



**City Council Agenda
1st Floor Council Conference Room, City Hall
City of New Rochelle
Regular Legislative Meeting
Tuesday, September 16, 2025
6:15 PM**

Pledge of Allegiance

Roll Call

Approval of Minutes

Regular Legislative Meeting, Tuesday, June 17, 2025; Committee of the Whole Session, Tuesday, July 8, 2025

1. Approval of Minutes

Submission of Minutes

Regular Legislative Meeting, Tuesday, July 15, 2025; Committee of the Whole Session, Tuesday, September 9, 2025

Presentation

Legislation in Voting Order

Consent Agenda

2. 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.
3. 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.
4. 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.
5. 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

6. **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.
7. **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.
8. **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
9. **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

Ordinances

10. **PROPOSED AMENDMENT TO THE 2025 BUDGET RE: POSITION CHANGES** - Ordinance approving position changes in the Department of Public Works, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

Public Hearings

Public Hearings Held on Tuesday, September 9, 2025 (For Decision)

11. **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.
12. **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)
13. **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)

Proposed Local Law for Introduction Only

14. **PROPOSED LOCAL LAW, INTRO. NO. 6, RE: GOOD CAUSE EVICTION** – A Local Law Opting In to and Adopting Article 6-A of New York State Real Property Law (Good Cause Eviction Law) by Adding Chapter 132 to the Code of the City of New Rochelle (Intro. 09/16/2025; Public Hearing

10/15/2025)

15. PROPOSED PUBLIC HEARING RE: LOCAL LAW INTRO NO. RE: GOOD CAUSE EVICTION:
Resolution directing a Public Hearing on Local Law (Intro. 09/16/2025; Public Hearing 10/15/2025)

Discussion Item(s)

16. REMINGTON BOYS & GIRLS CLUB - Requested by Council Member David Peters

Executive Session

Adjournment

RESOLUTION NUMBER:

Item # 1.

City of New Rochelle
City Clerk

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Kim B. Jones, City Clerk
Subject: Approval of Minutes

Regular Legislative Meeting, Tuesday, June 17, 2025; Committee of the Whole Session,
Tuesday, July 8, 2025

Attachments:
None

City of New Rochelle
Public Works

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Alvaro Alfonso-Larrain, Public Works Commissioner
Subject: 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.

BACKGROUND:

In response to resident complaints of excessive litter in the street and abandoned vehicles, the New Rochelle Police Department has requested that the Department of Public Works implement regular street cleaning and alternate side parking restrictions on the west side of Prince Street between Remington Place and Lincoln Avenue. The Bureau of Streets and Highways currently sweeps the remainder of the street where parking is restricted at all times.

RECOMMENDATION:

Staff recommends that City Council adopt the following change to the Code of the City of New Rochelle.

§ 312-84 Schedule XIII: Parking Prohibited Certain Hours.

In accordance with the provisions of § 312-40, no person shall park a vehicle between the hours listed upon any of the following described streets or parts of streets subject to winter suspension of alternate side of street sweeping parking regulations as denoted by an asterisk (*) herein:

Name of Street	Side	Hours/ Days	Location
<u>Prince Street*</u>	<u>West</u>	<u>8:00 a.m. to 12:00 noon/Tuesday</u>	<u>From Remington Place to Lincoln Avenue</u>

Matters underlined added.

Matters [bracketed] deleted.

Attachments:

1. ORDINANCE AMENDING SECTION 312-84, SCHEDULE XIII: PARKING PROHIBITED CERTAIN HOURS, OF CHAPTER 312 (PRINCE STREET)

LEGISLATION

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 (PRINCE STREET).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-84, Schedule XIII: Parking Prohibited Certain Hours, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-84. Schedule XIII: Parking Prohibited Certain Hours.

In accordance with the provisions of § 312-40, no person shall park a vehicle between the hours listed upon any of the following described streets or parts of streets subject to winter suspension of alternate side of street sweeping parking regulations as denoted by an asterisk (*) herein:

Name of Street Side

Prince Street* West

Hours/ Days

8:00 a.m. to 12:00 noon/Tuesday

Location

From Remington Place to Lincoln Avenue

Matter underlined added.

City of New Rochelle
Parks & Recreation

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Vincent Parise, Parks and Recreation Commissioner
Subject: 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.

BACKGROUND:

The City of New Rochelle previously applied for the Mommy and Me Grant Program from the Junior League of Westchester on the Sound. The City has been notified that its grant application has been approved in the amount of \$5,000.

ISSUE:

In order to proceed with the related Grant Agreements, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents. In addition, the City's 2025 Budget also needs to be amended.

RECOMMENDATION:

At this time, staff recommends that the City Council accept the Mommy and Me grant funds and authorize the City Manager to execute all documents related to the grant disbursement.

Staff also recommends that City Council authorize the following Budget Amendment to allow for these funds to be entered into the City's 2025 Budget.

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

Increase Revenue

7310.2705.25074 Contributions/Gifts Mommy and Me \$5,000

Increase Expense

7310.46000.25074 Contracted Services Mommy and Me \$5,000

Attachments:

1. ORDINANCE ACCEPTING A GRANT AWARD FROM THE JUNIOR LEAGUE OF

- WESTCHESTER RE MOMMY & ME PROGRAM
2. Junior League Award Email Notification

LEGISLATION

ORDINANCE ACCEPTING THE JUNIOR LEAGUE OF WESTCHESTER ON THE SOUND GRANT IN THE AMOUNT OF \$5,000, AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025, AND APPROPRIATING FUNDS THEREFOR (MOMMY AND ME PROGRAM).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Council of the City of New Rochelle hereby accepts a grant from the Junior League of Westchester on the Sound in the amount of \$5,000.

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 \$5,000 grant and appropriating funds as follows:

Increase Appropriations:

7310-46000.25074	Contractual - Mommy and Me	\$5,000
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Increase Revenue:

7310-2705.25074	Contribution-Grant	\$5,000
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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 \$5,000 grant.

