



**City Council Minutes
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Tuesday, September 9, 2025**

Call to Order

Presentation(s)

1. **AUDIT RESULTS-YEAR TO DATE STATUS AND PROJECTION TO YEAR END**
Brian Sawma, CPA, Director, ECPR Group, reported on the results of the Year 2024 audit. He noted that the report followed acceptable auditing standards. A discussion and review of the report ensued. (See attached).
2. **GOOD CAUSE EVICTION & MULTIFAMILY RESIDENTIAL REHAB**
Adam Salgado, Commissioner, Department of Development, accompanied by Orisha Jennings-Hudgins, Director of Housing, reviewed the Good Cause Eviction & Multifamily Residential Rehabilitation Program. A discussion which included definitions--questions and answers--ensued. It was requested that a resource guide be prepared.

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

3. **PROPOSED LOCAL LAW, INTRO. NO. 4, 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 Armed Forces. A Public Hearing is scheduled for this evening.
4. **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) It was noted that a Public Hearing is scheduled for this evening.
5. **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. (Intro. 7/15/25; Public Hearing

9/9/25). It was noted that a Public Hearing is scheduled for this evening.

Department of Buildings

6. **2025-136** PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE (SMOKE SHOPS) - Resolution declaring Lead Agency Status relative to the proposed action amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.

Result:	Adopted, Passed (6 - 0)
Mover:	Council Member, District 6 Stern
Seconders:	Council Member, District 3 Peters
Ayes:	Yadira Ramos-Herbert, Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Matthew A . Stern

Council Member Sara R Kaye was unavailable for this vote.

7. PROPOSED AMENDMENT TO CHAPTER 331 ZONING CODE RE: SMOKE SHOPS - Ordinance amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Intro. 09/09/25; Public Hearing 10/15/25).

8. **2025-137** PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE (SMOKE SHOPS) - Resolution scheduling a Public Hearing relative to the proposed ordinance amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.

Result:	Adopted, Passed (6 - 0)
Mover:	Council Member, District 4 Osinloye
Seconders:	Council Member, District 6 Stern
Ayes:	Yadira Ramos-Herbert, Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Matthew A . Stern

Council Member Sara R. Kaye was unavailable for this vote.

Law Department

9. **2025-138** PROPOSED AUTHORIZATION RE SETTLEMENT OF TWO (2) COMPANION MATTERS - Resolution authorizing the settlement of two (2) companion matters entitled: Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:20-cv-9296) and Vector Media, LLC v. Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:21-cv-266).

Result:	Adopted, Passed (6 - 1)
Mover:	Council Member, District 4 Osinloye
Seconders:	Council Member, District 2 Tarantino Jr.
Ayes:	Yadira Ramos-Herbert, Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern
No:	Albert A. Tarantino Jr.

Edward Ritter, Commissioner, Department of Finance, advised that the monies have already been allocated. An explanation was provided.

10. **2025-139** PROPOSED SETTLEMENT OF LAWSUIT - Resolution authorizing the settlement of Edward Rory O'Kane, as father and natural guardian of A.A.O., an infant, Edward Rory O'Kane, individually, and Nicoletta O'Kane v. City of New Rochelle, et al. (Index No. 62189/2020).

Result:	Adopted, Passed (7 - 0)
Mover:	Council Member, District 2 Tarantino Jr.
Second:	Council Member, District 5 Kaye
Ayes:	Yadira Ramos-Herbert, Martha Lopez, Albert A. Tarantino Jr., David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern
No:	None

Department of Finance

11. **2025-140** SALES AND COMPENSATING USE TAX - Resolution of the City of New Rochelle, New York, amending Resolution No. 102 of May 4, 1976, imposing sales and compensating use taxes, as amended, to increase the rate of the sales and compensating use taxes for the period beginning January 1, 2026, and ending December 31, 2027.

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

It was noted that the proposed legislation is legally required.

Department of Public Works

12. **2025-140** PROPOSED AMENDMENT TO CHAPTER 312 , VEHICLES AND TRAFFIC, OF THE CODE OF THE CITY OF NEW ROCHELLE, RE: PARKING REGULATION CHANGE ON PRINCE STREET - Ordinance amending Section 312-84, Schedule XIII: Parking Prohibited Certain Hours, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

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

Alvaro Alfonso-Larrain, Commissioner of Finance, explained the need for the proposed amendment.

