council Member Shane A. Osinloye expressed appreciation for the much needed additional position.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Martha Lopez, District 1 Council Member
SECONDER:	Shane A. Osinloye, District 4 Council Member
AYES:	Lopez, Tarantino Jr, Peters, Osinloye, Kaye, Ramos-Herbert
EXCUSED:	Matthew A Stern

9. **2025-28 - PROPOSED AMENDMENT TO THE 2025 BUDGET RE: POSITION CHANGES IN THE DEPARTMENT OF FINANCE** - Ordinance adding the position of Risk Manager in the Finance Department and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

Previously discussed in Executive Session.

Marilyn Martinec, Deputy Commissioner of Finance, referred to the previous discussion in Executive Session regarding the proposal. She addressed the need for the appointment of a Risk Manager in order to meet the Department's demands.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Martha Lopez, District 1 Council Member
SECONDER:	Sara R. Kaye, District 5 Council Member
AYES:	Lopez, Tarantino Jr, Peters, Osinloye, Kaye, Ramos-Herbert
EXCUSED:	Matthew A Stern

PUBLIC HEARINGS: None.

EXECUTIVE SESSION

None.

ADJOURNMENT

On motion by Council Member Osinloye, seconded by Council Member Peters and unanimously adopted, the meeting was adjourned at 6:25 P.M.

Kim B. Jones, City Clerk

City of New Rochelle
Public Works

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Wilfredo Melendez, City Manager
DATE: February 18, 2025
SUBJECT: PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE
RE: SECTION 312-25, PEDESTRIAN CONTROL - Ordinance amending
Section 312-25, Pedestrian Control, of Chapter 312, Vehicles and Traffic, of the
Code of the City of New Rochelle.

Revision of the municipal code section 312-25, Pedestrian Control, is recommended to reflect current pedestrian traffic signal hardware installed by the City in compliance with the National Manual on Uniform Traffic Control Devices (MUTCD), the Americans with Disability Act (ADA), and Public Right of Way Accessibility Guidelines (PROWAG). Older pedestrian signals with WALK/ DON'T WALK text are being replaced with symbolic depictions as indicated below:

Matter [bracketed] deleted.
Matter underlined added.

§ 312-25 Pedestrian control.

A. Control signals. Whenever pedestrian control signals exhibiting the words WALK[, WAIT] or DON'T WALK, or illuminated symbols of a WALKING PERSON or UPRAISED HAND successively are in operation, such signals shall indicate as follows:

- (1) WALK or WALKING PERSON: Pedestrians facing such signal may proceed across the roadway in the direction of the signal in any marked or unmarked crosswalk. Vehicular traffic shall yield the right-of-way to such pedestrians.
- (2) Flashing [WAIT] UPRAISED HAND or DON'T WALK: Pedestrians facing such signals are warned that there is insufficient time to [cross] begin crossing the roadway. Pedestrians already in the roadway shall proceed to the nearest safety island or sidewalk. Vehicular traffic shall yield the right-of-way to such pedestrians.
- (3) Steady [WAIT] UPRAISED HAND or DON'T WALK: Pedestrians facing such signals are warned not to enter this roadway when the steady [WAIT] UPRAISED HAND or DON'T WALK signal is shown.

LEGISLATION

ORDINANCE AMENDING SECTION 312-25, PEDESTRIAN CONTROL, OF CHAPTER 312, VEHICLES AND TRAFFIC, 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, Section 312-25, Pedestrian Control, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-25 Pedestrian control.

A. Control signals. Whenever pedestrian control signals exhibiting the words WALK [, WAIT] or DON'T WALK, or illuminated symbols of a WALKING PERSON or PRAISED HAND successively are in operation, such signals shall indicate as follows:

- (1) WALK or WALKING PERSON: Pedestrians facing such signal may proceed across the roadway in the direction of the signal in any marked or unmarked crosswalk. Vehicular traffic shall yield the right-of-way to such pedestrians.
- (2) Flashing [WAIT] UPRAISED HAND or DON'T WALK: Pedestrians facing such signals are warned that there is insufficient time to [cross] begin crossing the roadway. Pedestrians already in the roadway shall proceed to the nearest safety island or sidewalk. Vehicular traffic shall yield the right-of-way to such pedestrians.
- (3) Steady [WAIT] UPRAISED HAND or DON'T WALK: Pedestrians facing such signals are warned not to enter this roadway when the steady [WAIT] UPRAISED HAND or DON'T WALK signal is shown.