Johnson, Kelly

From: Fosella, Diana
Sent: Thursday, August 21, 2025 12:16 PM
To: Johnson, Kelly
Subject: FW: Winner of a Junior League of Westchester on the Sound Community Grant
Attachments: Grant Recipient Guidelines.docx

From: Grants and Scholarships <grantsandscholarships@jlwos.org>
Sent: Thursday, June 5, 2025 4:51 PM
To: Fosella, Diana <dfosella@newrochelleny.gov>
Subject: Winner of a Junior League of Westchester on the Sound Community Grant

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

Dear Ms. Fosella,

On behalf of the Junior League of Westchester on the Sound Grants Committee, I am very pleased to inform you that New Rochelle Youth Bureau has been awarded with a \$5,000 Community Grant to launch a Father & Me program pilot and to contribute toward the expansion of the Mommy & Me Program. The process has been exceptionally competitive this year, with almost 40 applications and grant requests totaling more than \$300,000. I am attaching here our Grant Program Guidelines; please let me know if you have any questions.

Could I ask you to please confirm the spelling of your organization's name, as you would like it to appear on the check, and the address and contact where and to whom it will be mailed? I have listed below what we have in our files:

New Rochelle Youth Bureau
c/o Diana Fosella
515 North Avenue
New Rochelle, NY 10801

We would love to make this award public through our social media and website next week, and we also hope to run an article in the local papers. We will follow up with more information about those public announcement efforts.

Congratulations, and we are so happy to be able to support your important work in this way!

Sincerely,

Caroline Vance
President 2023-2025



City of New Rochelle
Police

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Neil Reynolds, Police Commissioner
Subject: 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.

BACKGROUND:

The City of New Rochelle has been awarded \$75,000.00 in federal funding under the FY2022 Tactical Team Grant Program. Funding for this initiative is provided by the United States Department of Homeland Security (DHS) State Homeland Security Grant Program (SHSP) and is administered by the New York State Department of Homeland Security and Emergency Services (NYS DHSES).

This grant is to enhance the capabilities of our tactical team, the NRPD Critical Incident Unit, and to maintain SWAT accreditation with the State of New York. The funds will be used to purchase equipment and pay for overtime and training as needed to reach the equipment and training standards of SWAT accreditation as specified in the grant program directive.

ISSUE:

In order to proceed with the related Grant Agreements, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents. In addition, the City's 2025 Budget also needs to be amended.

RECOMMENDATION:

Staff recommends that the City Council accept the Tactical Team Grant Award and authorize the City Manager to execute all documents related to the grant disbursement.

Staff also recommends that City Council authorize the following Budget Amendment to allow for these funds to be entered into the City's 2025 Budget.

Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby

amended as follows:

Increase Revenues:

3122-4389-25556	Federal Tactical Grant	\$75,000
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Increase Appropriations:

3122-14000-25556	Salaries (Overtime)	\$18,000
3122-8xxxx-25556	Benefits	\$7,000
3122-27000-25556	Equipment	\$43,700
3122-48500-25556	Training	\$6,300

Attachments:

1. ORDINANCE ACCEPTING NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES TARGETED TACTICAL TEAM GRANT
2. Award Letter

LEGISLATION

ORDINANCE ACCEPTING NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES TARGETED TACTICAL TEAM GRANT, AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025, AND APPROPRIATING FUNDS THEREFOR (NEW ROCHELLE POLICE DEPARTMENT).

WHEREAS, the City has been awarded \$75,000 from the New York State Department of Homeland Security and Emergency Services (NYS DHSES) to enhance the capabilities of the Police Department’s tactical team and Critical Incident Unit and to maintain SWAT accreditation with the State of New York; and

WHEREAS, the funds shall be used to purchase equipment and pay for overtime needed to reach the equipment and training minimums of SWAT accreditation as specified in the grant program directives; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Council of the City of New Rochelle hereby accepts the NYS DHSES grant the amount of \$75,000.

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 this \$75,000 grant, as follows:

Increase Revenues:

3122-4389-25556	Federal Tactical Grant
	\$75,000

Increase Appropriations:

3122-14000-25556	Salaries (Overtime)	\$ 18,000
3122-8xxxx-25556	Benefits	\$7,000
3122-27000-25556	Equipment	\$43,700
3122-48500-25556	Training	\$6,300

Section 3. The City Manager is hereby authorized to make such representation and execute such documentation as may be necessary and required to file and accept the \$75,000 grant.



Homeland Security and Emergency Services

KATHY HOCHUL
Governor

JACKIE BRAY
Commissioner

August 1, 2025

The Honorable Yadira Ramos-Herbert
Mayor, City of New Rochelle
515 North Avenue
New Rochelle, NY 10801

Dear Mayor Ramos-Herbert:

I am pleased to announce that the City of New Rochelle has been awarded \$75,000 in federal funding under the FY2022 Tactical Team Grant Program. Funding for this initiative is provided by the U.S. Department of Homeland Security's (DHS) State Homeland Security Grant Program (SHSP) and is administered by the New York State Division of Homeland Security and Emergency Services (DHSES). The performance period for this award is August 1, 2025, through August 31, 2026.

As outlined in your application, this funding is provided to improve and develop tactical team capabilities through equipment, training, exercise, and planning projects that support counter terrorism missions in your jurisdiction as well as your team's sustainment of the New York State Division of Criminal Justice Services (DCJS) SWAT Team Standards.

Additionally, all capabilities developed through federal FY2022 SHSP funding are required to be deployable regionally and nationally per the federal guidelines. All funding through this grant program is subject to both New York State and federal guidelines and regulations. Finally, all training that is funded through this grant program must be submitted to DHSES within six (6) months of the date of this letter for review and approval.

In order to ensure these funds are made available as quickly as possible, a representative from the Grants Program Administration Unit of DHSES will be reaching out to your grant point of contact. If you have any questions about this program, please contact Eric Abramson, Director of Grants Program Administration at (518) 242-5108.

Congratulations on your award and I look forward to working with you to administer this program.

Sincerely,

A handwritten signature in black ink that reads "Jacqueline Bray".

