



**City Council Minutes
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Wednesday, October 15, 2025**

Call to Order

Present

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

Absent

Council Member, District 3 David Peters

The meeting was called to order at 03:45 PM by Mayor Yadira Ramos-Herbert.

Presentation(s)

1. **PRESENTATION BY CITY OF NEW ROCHELLE COMMUNICATIONS OFFICE**
Presentation by John Jones, Director, Communications Office
John Jones, Director of Communications, reviewed his role as Director of Communications, changes in media landscape, his team, their role, responsibilities and goals, followed by a brief question and answer period. (See attached).

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

2. **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).
3. **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)

Council Member Tarantino recommended that the Business Improvement District be included in the process.

4. **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)**

Council Member Stern requested that previous amendments discussed be included in the memo.

Department of Buildings

Law Department

Department of Finance

5. **2025-156 PROPOSED REAPPOINTMENT TO THE BOARD OF ASSESSMENT REVIEW – Resolution reappointing Clarence Stanley Jr. to the Board of Assessment Review**

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

It was noted that the above item had been discussed in Executive Session.

Department of Public Works

6. **PROPOSED PARKING REGULATION CHANGE (MAIN STREET AND CHURCH STREET) - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited At All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle (Main Street and Church Street).**

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

7. **PROPOSED PARKING REGULATION CHANGE (CEDAR STREET) - Ordinance amending Section 312-87, Schedule XVI: No Stopping or Standing, of Chapter 312, Vehicles and Traffic, of the Code of The City of New Rochelle (Cedar Street).**

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

Department of Parks and Recreation

8. **2025-157** PROPOSED APPLICATION FOR NEW YORK STATE OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION BUILDING INFRASTRUCTURE GRANT (BIG) PROGRAM - Resolution authorizing the City Manager to submit an application and necessary documentation for New York State Office of Parks, Recreation and Historic Preservation Building Infrastructure Grant (BIG) program to support improvements at the New Rochelle Municipal Marina.

Result:	Adopted, Passed (6 - 0)
Mover:	Council Member, District 4 Osinloye
Second:	Council Member, District 1 Lopez
Ayes:	Martha Lopez, Albert A. Tarantino Jr., Shane A. Osinloye, Sara R. Kaye, Matthew A. Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Vincent Parise, Commissioner, Department of Parks and Recreation, noted that funds will provide additional improvements.

Police Department

9. **2025-158** PROPOSED ACCEPTANCE OF THE GOVERNOR'S TRAFFIC SAFETY COMMITTEE GRANT AWARD - Ordinance accepting a Grant in the amount of \$20,160 from the Governor's Traffic Safety Committee, amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, and appropriating funds therefor (Police Department).

Result:	Moved to Consent Agenda, Passed (6 - 0)
Mover:	Council Member, District 4 Osinloye
Second:	Council Member, District 5 Kaye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., Shane A. Osinloye, Sara R. Kaye, Matthew A. Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Fire Department

Department of Human Resources

City Manager

10. **PROPOSED AMENDMENT TO THE 2025 BUDGET RE: ECONOMIC MOBILITY LEADERSHIP INSTITUTE (EMLI) MINI-COHORT GRANT PROGRAM ACCEPTANCE** — Ordinance accepting the EMLI Mini-Cohort Grant in the amount of \$5,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025 (Sponsored by Mayor Yadira Ramos-Herbert)

Result:	Moved to Consent Agenda, Passed (6 - 0)
Mover:	Council Member, District 1 Lopez
Second:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., Shane A. Osinloye, Sara R. Kaye, Matthew A. Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

It was noted that the monies received will offset expenses.

Department of Development

11. **PROPOSED APPLICATION FOR NEW YORK STATE OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM** - Resolution authorizing City Manager to submit an application and necessary documentation for New York State Office of Parks, Recreation and Historic Preservation CLG Program to support the preparation of updated historic design guidelines.

Result:	Moved to Consent Agenda, Passed (6 - 0)
Mover:	Council Member, District 5 Kaye
Second:	Council Member, District 4 Osinloye
Ayes:	Martha Lopez, Albert A. Tarantino Jr., Shane A. Osinloye, Sara R. Kaye, Matthew A. Stern, Yadira Ramos-Herbert
No:	None
Abstain:	None

Adam Salgado, Commissioner, Department of Development, explained the purpose and goals of the grant as outlined in the memo.