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Development

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Adam Salgado, Commissioner of Development
DATE: February 18, 2025
SUBJECT: PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE LICENSE AGREEMENT - Resolution authorizing the City Manager to enter into an agreement with the New Rochelle Council of the Arts (NRCA) relative to the New Rochelle Transit Center.

BACKGROUND:

Since 2022, the City has utilized the second floor of the New Rochelle Transit Center as a community and business incubator, fostering discussions on innovation, business engagement, and creative placemaking. The New Rochelle Council on the Arts (NRCA) has proposed using this space as a hub for meetings, planning sessions, and events that align with the City's broader vision of integrating the arts into economic development efforts.

By convening artists, stakeholders, and community leaders, NRCA's presence would contribute to ongoing discussions around creative economy initiatives while supporting arts-driven economic development strategies. While some space would be used for materials related to event operations, the primary focus would be on leveraging the venue to engage the public, cultivate partnerships, and enhance New Rochelle's cultural profile.

ISSUE:

As the City continues to position the Transit Center as a key engagement space, it is important to ensure that NRCA's programming complements existing initiatives. A formal agreement should outline expectations regarding event coordination, shared space accessibility, and long-term activation strategies to maximize community benefit. Establishing clear parameters for scheduling and operational responsibilities will help balance NRCA's programming with the City's broader use of the space.

PROPOSAL:

The attached letter proposes an initial license term is for three (3) years. NRCA will clean and maintain the premises and conduct cosmetic changes to the space prior to occupying it.

RECOMMENDATION:

The Department of Development recommends that the City Council adopt a resolution authorizing the City Manager to negotiate and enter into a license agreement with New Rochelle Council on the Arts to use and occupy the commercial space located on the second floor of the New Rochelle Train Station building.

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO AN AGREEMENT WITH NEW ROCHELLE
COUNCIL OF THE ARTS (NRCA) RELATIVE TO THE NEW
ROCHELLE TRANSIT CENTER.

WHEREAS, since 2022, the City has utilized the second floor of the New Rochelle Transit Center as a community and business incubator, fostering discussions on innovation, business engagement, and creative placemaking; and

WHEREAS, New Rochelle Council of the Arts (NRCA) has proposed using this space as a hub for meetings, planning sessions, and events that align with the City's broader vision of integrating the arts into economic development efforts; and

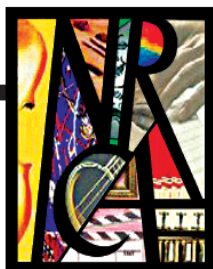
WHEREAS, by convening artists, stakeholders, and community leaders, NRCA's presence would contribute to ongoing discussions around creative economy initiatives while supporting arts-driven economic development strategies with the primary focus on leveraging the venue to engage the public, cultivate partnerships, and enhance New Rochelle's cultural profile; and

WHEREAS, the attached letter proposes an initial license term for three (3) years in which NRCA will clean and maintain the premises and conduct cosmetic changes to the space prior to occupying it; now, therefore

BE IT RESOLVED, that the City Manager is hereby authorized to negotiate and enter into a license agreement with New Rochelle Council on the Arts to use and occupy the commercial space located on the second floor of the New Rochelle Train Station building upon such terms and conditions as shall be satisfactory to the City Manager and approved by Corporation Counsel.