Jackie Bray
Commissioner

City of New Rochelle
Development

MEMORANDUM

To: City Council

Thru: Wilfredo Melendez, City Manager

Date: September 16, 2025

From: Adam Salgado, Development Commissioner

Subject: 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

Background

In August of 2015 the City of New Rochelle (tenant) entered into a five (5) year lease agreement, commencing on October 01, 2015, with New Rochelle Hotel Associates LLC (landlord) for office space at One Radisson Plaza. In 2020, the lease was renewed for an additional five (5) years extending through September 30, 2025. This space serves as the home for the City's Section 8 and Housing Office.

The current monthly rental charges and utility charges are shown below.

Start Date	End Date	Rent Per Month	Utilities Per Month	Monthly Total
10/1/2024	9/30/2025	\$5,991.82	\$648.92	\$6,640.74

The lease agreement allowed for an annual rent increase of 3%. The utility charge, \$3.25 per rentable square foot, was firm for the duration of the agreement.

Issue

The aforementioned lease agreement will expire on September 30, 2025. Both tenant and landlord have expressed interest in renewing the lease for an additional five (5) year term.

The new monthly rental charges and utility charges are shown below. The terms of the renewal would be identical to the original agreement allowing for a rent payment at the current rate for year one of the renewal term, and then an annual increase of 4% beginning year two of the renewal term; and an electricity charge of \$3.50 per rentable square foot, which would be firm for the duration of the agreement.

Start Date	End Date	Rent Per Month	Utilities Per Month	Monthly Total
10/1/2025	9/30/2026	\$5,991.82	\$698.84	\$6,690.66
10/1/2026	9/30/2027	\$6,231.49	\$698.84	\$6,930.33
10/1/2027	9/30/2028	\$6,480.75	\$698.84	\$7,179.59
10/1/2028	9/30/2029	\$6,739.98	\$698.84	\$7,438.82
10/1/2029	9/30/2030	\$7,009.58	\$698.84	\$7,708.42

Recommendation

It is the recommendation of the Department of Development that City Council authorize the City Manager to execute the Addendum 2 to Renew Lease Agreement for an additional five (5) year term between the City of New Rochelle and New Rochelle Hotel Associates LLC.

Funding

The lease agreement is funded and requisite funds are available in the following accounts:

8610.44000 (Rent)

8610.43000 (Utilities)

Attachments:

1. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 5 YEAR RENEWAL LEASE AGREEMENT BETWEEN THE CITY OF NEW ROCHELLE AND NEW ROCHELLE HOTEL ASSOCIATES

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 5 YEAR RENEWAL LEASE AGREEMENT BETWEEN THE CITY OF NEW ROCHELLE AND NEW ROCHELLE HOTEL ASSOCIATES LLC FOR OFFICE SPACE LOCATED AT ONE RADISSON PLAZA.

WHEREAS, in August 2015, the City of New Rochelle entered into a five-year lease agreement with New Rochelle Hotel Associates LLC for office space located at One Radisson Plaza, commencing October 1, 2015, to house the City's Section 8 and Housing Office; and

WHEREAS, in 2020, the lease was renewed for an additional five-year term through September 30, 2025; and

WHEREAS, the current lease agreement includes a monthly rent of \$5,991.82 and a utility charge of \$648.92, totaling \$6,640.74 per month, with a rent escalation of 3% annually and a fixed utility charge based on \$3.25 per rentable square foot; and

WHEREAS, the current lease will expire on September 30, 2025, and both the City and the landlord have expressed mutual interest in renewing the lease for another five-year term; and

WHEREAS, the proposed lease renewal, to be formalized as Addendum 2 to the Lease Agreement, will maintain the current monthly rent of \$5,991.82 for the first year of the renewal term, followed by annual 4% increases in rent beginning the second year, and a fixed utility charge based on \$3.50 per rentable square foot for the duration of the term; and

WHEREAS, the monthly charges under the new lease term would be as follows:

- 10/1/2025 – 9/30/2026: \$5,991.82 rent + \$698.84 utilities = \$6,690.66
- 10/1/2026 – 9/30/2027: \$6,231.49 rent + \$698.84 utilities = \$6,930.33
- 10/1/2027 – 9/30/2028: \$6,480.75 rent + \$698.84 utilities = \$7,179.59
- 10/1/2028 – 9/30/2029: \$6,739.98 rent + \$698.84 utilities = \$7,438.82
- 10/1/2029 – 9/30/2030: \$7,009.58 rent + \$698.84 utilities = \$7,708.42

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Rochelle, that the City Manager is hereby authorized to execute Addendum 2 to renew the lease agreement between the City of New Rochelle and New Rochelle Hotel Associates LLC for a five-year term commencing October 1, 2025, and ending September 30, 2030, under the terms and conditions set forth above, and to take all steps necessary to implement said agreement under the terms and conditions acceptable to the City Manager and the Corporation Counsel.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
Subject: 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.

BACKGROUND:

On July 31, 2025, the New York State Energy Research Development Authority (NYSERDA) announced the availability of over \$21 million to support zero-emission mobility transportation solutions in communities across New York State. The Clean Mobility Program provides funding for scalable, community-led demonstration projects that improve connections through micro-mobility, ridesharing, and on-demand shared transportation options.

NYSERDA will award up to \$3 million per project, with priority given to projects in disadvantaged communities, as defined by the NYS Climate Justice Working Group. The City recently completed a Clean Mobility Plan satisfying an eligibility requirement for this funding program. There is a 20% cost-share requirement.

Applications must be submitted by 3:00 p.m. on Thursday, September 25, 2025. Awards are anticipated to be announced by the end of 2025.

ISSUE:

To support the implementation of the Clean Mobility Demonstration funding request for the existing Circuit service and mobility planning, with an estimated total project cost ~\$3,000,000, the City proposes to apply for the NYS Clean Mobility Program initiative in the amount of ~\$3,000,000 plus matching ~\$600,000 in City funds.

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution supporting the City's Clean Mobility Program Demonstration application submission to NYSERDA, authorizing the City match of ~\$600,000, and authorizing the City Manager to submit all necessary documentation for the grant application.