13. **2025-141** PROPOSED AMENDMENT TO CHAPTER 312, OF THE CODE OF THE CITY OF NEW ROCHELLE, RE : VEHICLES AND TRAFFIC - TRAFFIC REGULATION CHANGES ADJACENT

TO SCHOOLS - Ordinance amending Section 312-29, One Way Streets, Section 312-76, Schedule V: Prohibited Turns at Intersections, Section 312-77, Schedule VI: Prohibited Turns on Red Signal, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

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

On motion moved by Council Member Kaye, seconded by Council Member Stern, and unanimously approved, the Ordinance was adopted as amended to include Lovell Road.

Department of Parks and Recreation

14. **PROPOSED AMENDMENT TO THE 2025 BUDGET RE: JUNIOR LEAGUE OF WESTCHESTER ON THE SOUND'S MOMMY AND ME GRANT PROGRAM ACCEPTANCE** - Ordinance accepting the Junior League of Westchester on the Sound Mommy and Me Grant in the amount of \$5,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

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

Kelly Johnson, Director, Youth Bureau, expressed appreciation to the Junior League of Westchester for the grant.

Police Department

15. **PROPOSED AMENDMENT TO THE 2025 BUDGET RE: NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES (DHSES) TACTICAL TEAM GRANT** - Ordinance accepting the New York State Department of Homeland Security and Emergency Services (DHSES) Tactical Team Grant Award in the amount of \$75,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

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

Neil Reynolds, Commissioner, Police Department, expressed appreciation for the grant award by the New

York State Department of Homeland Security and Emergency Services.

Fire Department

Department of Human Resources

City Manager

Department of Development

16. **PROPOSED AUTHORIZATION TO EXECUTE LEASE RENEWAL RE: SECTION 8 OFFICE** – Proposed resolution authorizing the City Manager to renew the lease agreement for an additional five (5) years between the City of New Rochelle and the New Rochelle Hotel Associates, LLC, for office space at One Radisson Plaza

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

Adam Salgado, Commissioner, Department of Development, expressed appreciation for the proposed approval of the lease renewal.

17. **2025-142 PROPOSED LEAD AGENCY STATUS RE: LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM** – Resolution declaring Lead Agency relative to the Proposed Local Law amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)

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

Council Member Tarantino abstained from voting due to a possible conflict of interest. Jorge Ventura Ovalles, Deputy Commissioner of Development, explained the program and intent, followed by discussion.

18. **A LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM** – A Local Law, Intro. No. 5, amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)
19. **2025-143 PROPOSED PUBLIC HEARING RE: A LOCAL LAW, INTRO. NO. 5, RE: VACANT**

STOREFRONT REGISTRY PROGRAM – Resolution directing a public hearing on a Local Law amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)

Result:	Adopted, Passed (6 - 0)
Mover:	Council Member, District 5 Kaye
Second:	Council Member, District 3 Peters
Ayes:	Yadira Ramos-Herbert, Martha Lopez, David Peters, Shane A. Osinloye, Sara R. Kaye, Matthew A . Stern
No:	None
Abstain:	Albert A. Tarantino Jr.

Council Member Tarantino abstained from voting due to a possible conflict of interest.

20. **PROPOSED APPLICATION FOR NEW YORK STATE CLEAN MOBILITY PROGRAM RE: CIRCUIT** - Resolution authorizing the City Manager to submit an application to the New York State Clean Mobility Program (NYSERDA PON 5739) relative to the existing Circuit service and mobility planning.

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

Adam Salgado, Commissioner of Development, explained the proposal.

21. **PROPOSED AUTHORIZATION TO EXECUTE LEASE AGREEMENT WITH CENTER FOR JUSTICE INNOVATION:** Resolution authorizing the City Manager to negotiate and execute a lease agreement with Justice Innovation Inc. d/b/a Center for Justice Innovation (CJI) for the Use of Space on the Second Floor of the New Rochelle Train Station.