ATTACHMENTS:

1. Letter of Intent



NEW ROCHELLE COUNCIL ON THE ARTS

City Hall 515 North Avenue New Rochelle, NY 10801 www.newrochellearts.org

Theresa Kump Leghorn
President

Lynn Moloshok Green
Vice President

Margaret Chadwick
Recording Secretary

Maddali Paci Atallah
Corresponding Secretary

Karen Keller Selman
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Jesse Sanchez
Leah Sills
Billie Tucker
Eric Woodlin

Youth Advisory Board

Isaac Evans
Harmony Hopwood

Ex Officio
Vin Parisi

Founding Member
Thea Eichler

Mr. Adam Salgado
Commissioner of Development
City of New Rochelle
515 North Avenue
New Rochelle, NY 10801

January 24, 2025

Re: Letter of Intent

Dear Adam:

The following represents a summary of the New Rochelle Council on the Arts' proposal to the City of New Rochelle regarding the use of the second floor of the transit center as an office. This letter contains nonbinding provisions of understanding between the parties. Unless otherwise explicitly stated, it does not impose any legal obligations on either party.

Our proposal is as follows:

The New Rochelle Council on the Arts (NRCA) seeks approval from the City of New Rochelle (the City) to use the second floor of the train station as an office and meeting space.

The NRCA will use the space to store equipment (such as a laptop and plastic A frame sign holders used to promote our events) and files in the two locked rooms. The shared conference room, kitchenette and bathroom area will be used as a meeting space as agreed upon with the City of New Rochelle. The NRCA will be responsible for cleaning and maintaining the space and any cosmetic changes. The NRCA will work with the City to activate the train station by sponsoring arts events -- such as exhibits and music performances -- for the public during the year. Additionally, the NRCA understands that shared areas of this space are to be made available to other groups upon coordination with the City of New Rochelle

In 2025 the NRCA celebrates its 50th year, and we appreciate the continued support of the City of New Rochelle. Thank you for your consideration of this Proposal.

With best regards,

Theresa Kump Leghorn
President

Attachment: Letter of Intent (2025-21 : PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE LICENSE AGREEMENT)

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Wilfredo Melendez, City Manager
DATE: February 18, 2025
SUBJECT: PROPOSED CREATION OF YOUTH JUSTICE ADVISORY COMMITTEE -
Resolution creating the Youth Justice Advisory Committee. Sponsored by
Mayor Yadira Ramos-Herbert

OVERVIEW:

The Youth Justice Advisory Committee (“YJAC”) will be a permanent committee comprised of a mix of youth and adult stakeholders from New Rochelle with the purpose of:

- Advancing the City’s role in providing support, resources, and instrumental policy ideas for issues that affect Youth Justice in New Rochelle;
- Strengthening relationships within the Youth Justice ECO-system (Equitable Community Outcomes) of New Rochelle. Current members include New Rochelle City Court Opportunity Youth Part, New Rochelle Community Justice Center, City School District of New Rochelle, Choice of NY and the City of New Rochelle; and,
- Elevating youth voices to express ideas, concerns, and solutions towards issues surrounding Youth Justice.

STRUCTURE & APPOINTMENT:

It is suggested that a 15-person committee of community members be appointed by the City Manager. Eight (8) members should be young adults with at least five (5) of the young adults having been impacted by the criminal justice system. Outgoing members of the Justice Ambassadors Youth Council should receive special consideration in selection to the YJAC. The remainder of the YJAC shall be comprised of individuals from the following:

- Three adult community members;
- One staff member from the City of New Rochelle (non-voting);
- One member of the New Rochelle City Council (non-voting);
- One staff member from the City School District of New Rochelle (non-voting); and,
- One member of the New Rochelle Board of Education (non-voting)

The 15-person committee should be comprised of a committed group of individuals with diverse backgrounds who will contribute positively towards the previously mentioned objectives.

The YJAC will meet monthly and will be facilitated by a Chairperson and Vice Chairperson who shall be appointed by the City Manager from the membership.

Appointments shall be for a term of three (3) years.

GOALS:

The primary goals of the YJAC are to enhance public safety in New Rochelle, to provide opportunities for all young people in New Rochelle to reach their potential in life, and to foster intergenerational learning between a range of people across different segments of our New Rochelle community.

The YJAC will present to City Council a minimum of twice per year, with both assessments and proposed solutions.

RECOMMENDATION:

Staff recommends that City Council adopt a resolution authorizing the creation of the Youth Justice Advisory Committee as described in this memo.