Attachments:

1. RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE NYS CLEAN MOBILITY PROGRAM RE CIRCUIT

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT APPLICATIONS AND NECESSARY DOCUMENTATION TO THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY (NYSERDA) CLEAN ENERGY COMMUNITY PROGRAM RELATIVE TO THE EXISTING CIRCUIT SERVICE AND MOBILITY PLANNING.

WHEREAS, on July 31, 2025, the New York State Energy Research and Development Authority (NYSERDA) announced the availability of over \$21 million through the Clean Mobility Program to support zero-emission mobility transportation solutions across New York State; and

WHEREAS, the Clean Mobility Program provides funding for scalable, community-led demonstration projects that improve connections through micromobility, ridesharing, and on-demand shared transportation options, with a priority on projects serving disadvantaged communities as defined by the New York State Climate Justice Working Group; and

WHEREAS, NYSERDA will award up to \$3 million per project under the Clean Mobility Program, with a 20% cost-share requirement; and

WHEREAS, the City has completed a Clean Mobility Plan, meeting an eligibility requirement for participation in the NYSERDA funding opportunity; and

WHEREAS, the City proposes to submit a Clean Mobility Program Demonstration application to NYSERDA to support the continued implementation and expansion of the existing Circuit service and related mobility planning, with a total estimated project cost of approximately \$3,000,000; and

WHEREAS, the City intends to request approximately \$3,000,000 in grant funds from NYSERDA and provide a local match of approximately \$600,000 in City funds to satisfy the cost-share requirement; now, therefore

BE IT RESOLVED, that the City Council of the City of New Rochelle hereby does authorize the City Manager to approve and endorse the grant application for the NYSERDA Clean Energy Community Program relative to the existing Circuit Service and Mobility Planning; and

BE IT FURTHER RESOLVED, that the City Council commits to providing the required 20% local match of \$600,000 to support the project; and

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute all documentation necessary to complete the grant application and accept any awarded funds.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
Subject: 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.

BACKGROUND:

Since 2022, the City has utilized the second floor of the New Rochelle Train Station as a community and business incubator, fostering innovation, business engagement, and creative placemaking. The Justice Innovation Inc. d/b/a Center for Justice Innovation (CJI) has proposed using a portion of this space as a temporary hub for the operation of general administrative office operations, community services and counseling for the New Rochelle community.

ISSUE:

As the City continues to position the Transit Center and Train Station as a key community engagement space, it is important to ensure that CJI's program aligns with existing initiatives. A formal agreement should outline expectations regarding program coordination, shared space use, and long-term activation strategies to maximize community benefit.

PROPOSAL:

The attached Letter of Intent (LOI) proposes an initial one-year lease term at no rental cost. CJI will be responsible for cleaning and maintaining its leased office space and will complete cosmetic improvements, such as painting, prior to occupancy.

RECOMMENDATION:

It is the recommendation by the Department of Development that City Council authorize the City Manager to negotiate and execute a lease agreement with the Center of Justice Innovation to use and occupy a portion of the space located on the second floor of the New Rochelle Train Station under the terms and conditions acceptable to the City Manager and the Corporation Counsel.

Attachments:

1. RESOLUTION AUTH. THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE CJI FOR THE USE OF SPACE ON THE 2ND FLOOR OF THE TRAIN STATION
2. LOI ATTACHMENT

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE CENTER FOR JUSTICE INNOVATION FOR THE USE OF SPACE ON THE SECOND FLOOR OF THE NEW ROCHELLE TRAIN STATION.

WHEREAS, since 2022, the City of New Rochelle has utilized the second floor of the New Rochelle Train Station as a community and business incubator to foster innovation, business engagement, and creative placemaking; and

WHEREAS, the Justice Innovation Inc., doing business as the Center for Justice Innovation (“CJI”), has proposed to occupy a portion of this space as a temporary hub for general administrative operations, community services, and counseling to serve the New Rochelle community; and

WHEREAS, the City recognizes the importance of aligning CJI’s proposed use with broader community engagement and development initiatives centered around the Transit Center and Train Station; and

WHEREAS, the City seeks to enter into a formal agreement to outline expectations related to program coordination, shared space use, and long-term strategies for maximizing community benefit; and

WHEREAS, the proposed Letter of Intent includes an initial one-year lease term at no rental cost, with CJI assuming responsibility for cleaning and maintaining its designated office space and completing cosmetic improvements, including painting, prior to occupancy;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of New Rochelle, that the City Manager is hereby authorized to negotiate and execute a lease agreement with the Center for Justice Innovation for the use and occupancy of a portion of the second floor of the New Rochelle Train Station, consistent with the terms outlined in the proposed Letter of Intent, and under the terms and conditions acceptable to the City Manager and the Corporation Counsel.

July 15, 2025

Sent via email:

Jorge Ventura Ovalles
Deputy Commissioner of Development
Department of Development
City of New Rochelle, NY

Dear Jorge,

On behalf of the Justice Innovation Inc., DBA Center for Justice Innovation, I am submitting the following Letter of Intent for use of 1 Station Plaza North, New Rochelle.

TENANT:	Justice Innovation Inc
LANDLORD:	City of New Rochelle
ADDRESS:	1 Station Plaza North, New Rochelle, NY 10801
USE:	Tenant shall use and occupy the Premises for the operation of general administrative office operations, community services and counseling, storage and any other use permitted by law.
PREMISES:	2 nd floor, approximately 125 rsf of dedicated space, and share of kitchen, conference room and common meeting and bathroom space.
SECURITY DEPOSIT:	None
BASE RENT:	None
ELECTRICITY:	Directly billed and paid by Tenant on existing separate meters at the building for such use
TERM:	12 months
TERM COMMENCEMENT:	August 1 st , 2025
LANDLORD WORK:	None
TENANT WORK:	Tenant to provide window air conditioning unit and data cabling. Tenant to provide furniture. Tenant will restore space to original condition upon expiration of agreement.
BROKERAGE:	None
ADDITIONAL:	Agreement can be canceled for any reason by Tenant or Landlord with 60 days notice.

