

Minutes of Affordable Housing Committee and HOH Affordable HDFC of March 14, 2024
7:30 PM at the Harmon Community Center

Attendance:

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

Guests:

Cliff Scher, 122 High Street
Laura Wakefield, High Street
Susan Butterick, Yonkers, Rivertowns League of Women Voters
Phyllis Mullaie, 565 Broadway Hastings
Pat Steinschneider, Dobbs Ferry
On Zoom: Dr. Kaplan, Jason Hilliard , Builder Realtor Institute

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

Rose Noonan, Housing Action Council – Absent

Minutes were taken by Ira Lichtiger

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

1. February minutes – Arthur moved to accept the February meeting minutes, Patty seconded the motion and all voted in favor.
2. ADUs – Arthur thanked Patrick and Andrew for the cover letter to the Village Trustees. Patrick and Patty also worked on suggested changes to the Village Accessory Apartments ordinance. The Village building inspector told Patty that when he started working as the building inspector in 2011, there were 30 ADU's, and it is now down to 18. Discussed calling out that parking waivers are available. Patrick suggested that in section 2a of the Accessory Apartment ordinance, where it states considerations for the Planning Board, that we add that the Planning Board may consider if off-site or on street parking is available.
3. Pat Steinschneider raised the issue that if taxes increase it defeats the purpose. Dr. Kaplan raised the issue of the lack of clarity about the tax impact. Patty suggested

finding ways to advocate for tax breaks. If the units had restricted income, there would be a stronger argument to limit tax increase. Cliff Scher suggested talking to Habitat about ways to contribute donated materials, or set it up with private companies to make contributions to Habitat for a write off, and Habitat passes through.

4. Patty suggested adding provision that if accessory building is non-conforming, application may be made for waiver. Also excluding the owner occupancy requirement from the provision that planning board can waive any of the stated requirements.

5. Patty will recirculate the letter with the changes we discussed, with the plan to get the letter out this week. Patrick will amend the cover letter to cover these changes.

6. Ira asked if we are asking the trustees to put this on the agenda. Arthur asked to share with the comprehensive plan committee. Christina suggested writing a statement on why this should be included in the Comprehensive Plan. Arthur noted that he is working on a historical perspective of housing in the Village.

On a motion to close the meeting, it was unanimously approved and the meeting was adjourned at 9:00 pm until the next meeting on April 11, 2024.

Respectfully submitted,

Ira Lichtiger