LEGISLATION

RESOLUTION CREATING THE YOUTH JUSTICE ADVISORY COMMITTEE.

BE IT RESOLVED, by the Council of the City of New Rochelle, that this City Council hereby establishes the Youth Justice Advisory Committee as follows:

Responsibilities (include, but are not limited to):

- Advancing the City's role in providing support, resources, and instrumental policy ideas for issues that affect Youth Justice in New Rochelle;
- Strengthening relationships within the Youth Justice ECO-system (Equitable Community Outcomes) of New Rochelle. Current members include New Rochelle City Court Opportunity Youth Part, New Rochelle Community Justice Center, City School District of New Rochelle, Choice of NY and the City of New Rochelle; and,
- Elevating youth voices to express ideas, concerns, and solutions towards issues surrounding Youth Justice.

Structure & Appointment

Membership: 15-person committee of community members be appointed by the City Manager. Eight (8) members should be young adults with at least five (5) of the young adults having been impacted by the criminal justice system.

Leadership: Chair and Vice Chair, appointed by the City Manager, from among the membership.

Term: Appointments shall be for three-year terms.

City of New Rochelle
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Wilfredo Melendez, City Manager
DATE: February 18, 2025
SUBJECT: PROPOSED 2025 CITY OF NEW ROCHELLE FLAG CALENDAR -
Resolution approving the 2025 City of New Rochelle Flag Calendar.

Background:

The City of New Rochelle Flag Display Policy was established under Section 151-3, Policy, of Chapter 151, Flag Display, of the Code of the City of New Rochelle. Under this policy, the following flags are authorized to be flown or otherwise displayed on or over City-owned buildings and property:

- The United States flag, the State of New York flag, the POW/MIA flag, and the City of New Rochelle flag; and,
- Foreign, commemorative or organizational flags displayed in conjunction with official City events or ceremonies may be displayed by resolution of the City Council.

Issue:

Per Section 151-3.B(1) of the City Code, by March 31st of each year the City Council shall meet to review the calendar and propose a slate of flags to be displayed throughout the calendar year which will be consistent with past practices and customs of commemorating certain holidays, nations, civic organizations or groups. The slate of flags and dates shall be presented at a regularly scheduled City Council meeting for public discussion and approval. Each flag on the calendar must include the date of raising and lowering. No flag on the calendar may be flown for more than 30 days. If the City Council does not determine a flag calendar for a given year, the most recently approved calendar shall be repeated as the effective calendar.

Staff has prepared the attached calendar for City Council review and approval as required under the City's Flag Policy.

Recommendation:

Staff recommends that City Council adopt a resolution approving the 2025 City of New Rochelle Flag Calendar.

LEGISLATION

RESOLUTION APPROVING THE 2025 CITY OF NEW ROCHELLE FLAG CALENDAR.

WHEREAS, the City of New Rochelle Flag Display Policy was established under Section 151-3, Policy, of Chapter 151, Flag Display, of the Code of the City of New Rochelle and under this policy, the following flags are authorized to be flown or otherwise displayed on or over City-owned buildings and property:

- The United States flag, the State of New York flag, the POW/MIA flag, and the City of New Rochelle flag; and,
- Foreign, commemorative or organizational flags displayed in conjunction with official City events or ceremonies may be displayed by resolution of the City Council.

WHEREAS, by March 31st of each year the City Council shall meet to review the calendar and propose a slate of flags to be displayed throughout the calendar year which will be consistent with past practices and customs of commemorating certain holidays, nations, civic organizations or groups; now, therefore

BE IT RESOLVED, that the City Council hereby approves the 2025 City of New Rochelle Flag Calendar.