APPROVAL:

Proposal subject to lease and related documents being acceptable to Tenant. No party bound unless and until delivery of fully executed lease.

Please let me know if you have any questions. It is a pleasure working with you.

Sincerely,

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
Subject: 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

BACKGROUND

The New Rochelle Municipal Housing Authority (NRMHA) was notified that it was being awarded monies to fund needed rehabilitation of the Peter Bracey Apartments from New York State Senator Shelley Mayer. To facilitate this work and leverage additional funds provided under the Community Development Block Grant award from HUD, the City of New Rochelle will administer the grant funding on behalf of NRMHA. Under this award, the City will receive \$100,000 to fund the design and rehabilitation of units identified as requiring work.

This grant does not require a local match from the City.

ISSUE

In order to proceed with a grant agreement, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents.

RECOMMENDATION

Staff recommends that City Council accept the New York State Senate Grant award in the amount of \$100,000 and authorize the City Manager to execute and submit all necessary documents related to said Grant.

Staff also recommends that City Council authorize the following Budget Amendment to allow for these funds to be entered into the City's 2025 Budget.

Ordinance No. 212 of 2025, the Budget of the City of New Rochelle for 2025, is hereby

amended as follows:

Increase Revenue

6989-3089-25073	New York State Grant – NRMHA Rehab	\$100,000
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Increase Expense

6989-46000-25073	Contract Services – NRMHA	\$100,000
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Attachments:

1. ORDINANCE ACCEPTING A NEW YORK STATE SENATE GRANT IN THE AMOUNT OF \$100,000 FOR THE REHABILITATION OF THE PETER BRACEY APARTMENTS

LEGISLATION

ORDINANCE ACCEPTING A NEW YORK STATE SENATE GRANT IN THE AMOUNT OF \$100,000 FOR THE REHABILITATION OF THE PETER BRACEY APARTMENTS AND AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025.

WHEREAS, the New Rochelle Municipal Housing Authority (NRMHA) has been awarded a grant in the amount of \$100,000 through the support of New York State Senator Shelley Mayer for the purpose of funding critical rehabilitation work at the Peter Bracey Apartments; and

WHEREAS, the City of New Rochelle will administer the grant on behalf of NRMHA in order to facilitate the project and leverage additional federal funding provided through the Community Development Block Grant (CDBG) program under HUD; and

WHEREAS, the grant funds will be used for the design and rehabilitation of identified residential units in need of work, and no local match is required from the City; and

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

Section 1. The Council of the City of New Rochelle hereby accepts the New York State Senate Grant in the amount of \$100,000 relative to the rehabilitation of the Peter Bracey Apartments.

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

Increase Revenue

6989-3089-25073	New York State Grant – NRMHA Rehab	\$100,000
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Increase Expense

6989-46000-25073	Contract Services – NRMHA	\$100,000
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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 \$100,000 grant.

City of New Rochelle
City Council

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Sara R. Kaye, Council Member, District 5
Subject: 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

This Resolution urges opposition to a proposed expansion of the Algonquin Gas Transmission line by Enbridge Inc. (a major North American energy company operating a vast natural gas pipeline network), known as Project Maple, as well as other new or previously defeated fossil fuel projects, including the Williams Constitution Pipeline and the NESE pipeline. Project Maple's aim is to increase the pipeline's capacity to the Northeast at a receiving point in Ramapo, NY.

The proposed projects would significantly increase fracked gas infrastructure in New York, leading to higher greenhouse gas emissions, air pollution, and public health risks, while also imposing increased costs on ratepayers. Expansion of compressor stations along the Algonquin route would release harmful pollutants, pose safety hazards, and negatively impact the Hudson River ecosystem. These projects directly conflict with New York's Climate Leadership and Community Protection Act (CLCPA), which mandates a transition away from fossil fuels toward renewable energy.

Elected officials at the state and federal level, including members of Congress and the State Legislature, have already voiced opposition to Project Maple. The resolution before Council calls on Governor Hochul to deny any permits for these projects, uphold the CLCPA, and protect public health and the environment.

If adopted, the Resolution will also direct the City Clerk to circulate copies to the Governor, state and federal representatives, and other key officials.

Attachments:

1. RESOLUTION OPPOSING ENBRIDGE'S ALGONQUIN PIPELINE EXPANSION 'PROJECT MAPLE' AND NEW OR PREVIOUSLY DEFEATED PIPELINES

LEGISLATION

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

WHEREAS, New York State is poised to protect New Yorkers’ rights to clean air, clean water and livable climate, particularly now with these rights coming under attack from the Trump administration policies; and

WHEREAS, Enbridge Inc. seeks to expand compressor capacity and pipeline infrastructure along the Algonquin pipeline route and has submitted an Open Season Notice for its proposed natural gas expansion project dubbed ‘Project Maple’ on September 12, 2023; and

WHEREAS, Enbridge may seek permits from the Federal Energy Regulatory Commission to further build and operate compressor stations along the Algonquin pipeline route in New York including facilities at Stony Point, NY and Southeast, NY and could increase capacity of the line by up to 500,000 Dekatherms/day in Ramapo, NY according to the Open Season Notice; and

WHEREAS, Enbridge may need New York State agency permits from the Department of Environment Conservation and/or the Public Service Commission to build out and operate compressor stations and pipeline infrastructure along the Algonquin pipeline route; and

WHEREAS, the Algonquin Pipeline Expansion, dubbed ‘Project Maple’, would interfere with and negatively impact the Hudson River ecosystem and economy that relies on the tourism and health of those waters; and

WHEREAS, the proposed expansions of the Algonquin natural gas pipeline will significantly increase the fracked gas volume, escalating environmental and health risks in the Hudson Valley and beyond; and

WHEREAS, emissions from compressor stations release pollutants like nitrogen oxide and the carcinogen benzene, proven to cause serious health threats, thus violating New Yorkers’ right to a clean and healthy environment under the Green Amendment; and

