

Minutes of Joint Affordable Housing Committee of April 12, 2018
7:30 PM in the Municipal Building

Attendance:

Lisa Carroll	Present
Mark Cassella	Present
Tom Donohoe	Present
Nick Frascone	Absent
Christina Griffin	Present
James Keaney	Present
Bob Licht	Absent
Ira Lichtiger	Present
Arthur Riolo	Present
Andrew Smith	Present
Elise Smith	Present
Sue Smith	Present
Patty Speranza	Absent

Eva Alligood, Planning Board	Absent
Rose Noonan, Housing Action Counsel	Present

Bill Crosby, Hastings Resident

Minutes were taken by Elise Smith

Arthur Riolo called the meeting to order, and asked if there were any corrections or for a motion to approve the minutes of the last meeting.

Sue Smith asked that a correction be made under 190 Farragut, spelling of the contractor's name should be corrected to Zaino

Ira Lichtiger made a motion to accept the minutes with the noted corrections, Sue Smith seconded the motion. Motion passed.

190 Farragut

Mark advised that the work is moving along. The wiring and plumbing are done, but he was not sure where the inspections stand.

The grading on the left of the building is done and a retaining wall will be put up.

The walls will be closed up once the inspections are completed.

We discussed soundproofing the wall between the units. Rose suggested that Mark speak to Lou. Christina will provide Mark with a soundproofing detail,

Arthur mentioned that he will be meeting at the site with an inspector from one insurance company. He suggested that a key be kept at his office in case it is needed.

Rose advised that we are waiting for Suez to do a pressure test before the sprinkler plans can be approved.

Arthur will call Suez.

Rose advised that all payments are up to date.

Rose confirmed that these two units and the four units at 10 West Main Street have been marketed for two months now. The deadline for applications is May 1.

Currently there are 12 applications for the ownership unit, but Rose expects to have about 50 by the deadline. They also have 10 applications for the rental unit.

Sue suggested that Ira send a letter to the local paper to remind residents of the deadline.

We discussed the income levels and rents for the units at 10 West Main.

1 Holly Place

Arthur advised that the property has been listed and is in a two-family zone.

It is in the flood zone.

It is listed at \$299,000 and there is an adjoining property with a building that may be able to be purchased with it. The two properties together are approximately 155 ft x 88 ft.

The property was a junk yard and may be contaminated and will require a phase 2 environmental inspection.

According to Rose, we would need 4 units for the project to be feasible. The property is undersized per zoning for two houses. We would need to check with the Planning Board/Zoning Board regarding for a zoning variance. Arthur showed that there were several homes on same block that had undersized lots per existing zoning, and Christina advised this would be one basis for a variance.

Arthur advised that we have three Real Estate Agents on the committee, Arthur, Lisa and Mark. He explained that there is a fee paid to the agent who brings the buyer and seller together.

Arthur suggested based on experience with the Ravensdale property that the agent should either refuse the fee or accept the fee and donate it to the Fund. Arthur indicated this was his intention at Ravensdale.

Miscellaneous

Arthur has attempted to contact Andrus and Artis but has not heard anything back from either of them. The Village is not aware of what Artis plans to do with the property.

We discussed the other property on south Warburton Avenue and whether it is worth trying to develop it. We discussed the possibility of well water rather than the expense of connecting to the water at the River View. We also discussed the possibility of a composting toilet or anaerobic digester

Christina discussed the need in our Village for zoning changes that would permit affordable housing on non-conforming lots, and the need to permit additional units on conforming lots to enable affordable housing to proceed

Fund Raising

Arthur suggested that we do something at the Spring Thing in May. He mentioned the possibility of donating food to be sold to raise money for affordable housing.

Lisa passed out copies of the flyer she has been working on and will have copies run off to be put at locations throughout the village and have at our table at the Spring Thing.

Ira will contact Patty to arrange a table for the committee.

Lisa handed out copies of the brochure and advised tenants or owners in affordable housing promoted by the Committee were reluctant to be photographed for this purpose. Lisa will make 500 copies for upcoming fundraising events.

Financial Report

Jim Keaney reported that he had received in the mail an extension for filing our taxes.

Town/County property taxes for 190 Farragut will be paid this month.

American Legion Property

Arthur advised that the parcel subdivided has been put on the market and they have received an offer.

They may make another parcel available down the road and we can discuss the possibility of affordable housing at that time.

Our next meeting will be May 10 at 7:30 PM.

Ira Lichtiger moved to adjourn the meeting, Tom Donohoe seconded the motion.

The meeting was adjourned.