ATTACHMENTS:

1. FLAG POLICY - - FINAL REVISION 2 18 25



2025 City of New Rochelle Flag Calendar (Flagpole Outside City Hall)			
Approved February 18, 2025			
Purpose: To identify flags that will be flown outside of City Hall on the flag pole that does not fly the US Flag & POW/MIA Flag			
Flag to Be Flown	Reason for Flag Being Flown	Date of Flag Raising*	Date of Flag Lowering**
Pan-African Flag	Black History Month	Friday, February 14, 2025	Friday, February 21, 2025
Republic of Ireland Flag (Tri-Color)	Irish-American Heritage Month	Friday, March 14, 2025	Friday, March 21, 2025
Hellenic Republic (Greece)	Greek-American Heritage Month	Tuesday, March 25, 2025	Tuesday, April 1, 2025
Tree City USA Flag (Arbor Day Foundation)	Arbor Day	Thursday, April 24, 2025	Thursday, May 1, 2025
State of Israel	Jewish-American Heritage Month	Thursday, May 1, 2025	Thursday, May 8, 2025
Republic of Haiti	Haitian-American Heritage Month	Thursday, May 15, 2025	Thursday, May 22, 2025
Intersex-Inclusive Progress Pride Flag	Pride Month (LGBTQ Pride Month)	Monday, June 2, 2025	Monday, June 9, 2025
Juneteenth Flag	Juneteenth	Wednesday, June 18, 2025	Wednesday, June 25, 2025
French Republic (France)	French-American Heritage Month	Friday, July 11, 2025	Friday, July 18, 2025
Federal Republic of Germany	German American Heritage Month	Friday, October 3, 2025	Friday, October 10, 2025
Italian Republic (Italy)	Italian-American Heritage Month	Friday, October 10, 2025	Friday, October 17, 2025
United Nations Flag	United Nations Day	Thursday, October 23, 2025	Thursday, October 30, 2025
*Flag to be raised at approximately 5 p.m. on the date of flag raising.			
**Flag to lowered at approximately 5 p.m. on the date of flag lowering.			

City of New Rochelle
Law

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Dawn Warren, Corporation Counsel
DATE: February 18, 2025
SUBJECT: PROPOSED LEGISLATION RE: 625 NORTH AVENUE - EDPL - Resolution authorizing the City Manager to submit written offer and commence legal proceedings for acquisition of 625 North Avenue (Section 3, Block 998, Lots 17, 19 and 25) pursuant to New York State Eminent Domain Procedure Law.

BACKGROUND:

Pursuant to the New York State Eminent Domain Procedure Law ("EDPL"), the City Council has initiated proceedings to acquire 625 North Avenue (the "Property") for the purpose of establishing a multi-generational community programming center and intergenerational housing, thereby providing public access and enhancing community development. A public hearing regarding the acquisition was duly conducted on May 9, 2023, and September 10, 2024. Following these proceedings, the City approved the Determination and Findings in accordance with Article 2 of the EDPL.

The Property consists of a three-parcel assemblage owned by two separate entities, as follows:

- **Parcel 3-998-0017:** Currently improved with an asphalt parking lot supporting Parcel 3-998-0019. The property is bordered by North Avenue to the west, Treno Street to the south, and single-family homes to the east. The land area is approximately 0.160 acres.
- **Parcel 3-998-0019:** Currently a vacant, free-standing retail building (formerly a CVS), with small parking lots on both sides of the structure. These parking areas, totaling approximately 37 spaces, are not part of this parcel but have historically been used in conjunction with Parcels 3-998-0017 and 3-998-0023 as one economic unit. The property is bordered by North Avenue to the west, Brookside Place to the north, and single-family homes to the east. The land area is approximately 0.200 acres.
- **Parcel 3-998-0023:** Currently improved with an asphalt parking lot supporting Parcel 3-998-0019. The property is bordered by North Avenue to the west, Brookside Place to the north, and single-family homes to the east. The land area is approximately 0.290 acres.

ACQUISITION PROCESS:

Pursuant to EDPL §303, the City is required to make a written offer to acquire the Property for one hundred per centum of the valuation established by appraisals prepared in January 2025. The total appraised valuation for the Property is \$3,056,000, allocated as follows:

- **Parcel 3-998-0017:** \$488,000
- **Parcel 3-998-0019:** \$1,810,000
- **Parcel 3-998-0023:** \$758,000

Upon issuance of the written offers, the owners of the Property may either: (a) accept the offer as full and final payment for the Property, or (b) reject the offer as final payment and instead elect to accept the offer as an advance payment, reserving the right to seek additional compensation through judicial proceedings. In the event of the latter, the City will proceed with filing a Petition pursuant to Article 4 of the EDPL to acquire title to the Property through eminent domain. Upon the granting of the Petition, title will vest in the City, enabling the advancement of the public project.