WHEREAS, historical data documents that natural gas pipeline infrastructure, including compressor stations, pose significant safety hazards, evidenced by frequent incidents of leaks, explosions, and resultant fatalities and environmental damage; and

WHEREAS, Governor Hochul met with President Trump to discuss the development of

the long-defeated Williams Constitution pipeline, the Northeast Supply Enhancement (NESE) pipeline and other fossil fuel projects in New York; and

WHEREAS, Con Edison recently requested a double-digit percent increase rate hike to the tune of roughly \$2 billion for New York customers while residents are already facing rising energy bills; and

WHEREAS, the buildout of new fossil fuel pipelines like the Williams Constitution and NESE pipeline and expansion of existing lines including Algonquin (Project Maple) will create excess air pollution that exacerbate and increase public health problems like asthma and COPD cases in the region; and

WHEREAS, the buildout of the existing Algonquin line and compressor stations or the buildout of a new infrastructure like the Constitution and NESE pipeline would lead to higher costs for ratepayers who already are facing rate hikes and higher health costs from added air pollution; and

WHEREAS, the expansion of Algonquin pipeline (Project Maple), the Constitution, the NESE pipeline or any other major fracked gas infrastructure is in direct conflict with New York's Climate Leadership and Community Protection Act (CLCPA) statutory goals, fostering continued reliance on fossil fuels and undermining the state's statutorily required transition to a sustainable and renewable energy future; and

WHEREAS, Seventy elected officials including former County Executive and current Congressman George Latimer, State Assembly member Dana Levenberg, State Assembly member Chris Burdick, State Assemblymember MaryJane Shimsky and State Senator Nathalia Fernandez have already opposed Enbridge's proposed expansion of the Algonquin pipeline dubbed 'Project Maple' ahead of applications for permits on June, 17, 2024; and

WHEREAS, Governor Hochul has the responsibility and authority to protect New York's environment and public health and to ensure the full implementation of the CLCPA, with the power to deny this expansion as it is in direct conflict with the state law and thus the state's environmental and health priorities.

NOW, THEREFORE, BE IT RESOLVED, the City of New Rochelle urges Governor Kathy Hochul to oppose the Algonquin pipeline expansion, dubbed 'Project Maple', the Constitution pipeline, the NESE pipeline and any other fossil fuel expansion put forward by Donald Trump; and

AND BE IT FURTHER RESOLVED, that Governor Kathy Hochul direct her agencies to deny any permits for the expansion of the Algonquin fracked gas pipeline, dubbed 'Project Maple', thereby upholding New York's CLCPA and the state's environmental standards and commitment to a sustainable future in light of anticipated attacks from the Trump administration;

and

AND BE IT FURTHER RESOLVED, that the City Clerk is directed to send a copy of this resolution to the Governor Kathy Hochul, U.S. Senator Kirsten Gillibrand, U.S. Senator Charles Schumer, U.S. Congressman George Latimer, U.S. Congressman Mike Lawler, State Senator Peter Harckham, State Assemblymember Dana Levenberg, State Assemblymember Chris Burdick, State Assemblymember Maryjane Shimsky, State Assemblymember Patrick Carroll, State Assemblymember Chris Eachus, State Assemblymember Steve Otis, State Assemblymember Gary Pretlow, State Assemblymember Amy Paulin, State Assemblymember Nader Sayegh, NYS Senate Majority Leader Andrea Stewart-Cousins, Westchester County Executive Ken Jenkins, Westchester County Legislator Colin Smith, Westchester County Legislator David Tubiolo, Westchester County Legislator Erika Pierce, Westchester County Legislator Emiljana Ulaj.

City of New Rochelle
Public Works

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Alvaro Alfonso-Larrain, Public Works Commissioner
Subject: PROPOSED AMENDMENT TO THE 2025 BUDGET RE: POSITION CHANGES - Ordinance approving position changes in the Department of Public Works, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

Background: The Department of Public Works is responsible for the planning, designing, constructing, maintaining, and operating public infrastructures in a prompt, courteous, safe, efficient, and cost-effective manner here in the City of New Rochelle. Over the past few years, the demand for the aforementioned services has increased. In order to help meet the increased demands, the Department is suggesting the reclassification of one (1) Junior Civil Engineer position to a Junior Engineer position. The recommended changes are also designed to allow for staff career growth, and to enhance the efficiency and capabilities of certain bureaus within the department.

Issue: It is recommended that the FY 2025 Budget be adjusted, to reflect the following position changes, for the remainder of 2025 (approximately three months):

- Department of Public Works Engineering (1440): Reclassification of one (1) Junior Civil Engineer to Junior Engineer
 - This reclassification is strictly a title change. There is no salary change; therefore, no new appropriation of funds is necessary. Both Junior Civil Engineer and Junior Engineer are CSEA Grade 10.

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 aforementioned/attached position reclassification in the Department of Public Works.

Attachments:

1. Position Reclassification for Sept 2025 - DPW

RESOLUTION NUMBER: 2025-152
MEETING DATE: September 16, 2025

Item # 10.

LEGISLATION

**ORDINANCE APPROVING POSITION CHANGE AND
AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET
OF THE CITY OF NEW ROCHELLE FOR 2025.**

WHEREAS, due to increased duties and responsibilities, the following position reclassification is recommended:

Department of Public Works Engineering (1440): Reclassification of one (1) Junior Civil Engineer to Junior Engineer. This reclassification is strictly a title change. There is no salary change; therefore, no new appropriation of funds is necessary. Both Junior Civil Engineer and Junior Engineer are CSEA Grade 10.

NOW, THEREFORE, BE IT ORDAINED, by the Council of 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 a 2025 title reclassification of one (1) Junior Civil Engineer to Junior Engineer.

Memo Title: PROPOSED AMENDMENT TO THE 2025 BUDGET RE: POSITION CHANGES - Ordinance approving position changes in the Department of Public Works, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

[illegible]

City of New Rochelle

City Manager

MEMORANDUM

To: City Council

Thru: Wilfredo Melendez, City Manager

Date: September 16, 2025

From: Wilfredo Melendez, City Manager

Subject: 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.

