

Minutes of Affordable Housing Committee and HOH Affordable HDFC of February 8, 2024  
7:30 PM at the Harmon Community Center

Attendance:

Mark Cassella	Present
Tom Chee-Duffy	Present
Nick Frascione *	Present
Christina Griffin	Present
James Keane	Absent
Bob Licht*	Absent
Ira Lichtiger*	Absent
Arthur Riolo*	Present
Andrew Smith *	Present
Patty Speranza*	Present
Patrick Sullivan	Present
David Ferris	Absent

\* On the Board of Managers of Hastings-on-Hudson Affordable Housing Development Fund Co., Inc.

Also in attendance: Village Trustee Doug Alligood, David Skolnick, Sue Smith

Arthur called the meeting to order at 7:30 p.m.

1. Approval of the Minutes of the January 11, 2024 Meeting

Patty requested that the minutes be clarified to state that Matt ~~Geneseo Janeczko~~ was not at the meeting, but that the comments attributed to him in the minutes were via a conversation with Arthur. Upon a motion by Nick, seconded by Andrew, the minutes of the January meeting were approved as amended.

2. Modifications to the Accessory Apartment Ordinance

Following-up on the discussion from the last meeting, Arthur summarized the main points which were raised at the January meeting concerning the existing Accessory Apartment Law, and how it can be modified to create a more streamlined approval process. Among the items to be modified are: broadening the zones and housing types where accessory units are permitted, lengthening the renewal requirement from 3 years to 5 years, allowing the unit to be transferred to a new owner, streamlining the process for approval particularly as related to those units not requiring a waiver.

It was agreed that the best way to move forward with the request to modify the accessory apartment ordinance was to send a letter to the Mayor and the Board of Trustees explaining why these modifications are necessary. Attached to the letter will be a ~~a~~-mark-up of the existing law incorporating the recommended changes. Patrick agreed to draft the letter to the Mayor; Patty will provide the mark-up of the existing law.

### 3. Discussion with Trustee Alligood

Arthur welcomed Trustee Alligood to the meeting and asked him to please participate in the committee's discussion, particularly if he had any suggestions as to the best way to progress the work of the committee. Trustee Alligood commented that he was glad to be in attendance and had no formal remarks. He did note that he believed that the work of the committee is important and that he would very much like to be kept informed as our work progresses, particularly as items such as the accessory apartment law modifications move to the agenda of the Board of Trustees.

### 4. Miscellaneous – Comprehensive Plan Meeting

Christina mentioned that she had attended the meeting of the Comprehensive Plan Committee the evening before. She used the original presentation made to the Committee in July 2023 to again discuss the inclusion of housing issues, specifically affordable housing issues, in the plan. She noted that at first there was some query as to why this was important to include, but she felt that by the end of the meeting there was an acceptance that housing was in fact an important problem which needed to be addressed.

Christina suggested that we craft a statement which explains why housing, affordable housing, is important to Hastings. The need for our children, new-comers and seniors to be able to remain in the Village and contribute to its programs and economy should be expressed, so that it is clear that providing a variety of housing options should be a significant goal for Hastings. It is also important that the fear of additional children, and their impact on the school, and the inclusion of “outsiders” into the Village needs to be addressed. Trustee Alligood recommended that we might want to consider three steps to move our goals forward and move them from the Comprehensive Plan document into implementation: 1) make as many housing options as possible permissible by right, 2) look at what other communities are doing, is there anything we can learn?, and 3) find a way to refute factually the negative comments which may be generated. All agreed this was a good approach to keep the affordable housing topic in the forefront of the Village's priorities.

Upon a motion moved by Patty and seconded by Tom, the meeting was adjourned at 9:00 pm. The next meeting will be held on March 14, 2024.

Respectfully submitted,

Patty Speranza