RECOMMENDATION:

The Department of Law recommends that the City Council authorize the City Manager, or a designated representative, to:

1. Submit a written offer for the entirety of 625 North Avenue in accordance with EDPL Article 3, based on the appraised valuation.
2. Initiate and pursue legal proceedings under EDPL Article 4 to acquire the Property through eminent domain for the purpose of establishing a multi-generational community programming center and intergenerational housing.

ACTION REQUESTED:

Approval of the resolution authorizing the City Manager or designee to proceed with the acquisition of 625 North Avenue in accordance with the provisions of the EDPL. Funding will be through the issuance of a bond.

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

Increase Appropriations:

6989H-20000-25065	Property acquisition	\$10,000,000
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Increase Revenue:

6989H-5710-25065	Bond Proceeds	\$10,000,000
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LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A WRITTEN OFFER FOR THE PROPERTY LOCATED AT 625 NORTH AVENUE (SECTION 3, BLOCK 998, LOTS 17, 19 AND 25) RELATIVE TO THE EMINENT DOMAIN PROCEDURE LAW (EDPL) FOR ACQUIRING PROPERTY AND TO AUTHORIZE THE COMMENCEMENT OF LEGAL PROCEEDINGS TO ACQUIRE THE PROPERTY UNDER EDPL ARTICLE 4.

WHEREAS, pursuant to the New York State Eminent Domain Procedure Law ("EDPL"), the City Council has initiated proceedings to acquire 625 North Avenue (the "Property") for the purpose of establishing a multi-generational community programming center and intergenerational housing, thereby providing public access and enhancing community development; and

WHEREAS, a public hearing regarding the acquisition was duly conducted on May 9, 2023, and September 10, 2024; and

WHEREAS, following these proceedings, the City approved the Determination and Findings in accordance with Article 2 of the EDPL; and

WHEREAS, the Property consists of a three-parcel assemblage owned by two separate entities, as follows:

- Parcel 3-998-0017: Currently improved with an asphalt parking lot supporting Parcel 3-998-0019. The property is bordered by North Avenue to the west, Treno Street to the south, and single-family homes to the east. The land area is approximately 0.160 acres.
- Parcel 3-998-0019: Currently a vacant, free-standing retail building (formerly a CVS), with small parking lots on both sides of the structure. These parking areas, totaling approximately 37 spaces, are not part of this parcel but have historically been used in conjunction with Parcels 3-998-0017 and 3-998-0023 as one economic unit. The property is bordered by North Avenue to the west, Brookside Place to the north, and single-family homes to the east. The land area is approximately 0.200 acres.
- Parcel 3-998-0023: Currently improved with an asphalt parking lot supporting Parcel 3-998-0019. The property is bordered by North Avenue to the west, Brookside Place to the north, and single-family homes to the east. The land area is approximately 0.290 acres.

WHEREAS, pursuant to EDPL §303, the City is required to make a written offer to acquire the Property for one hundred per centum of the valuation established by appraisals prepared in January 2025. The total appraised valuation for the Property is \$3,056,000, allocated as follows:

- Parcel 3-998-0017: \$488,000
- Parcel 3-998-0019: \$1,810,000
- Parcel 3-998-0023: \$758,000

WHEREAS, upon issuance of the written offers, the owners of the Property may either: (a) accept the offer as full and final payment for the Property, or (b) reject the offer as final payment and instead elect to accept the offer as an advance payment, reserving the right to seek additional compensation through judicial proceedings; and

WHEREAS, in the meantime, the City will file a Petition to acquire the Property by eminent domain and vest title in the City under Article 4 of the EDPL; now, therefore

BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager, or designated representative to submit a written offer for the entirety of 625 North Avenue (Section 3, Block 998, Lots 17, 19 and 25) relative to the Eminent Domain Procedure Law (EDPL) for acquiring property to establish a multi-generational community programming center and intergenerational housing and to authorize the commencement of legal proceedings to acquire the property under EDPL Article 4.