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 312-50.3 of the Code of the City of New Rochelle.

Attachments:

1. A LOCAL LAW, INTRO NO. 4, ADDING SECTION 312- 50.3 TO THE CODE OF THE CITY OF NEW ROCHELLE

LEGISLATION

LOCAL LAW NO. 4

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
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
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.

Attachments:

1. RESOLUTION ADOPTING THE 2026 SECTION 8 ANNUAL PHA (PUBLIC HOUSING AUTHORITY) 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 the 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 (HUD); 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: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
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. (Intro. 7/15/25; Public Hearing 9/9/25)

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. Municipalities may apply for up to 50 % of total project costs; there is a minimum award of \$100,000 and a maximum award of \$6 million per project available. Applications must be submitted by September 19, 2025. Successful applicants will enter into Inter Municipal Agreements in early 2026, with construction completing within five years.

Over the past several years, the City has completed a final design for the reconstruction of Quaker Ridge Road (QRR) per Complete Streets guidelines which improve safety for all users and encourages active transportation options in alignment with GreenNR sustainability goals. Public engagement regarding the plans included work with the Complete Streets committee and public meetings in 2019. A public hearing is now scheduled for September 9 to review and hear comments on the City's application for funding this project under BPL 39.

ISSUE:

To support the implementation of the QRR Complete Streets project, the City proposes to apply for the Westchester County Complete Streets Municipal Assistance Program (BPL 39) in amount of ~\$6,000,000 for project construction and construction management, of which the City will match at least 50% of project costs from the City's previously awarded New York State TAP-CMAQ grant for QRR Complete Streets and City capital funds.

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 the City to match the remaining project costs with funds sourced from previous New York State grant awards and City capital funds, and authorizing the City Manager to submit all necessary documentation for the grant application.

Attachments:

1. RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM (BPL 39)

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: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED LOCAL LAW, INTRO. NO. 6, RE: GOOD CAUSE EVICTION – A Local Law Opting In to and Adopting Article 6-A of New York State Real Property Law (Good Cause Eviction Law) by Adding Chapter 132 to the Code of the City of New Rochelle (Intro. 09/16/2025; Public Hearing 10/15/2025)

Background: In April 2024, New York State enacted the Good Cause Eviction Law (Article 6-A of the Real Property Law) as part of the FY2025 State Budget. The law prohibits eviction or nonrenewal of leases without statutorily defined “good cause” and establishes presumptive limits on annual rent increases for covered units (greater of 5% + CPI or 10%).

Importantly, the law requires municipalities outside New York City to affirmatively opt in for the protections to take effect.

Issue: Nearly half of New Rochelle residents (47.9%) are renters, and more than half of those households are considered rent-burdened, paying over 30% of their income toward housing costs. While some residents benefit from regulated affordability protections through subsidized housing, many others live in what is known as Naturally Occurring Affordable Housing (NOAH). These are older, privately owned rental properties that remain affordable due to age, condition, or location rather than subsidy. Because these homes are unregulated, they house some of the city’s most vulnerable renters without providing the same security against displacement.

The State’s Good Cause Eviction (GCE) framework provides an important tool to extend protections to tenants living in these types of units. Under the baseline state law, coverage is limited: it generally applies only to landlords who own more than ten units statewide, do not reside in the building, operate buildings with certificates of occupancy issued before January 1, 2009, and charge rents below 245% of HUD Fair Market Rent. As written, these criteria leave out tenants of small landlords and allow higher-rent units to escape coverage, narrowing the impact in a city like New Rochelle where many residents live in modestly priced, older rental

housing.

The legislation authorizes municipalities to broaden the scope of protections by redefining who qualifies as a small landlord and by adjusting the high-rent exemption threshold. For New Rochelle, staff recommends defining a small landlord as an owner of one or more units statewide and raising the high-rent exemption to 345% of HUD Fair Market Rent. These adjustments would close critical gaps in coverage, ensuring that GCE protections reach more households who need stability the most.

Recommendation: Staff recommends that the City Council adopt local legislation opting into Article 6-A of the Good Cause Eviction Law. For New Rochelle, this should include defining a “small landlord” as an owner of one or more units statewide and raising the high-rent exemption to 345% of HUD Fair Market Rent. These adjustments will extend protections to more vulnerable renters, particularly those in Naturally Occurring Affordable Housing, while balancing the interests of property owners.

Attachments:

None

RESOLUTION NUMBER:

Item # 14.

MEETING DATE: September 16, 2025

LEGISLATION

LOCAL LAW NO. 6

A LOCAL LAW, INTRO. NO. 6 OF 2025, ADDING CHAPTER 132 OF THE NEW ROCHELLE CITY CODE, ENTITLED "PROHIBITION ON EVICTION WITHOUT GOOD CAUSE" TO OPT IN TO ARTICLE 6-A OF THE NEW YORK STATE REAL PROPERTY LAW AND EXPAND TENANT PROTECTIONS. (Rev.)

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

Section 1. Chapter 132 of the Code of the City of New Rochelle is hereby added to read as follows:

Chapter 132– PROHIBITION ON EVICTION WITHOUT GOOD CAUSE

§132-1. Protections Established.

(A) The City of New Rochelle hereby opts in and adopts the provisions of Article 6-A of the Real Property Law of the State of New York.

(B) There is hereby established, pursuant to and in accordance with the provisions of Section 213 of the Real Property Law, a prohibition on eviction without good cause.

(C) High-Rent Exemption. Pursuant to Section 213(2)(a) the Real Property Law, the City of New Rochelle provides that any unit on or within a housing accommodation shall be exempt from the provisions of this Chapter 132 if it has a monthly rent above three hundred forty-five percent (345%) of fair market rent as published by the United States Department of Housing and Urban Development and as shall be published for the County of Westchester by the New York State Division of Housing and Community Renewal.

(D) Small Landlord Definition. Pursuant to Section 213(2)(b) of the Real Property Law, the City of New Rochelle defines "small landlord," for purposes of this Chapter 132, to mean a landlord of no more than one unit anywhere in the State of New York.

§132-2. Severability.