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

Commissioner Salgado explained the program and the necessity to adopt the proposed legislation.

22. **PROPOSED ACCEPTANCE OF GRANT AWARD RE: NEW YORK STATE LEGISLATIVE GRANT FOR NRMHA RENOVATIONS** - Ordinance accepting New York State Legislative grant for renovations at New Rochelle Municipal Housing Authority; and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025

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

City Council

23. **PROPOSED OPPOSITION RE: NATURAL GAS PIPELINE EXPANSIONS** - Resolution opposing Enbridge's Algonquin Pipeline Expansion 'Project Maple' and new or previously defeated pipelines including the Williams Constitution Pipeline and Nese Pipeline in New York State

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

Council Member Sara R. Kaye urged that the proposed legislation in opposition to the project be adopted.

Supplemental Item(s)

Unfinished Business

New Business

24. **UPCOMING CITY COUNCIL MEETINGS**
Regular Legislative Meeting, Tuesday, September 16, 2025, at 3:45 P.M.

City Council agreed that the Committee of the Whole session in October be held on Wednesday, October 15, 2025 at 3:45pm (in lieu of Tuesday, October 14, 2025).

Discussion Item(s)

25. **REMINGTON BOYS & GIRLS CLUB** - Requested by Council Member David Peters
Held until the Regular Legislative Meeting, Tuesday, September 16, 2025
26. **NOTICE OF DEVELOPMENT APPROVAL** - Requested by Council Member Shane Osinloye.
Held until the Regular Legislative Meeting, Tuesday, September 16, 2025

Executive Session

Public Hearings 7:00 PM (See list above)

PROPOSED LOCAL LAW, INTRO. NO. 4, RE: ACTIVE DUTY AND VETERAN PARKING:

Speakers:

Richard G. Gulley, 51 Windsor Oval; comments in favor on behalf of Dennis Starr, American Legion, 112 North Avenue; Jim Roberts, 44 Staunton Street, Yonkers; James Finere, 222 Center Avenue; Paul Gill, 4300 Martha Avenue, Bronx, NY.

**PROPOSED RESOLUTION RE HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)
2026 ANNUAL PHA PLAN:**

Speakers:

None.

**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**

Speakers:

Adam Salgado, Commissioner of Development and Design, and Engineering Consultants Barton & Loguidice; Thomas Gaird, Senior Associate for Transportation, and Peter Christiano, Managing Engineer for Transportation, reviewed the proposal (see attached). Alvaro Alfnzo-Larain, Commissioner, Department of Public Works, provided an update relative to area drainage improvements and mitigation measures. Speaker, Pinebrook Lane; Judith Katz, 50 Pamela Lane; Carolanne Covetto, 8 Pamela Lane; Rhonda Leonard, 110 Pondview Lane; Adam Cooper, 87 Victory Boulevard; Margo Lampert, 43 Calton Road; Vincent Malfetano, 9 Fairview Place; James Kaufman, 21 Old Country Road; Louise Mandelman, 54 Sussex Road; Steven Dreyer, 35 Alfred Lane; Frank Jones, 18 Chatham Road; Ellicott Mandelman, 54 Sussex Road; Stephen Mayo, 237 Winding Brook Road; Nora Klein-Waloch, 17 Brookwood Road; Kwabena Apprey, 431 Quaker Ridge Road; Ian Ralph, 103 Skyview Lane; Arman Gotin, 32 Skyview Lane; Evan Levy, 707 Weaver Street; Judy DeRocco, 257 Clinton Avenue.

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

Citizens to Be Heard

Speakers:

Cynthia C. Demeo, 138 Beechmont Drive; Toma Acholonu, 110 Beechmont Drive; James Killoran, 25 Leroy Place; Victoria Sherman, 165 Huguenot Street; Vincent Malfetano, 9 Fairview Place; Raymond Masei, 66 Mildred Parkway; Taylor and Mandy Ralph, 35 Barnard Road; Myriam Decime, 11 Mount Joy Place; Serge Veher, 25 Leroy Place; Nicholas R. Demeo, 138 Beechmont Drive.

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

Adjournment

The meeting was adjourned at 9:25 P.M.

KIM B. JONES
CITY CLERK