City of New Rochelle
Development

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Adam Salgado, Commissioner of Development
DATE: February 18, 2025
SUBJECT: PROPOSED REAPPOINTMENT OF MEMBER TO THE NEW ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY (IDA) AND CORPORATION FOR LOCAL DEVELOPMENT (CLD) - Resolution re-appointing member to the New Rochelle Industrial Development Agency (IDA) and Corporation for Local Development (CLD)

Background:

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

Issue:

The term for a Board member is expiring on February 28, 2025.

Recommendation:

Staff recommends the re-appointment of existing Board member Robert Balachandran to the New Rochelle Industrial Development Agency and the Corporation for Local Development for a three-year term from March 1, 2025 through February 28, 2028.

LEGISLATION

**RESOLUTION RE-APPOINTING MEMBER TO THE NEW
ROCHELLE INDUSTRIAL DEVELOPMENT AGENCY (IDA)
AND CORPORATION FOR LOCAL DEVELOPMENT (CLD).**

BE IT RESOLVED by the Council of the City of New Rochelle, that the following member is hereby re-appointed to the IDA and CLD for a three-year term, commencing on March 1, 2025 through February 28, 2028:

Robert Balachandran

City of New Rochelle
Police Department

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Robert Gazzola, Police Commissioner
DATE: February 18, 2025
SUBJECT: PROPOSED ACCEPTANCE OF NEW ROCHELLE POLICE FOUNDATION
DONATION 2025 - Resolution accepting a donation of equipment from the
New Rochelle Police Foundation.

Background

The New Rochelle Police Foundation is a non-profit organization dedicated to enhancing the effectiveness of the New Rochelle Police Department by providing financial assistance and supporting programs that strengthen its services. The Foundation's mission is to help the NRPD better serve the City of New Rochelle.

For 2025, the Foundation wishes to make a gift to the City of New Rochelle Police Department of equipment in the amount of \$50,459. The equipment gifted is as follows:

Rescue Gear Backpacks	\$4,378
Archangel Safety Lights w/mounts	\$23,748
2 Training Manikins	\$3,322
Martial Arts Training for 20 Officers	\$5,000
Arc Cardio Trainer	\$5,000
Miscellaneous Gym Equipment	\$4,237
Honor Guard Equipment	\$4,774
TOTAL	\$50,459

Recommendation

I recommend that the City Council accept this donation of equipment from the New Rochelle Police Foundation.

Cc: Ed Ritter, Finance Commissioner

Dawn Warren, Corporation Counsel

/bc

LEGISLATION

RESOLUTION ACCEPTING A DONATION OF EQUIPMENT FROM THE NEW ROCHELLE POLICE FOUNDATION.

WHEREAS, the New Rochelle Police Foundation, a non-profit organization, supports programs that enhance the services of the New Rochelle Police Department with a mission to empower the department to better serve the City of New Rochelle; and

WHEREAS, for the 2025 year, the Foundation wishes to make a gift to the City of New Rochelle Police Department of equipment in the amount of \$50,459, as follows:

Rescue Gear Backpacks	\$4,378
Archangel Safety Lights w/mounts	\$23,748
2 Training Manikins	\$3,322
Martial Arts Training for 20 Officers	\$5,000
Arc Cardio Trainer	\$5,000
Miscellaneous Gym Equipment	\$4,237
Honor Guard Equipment	\$4,774
TOTAL	\$50,459

now, therefore

BE IT RESOLVED by the Council of the City of New Rochelle that this City Council hereby accepts the donation of equipment from the New Rochelle Police Foundation.

City of New Rochelle
Police Department

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Robert Gazzola, Police Commissioner
DATE: February 18, 2025
SUBJECT: PROPOSED AMENDMENT TO 2025 BUDGET RE: ADDITION OF ONE SCHOOL CROSSING GUARD POSITION - Ordinance amending Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025 relative to the addition of a Crossing Guard Position.