If any provision of this local law is held to be unconstitutional or

otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Local Law shall remain in effect.

Section 2. Effective Date.

This Local Law shall become effective upon filing with the Secretary of State.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED PUBLIC HEARING RE: LOCAL LAW INTRO NO. 6 RE:
GOOD CAUSE EVICTION: Resolution directing a Public Hearing on Local
Law (Intro. 09/16/2025; Public Hearing 10/15/2025)

Background: Introduction on September 16, 2025, Scheduling a Public Hearing for Wednesday
October 15, 2025

Attachments:
None

RESOLUTION NUMBER: 2025-155
MEETING DATE: September 16, 2025

Item # 15.

LEGISLATION

RESOLUTION DIRECTING PUBLIC HEARING ON A LOCAL LAW, INTRO. NO. 6, ADDING CHAPTER 132, TO THE CODE OF THE CITY OF NEW ROCHELLE TO OPT IN TO ARTICLE 6-A OF THE NEW YORK STATE REAL PROPERTY LAW AND EXPAND TENANT PROTECTIONS.

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

This Council shall hold a public hearing on October 15, 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. 6

A LOCAL LAW, INTRO. NO. 6 OF 2025, ADDING CHAPTER 132 OF THE NEW ROCHELLE CITY CODE, ENTITLED "PROHIBITION ON EVICTION WITHOUT GOOD CAUSE" TO OPT IN TO ARTICLE 6-A OF THE NEW YORK STATE REAL PROPERTY LAW AND EXPAND TENANT PROTECTIONS.

and, be it further

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

RESOLUTION NUMBER:

Item # 16.

City of New Rochelle
City Manager

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 16, 2025
From: Wilfredo Melendez, City Manager
Subject: REMINGTON BOYS & GIRLS CLUB - Requested by Council Member David Peters

Discussion Item requested by Council Member David Peters

Attachments:

1. 9 16 25 RLM PRESENTATION - Boys and Girls Club Proposed Initiatives

City of New Rochelle
September 15, 2025
Regular Legislative Meeting
Boys & Girls Clubs of New Rochelle Discussion Item
Potential Funding Options

1. Transportation

The City School District of New Rochelle provides free transportation for Elementary School students to the Remington or Mascaro Boys & Girls Clubs as long as the distance between the school and clubhouse is greater than 1.5 miles. For Middle School students, transportation is provided by the Bee Line Bus NOT the City School District; therefore, there are no transportation options for students going from ALMS or IEYMS to either Boys & Girls Club location.

SCHOOL	REMINGTON CLUBHOUSE (GRADES K-5)	MASCARO CLUBHOUSE (GRADE 5)	COLUMBUS ELEMENTARY SCHOOL (GRADES K-4)
Trinity Elementary School	NO TRANSPORTATION	✓	✓
Jefferson Elementary School	✓	NO TRANSPORTATION	NO TRANSPORTATION
Barnard Elementary School	✓	✓	✓
Ward Elementary School	✓	✓	✓
Davis Elementary School	✓	✓	✓
Webster Elementary School	NO TRANSPORTATION	NO TRANSPORTATION	NO TRANSPORTATION

Goal: Provide transportation to children and teens attending afterschool programs at the Remington and Mascaro Boys & Girls Clubs who do not qualify for transportation.

Currently there are:

- **~20 members** who are enrolled at Trinity Elementary School who attend the Remington Clubhouse.
- **~15-20 members** who are enrolled at Daniel Webster Elementary School who attend the Remington Clubhouse.
- **~30-40 members** who are enrolled at Isaac E. Young Middle School who attend the Mascaro Clubhouse.
- **~30-40 members** who are enrolled at Albert Leonard Middle School who attend the Remington Clubhouse.

Estimated pricing from First Student based on current enrollment:

- **Price per Trip per Bus:** \$160.00
- **Price per Day:** \$640.00 (4 buses)
- **Price for 180 School Days:** \$115,200.00
- **Monthly Price:** \$11,520.00 (10 months)

2. Healthy Snacks

Goal: Provide healthy food/snack options and educational events to promote healthy eating.

- 240 children at Columbus, 160 children at Remington total 400 children: \$12,000
- 2 Children's Events at Mascaro and 2 Children's Events at Remington: \$2,000
- **Total Cost per Year: \$14,000**

3. Annual Membership Scholarships

Goal: Provide Boys & Girls Club membership scholarships.

- \$100/child and \$10/teen.
- Mascaro - \$7,500 for kids (75) and \$500 teens (50)
- Remington - \$10,000 kids (100) and \$500 teens (50)
- Columbus Elementary - \$5,000 kids (50)
- **Total Per Year- \$23,500**

4. Teen Programming, Events, Trips, Supplies, Staff

Goal: Provide a series of programming, events, and trips for members.

- Mascaro - \$15,000
- Remington - \$20,000 to 25,000
- **Total Per Year: \$35,000 - \$40,000**

Continued on Next Page

5. Community Access

Goal: To provide community groups access to the Remington Boys & Girls Club.

Remington Rental Pricing

Item Description	Location	Hourly Rate
Sports Team Practice	Gym	\$150
Adult Party Rental	Gym	\$225
Meeting Room	Room 6/7	\$125
Meeting Room	Green Room	\$100

a. Local Nonprofit Community Groups Access to Private Meeting Rooms (Two Hour Minimum/Month)

- Meeting Room 6/7 at Two Hours per Month:
 - \$250/Month
 - \$3,000/Year

b. Local Youth & Lincoln PTSA Gain Access to the Podcast Studio (Two Hour Minimum/Month)

- Podcast Space at Two Hours per Month
 - \$250/Month
 - \$3,000/Year

c. Local Nonprofit Organization in Support of HBCU Advocacy (Biannual)

- Gym at Two Days Per Year (16 Total Hours): \$2,400
- Meeting Room 6/7 Per Year (16 Total Hours): \$2,000

- Meeting Room Green Room ((16 Total Hours): \$1,600

Total Cost

Annual Total (Low Range): \$195,300.00

Annual Total (High Range): \$201,100.00