City Council

Supplemental Item(s)

Unfinished Business

New Business

Discussion Item(s)

Executive Session

Public Hearings 7:00 PM

PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE, RE: SMOKE SHOPS

Speakers:

Vincent Malfetano, 9 Fairview Place; Sharon Footes, Clinton Avenue (full address not provided).

PROPOSED LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM

Speakers:
None.

PROPOSED LOCAL LAW, INTRO. NO. 6, RE: GOOD CAUSE EVICTION

Speakers:
Judith Kaufman, 21 Grant Street; Alex Roithway, Mount Kisco (full address not provided); Diane Lovett, 77 Hamilton Avenue; Mitchell Tarnopal, 27 Dennis Drive; Mark McLean, 181 Hamilton Avenue (memo submitted), on behalf of the Inter-Religious Coalition of New Rochelle, F. Willa Davis Women's Club, New Rochelle Against Racism (New ROAR), Make the Road NY, United Community Center of Westchester, The Gathering of Men, Invisible New Rochelle, African American Advisory Council, Lincoln Attendance Zone PTSA, Huguenot Academy PSA, Community Voices Heard Power, New Rochelle Alliance for Justice (NRAJ), Rev. Dr. David Holder, Founder & Senior Pastor-New York Covenant Church, Rev. Dr. Wallace L. Noble, Pastor, St. Catherine AME Zion Church, Enough is Enough, HOPE Community Service; Myriam Decime, 11 Mt. Joy Place; Serge Vechev, 25 Leroy Place; Vilma Gamarra, 31 Hillside Terrace, White Plains; Vincent Malfetano, 9 Fairview Place; James Killoran, 25 Leroy Place.

CITIZENS TO BE HEARD:

Speakers:
Troy Bilueu, 32 Hidden Ridge Court, Scarsdale; Evonia Smith Kilzor (address not provided); Michael Constantino, 51 Glenorchy Place; Vincent Malfetano, 9 Fairview Place; Mario Scarano, 21 Sheldon Avenue; Beth Zuckerman, 2 Holly Drive; Adam Wueyer, 73 Wykagyl Terrace; James Killoran, 25 Leroy Place; Shelley Berlincourt, 39 Davenport Avenue, 4E; Cathy Sue Carpenter, 157 Center Avenue; Kristy Benevento, 838 Pelhamdale Avenue; Albert Tsay, 50 Ellenton Avenue; Mitchell Tarnopal, 27 Dennis Drive; Andrea Alteage, 6th Street (complete address not provided); Sarah Baehr, 87 Stephenson Boulevard; Earl Bradshaw (address not provided); Stephanie Clapss, 600A Pelham Road; Jackie Mills, 2 Lemke Place; Sean Steppe (address not provided); Arthur Flowers, 10 LeCount Place; Myrian Decime, 11 Mt. Joy Place; Dan Fosina, 24 Parcot Avenue; Serge Vechev, 25 Leroy Place; Haslyn Howard, 16 Rock Ridge Circle; Naomi Feinstein, 225, Overlook Road; Brooke Mueller, 21 Emerson Avenue; Glenn Staropoli, 52 Daisy Farms Drive; Juliet Mercado, 48 Burling Lane; Donna Fosina Salvatore, 29 Inwood Place; Ora Flowers, 811 D, Larchmont Avenue, Larchmont; Damien Zamudio, 16 Congress Street; Adam Deutsch, 20 Coutant Drive; Kayondi Howard, 16 Rock Ridge Circle; Doug Houston, 11 Fenimore Road; Dady Johnson, 156 Hamilton Avenue; Dwamain Dixon, 65 Rhoda Quash Way; Sharon Footes (address not provided); Laura Hernandez, 332 Pelham Road; Shaun Wayawotzki, 25 Leroy Place; Elihu Massel, 25 Leroy Place; Nate Adams, 16 Hemlock Place.

Memos Received: Thandiwe Dee Watts-Jones, resident, Downtown New Rochelle; Mark McLean on behalf of various organizations;

Certain speakers were unidentified. Misspellings/inaccuracies/errors may occur. Address included if provided.

Correspondence in Council Exhibits was received from the following:

Dee Watts-Jones (resides in the Downtown - specific address not provided).
Mark McLean on behalf of individuals and organizations noted above
Marian Whitaker, 25 Leroy Place
Shaun Wayawotzki, 25 Leroy Place

Citizens to Be Heard

Adjournment

The meeting was adjourned at 9:30 P.M.

KIM B. JONES
CITY CLERK