Background

The current post at the Isaac E. Young School, which is presently staffed by a Community Service Officer, will be officially designated as a school crossing. As a result, this post will require a dedicated School Crossing Guard. Reassigning this responsibility will allow the Community Service Officer to be redeployed to the downtown New Rochelle area, where increased traffic volume and parking violations require additional enforcement.

Recommendation

To ensure adequate coverage at the Isaac E. Young School and enhance enforcement in the downtown New Rochelle area, the Police Department requests the addition of one School Crossing Guard position. This addition will improve both the efficiency and effectiveness of the Parking Enforcement Community Service Officer, allowing for greater flexibility in addressing specific parking concerns and enforcement needs.

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

Increase Appropriations:

3120-12000	Part Time Salaries-Crossing Guards	\$11,569
3120-8xxxx	Benefits	\$885

Decrease Appropriations - Contingency Fund:

1230-49100	Contingency	(\$12,454)
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LEGISLATION

ORDINANCE AMENDING ORDINANCE NO. 212 OF
2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR
2025 RELATIVE TO THE ADDITION OF A CROSSING
GUARD POSITION.

WHEREAS, the current post at the Isaac E. Young School, which is presently staffed by a Community Service Officer, will be officially designated as a school crossing and will require a dedicated School Crossing Guard; and

WHEREAS, reassigning this responsibility to a School Crossing Guard will allow the Community Service Officer to be redeployed to the downtown New Rochelle area, where increased traffic volume and parking violations require additional enforcement; and

WHEREAS, this new position will be prorated at .75 of the year for 2025; now therefore,

BE IT ORDAINED by the City of New Rochelle:

Section 1. The creation of one School Crossing Guard position is hereby authorized as outlined above.

Section 2. Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025, is hereby amended as follows:

Increase Appropriations:

3120-12000	Part Time Salaries-Crossing Guards	\$11,569
3120-8xxxx	Benefits	\$885

Decrease Appropriations - Contingency Fund:

1230-49100	Contingency	(\$12,454)
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City of New Rochelle
Finance Department

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Edward Ritter, Finance Commissioner

DATE: February 18, 2025

SUBJECT: PROPOSED AMENDMENT TO THE 2025 BUDGET RE: POSITION CHANGES IN THE DEPARTMENT OF FINANCE - Ordinance adding the position of Risk Manager in the Finance Department and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

BACKGROUND:

Due to increased duties and responsibilities, please see the following addition which will help meet the growing demands of the Department of Finance and the City. It is recommended that the FY 2025 Budget be adjusted, to reflect the fulfillment of the vacant Risk Manager position. With funds available within the budget.

Risk Manager:

The City continues to have extensive growth requiring full time dedication to insurance, safety training, workers compensation management and inventory management. The Department is recommending that the vacant Risk Manager position be filled with funds within the budget. The position would be non-represented Grade III.

RECOMMENDATION:

Staff recommends that City Council approve this Ordinance amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025 regarding the position.

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

Increase Appropriations:

1710MS1-11000	Salary- Full Time	\$62,732
1711MS2-11000	Salary- Full Time	\$62,732
1710MS1-8xxxx	Benefits	\$39,521
1711MS2-8xxxx	Benefits	\$39,521

Decrease Appropriations - Contingency Fund:

1710MS1-46000	Contractual Services	(\$102,253)
1711MS2-46000	Contractual Services	(\$102,253)

LEGISLATION

ORDINANCE ADDING THE POSITION OF RISK MANAGER
IN THE FINANCE DEPARTMENT AND AMENDING
ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY
OF NEW ROCHELLE FOR 2025.

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

Section 1. The addition of the position of Risk Manager in the Department of Finance is hereby authorized.

Section 2. Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby amended as follows:

Increase Appropriations:

1710MS1-11000	Salary- Full Time	\$62,732
1711MS2-11000	Salary- Full Time	\$62,732
1710MS1-8xxxx	Benefits	\$39,521
1711MS2-8xxxx	Benefits	\$39,521

Decrease Appropriations - Contingency Fund:

1710MS1-46000	Contractual Services	(\$102,253)
1711MS2-46000	Contractual Services	(\$102,253)