

Minutes of Affordable Housing Committee and HOH Affordable HDFC of October 12, 2023  
7:30 PM at the Harmon Community Center

Attendance:

Mark Cassella	Absent
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*	Absent
Patrick Sullivan	Present
David Ferris	Present

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

Tom Speyer, Planning Board – Present via Zoom  
Rose Noonan, Housing Action Council – Present

David Skolnick  
Neil DeLuca  
Daniel Eigerman  
Kelly Topilnycky  
Other Neighbors of St. Matthews School

Minutes were taken by Ira Lichtiger

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

1. James Keaney moved to accept the July meeting minutes, Patrick Sullivan seconded the motion and all voted in favor.
2. Matthew Janeczko, from Sisters of Charity HDFC, a not-for-profit developer, presented preliminary ideas for the development of the St. Matthews School site. Mr. Janeczko indicated the developer's desire to meet the Village's need for affordable senior housing, but said that in "high opportunity" zones like Hastings, senior housing developments do not currently score well in NYS competitive funding rounds for 9% tax credits. The state prefers instead a high percentage of family size (2 or 3 bedroom) units, but the developer plans to include as many 1-bedroom units as they can in keeping with this preference, to potentially serve the senior population.

The proposed development is also height constrained by the Village's view corridor rule. They hope to remove rubble at a high point in the site and build into the hill so they could have 3 stories on the higher elevation of the site, and 4 stories along lower Villard. There were a few occupants of 565 Broadway at the meeting. This is the building whose views would be most impacted by this development. Tom Speyer, who lives in 565 Broadway, offered to help provide the developer and its design consultants with access to some apartments at 565 to understand the perspective. Tom suggested they use the height and location of the existing school building as a baseline for determining view impacts.

The developer preliminarily projected 60 units with income limits ranging from 30 to 70% of area median income, so that for example monthly rents for 1-bedroom units would range from \$826 to \$2,200. Arthur advised that another challenge to the project will be the impact of large apartments on class size in the Village.

3. Neil DeLuca made a presentation for a proposed modification to the already approved Riverview catering property on Warburton Avenue. This property is a little larger than 3 acres, and is bordered on both sides by Village owned property. The approved plan calls for 21 single family townhouses, all but one of which is 3-stories, and the northern-most building is currently planned for 2 stories, because of rock. The approved plan calls for 3 of the 21 townhomes to be affordable. In the proposed modification, only two of the townhomes would be affordable, but each would consist of one homeownership unit, and one accessory rental apartment, yielding 4 affordable units instead of 3. The committee discussed the modification after the developer left, and the majority of the members decided to support the proposed modified option, yielding one more affordable unit.
4. The mayor had asked Arthur if our committee is in favor of adopting the Governor's Pro-Housing Community Program incentivizing building more housing units. The committee agreed to endorse this program, tied with a recommendation that the committee's presentation to the Comprehensive Plan Committee be incorporated into the comprehensive plan.
5. Senior committee had a well-attended meeting that presented the opportunities of the new Habitat / Housing Action Council ADU program. Rose suggested that we continue to provide outreach for this program. David tacked the ADU flyer in stores, and stuffed mailboxes in the Village. Tom Chee-Duffy will post it on social media. Ira will get Patty and Rose together about a date for our presentation in the library.
6. Tom Speyer is now an alternate to the planning board, so he needs to ask if he can still be our liaison.

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 November 9, 2023.

Respectfully submitted,

Ira Lichtiger