



Committee on Budget & Appropriations

~MINUTES~

Monday, November, 13, 2017

9:30 AM

Committee Chair: Sheila Marcotte

Committee Room, 148 Martine Avenue, 8th Floor, White Plains, NY 10601

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CALL TO ORDER

Attendee Name	Title	Status	Arrived
Sheila Marcotte	Chair	Present	
Catherine Borgia	D9 Legislator (Majority Leader)	Present	
Benjamin Boykin	D5 Legislator	Present	
Francis Corcoran	D2 Legislator	Present	
Margaret A Cunzio	D3 Legislator	Present	
David B. Gelfarb	D6 Legislator	Present	
Kenneth W. Jenkins	D16 Legislator	Absent	
Catherine Parker	D7 Legislator	Present	
John G. Testa	D1 Legislator (Minority Leader)	Absent	
Michael Kaplowitz	D4 Legislator (Chairman of the Board)	Present	
Alessandra Restiano	Back Up Comm. Coor.	Present	

Others In Attendance: BOL: MaryJane Shimsky BOL Staff: Gary Friedman, Gary Zuckerman, Chris Crane, Aviva Meyers Planning: Norma Drummond, James Carpiello, Patrick Natarelli, David Kvinge Law: Tami Altschiller Guests: Elena Sassower, Lori Ensinger

MINUTES APPROVAL

- Monday, October 30, 2017 at 9:30 AM

On motion of Legislator Cunzio, seconded by Legislator Corcoran the minutes were approved 7-0.

I. ITEMS FOR DISCUSSION

Meeting jointly with LPPH, E&H and Infrastructure.

- (ID # 10474) Act – CBA-BLA04-Stuart's Fruit Farm Conservation Easement:**

An ACT amending the 2017 Capital Budget to increase the amount authorized for Capital Project BLA04 - Stuart's Fruit Farm Conservation Easement by FOUR HUNDRED THOUSAND (\$400,000) DOLLARS.

James Carpiello, Patrick Natarelli and David Kvinge from the Department of Planning came before the committee to discuss ID # 10474, 10475, 10476- Stuart's Farm Conservation. This legislative package contains an Act to authorize the County to acquire two parcels property and easement on a separate parcel totaling 172 acres of farmland

known as Stuart's Fruit Farm located at 62 Granite Springs Road, Town of Somers. The purpose of the Conservation Easement is to prevent the conversion of the land to non-farm use. Funds for the Conservation Easement will total \$2,825,400. The Land Acquisition and Financing will authorize the issuance of bonds of the County in a total amount of \$400,000 to finance Capital Project BLA04-Stuart's Fruit Farm Conservation Easements. The Capital Budget Amendment (CBA) will amend the County's 2017 Budget to add the appropriation for BLA04 by increasing the amount authorized by a total of \$400,000. With a motion by Legislator Kaplowitz and seconded by Legislator Corcoran the item was approved with a vote of 7-0.

RESULT: SIGNED BY COMMITTEE

2. (ID # 10475) Act – BOND ACT-BLA04-Stuart's Fruit Farm Conservation Easement:

A BOND ACT authorizing the issuance of FOUR HUNDRED THOUSAND (\$400,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA04 - Stuart's Fruit Farm Conservation Easement.

Please refer to item #1. With a motion by Legislator Kaplowitz and seconded by Legislator Corcoran the item was approved with a vote of 7-0.

RESULT: SIGNED BY COMMITTEE

3. (ID # 10476) Act – Stuart's Fruit Farm Conservation Easement:

An ACT to authorize the County to acquire a property interest in the form of two conservation easements, as defined by Article 49, Title 3 of the Environmental Conservation Law of the State of NY, in real property consisting of an Easement on two contiguous parcels of real property and an Easement on another separate parcel totaling approximately 172 acres of farmland known as Stuart's Fruit Farm located at 62 Granite Springs Road, Town of Somers, NY.

Please refer to item #1. With a motion by Legislator Kaplowitz and seconded by Legislator Corcoran the item was approved with a vote of 7-0.

RESULT: SIGNED BY COMMITTEE

4. (ID # 10508) Resolution – PH-Mayfair-Amend County Law for Long Term Lease:

A RESOLUTION setting a Public Hearing on a "LOCAL LAW" authorizing the County of Westchester to enter into: (i) a Ground and Facility Lease Agreement and Declaration of Easements with Mayfair Housing LLC, and Mayfair Housing Development Fund Company, Inc., to lease approximately six (6) acres of County-owned property located off Knollwood Road in the Town of Greenburgh and for various easements on County-owned property in order to facilitate the development, rehabilitation and operation of an affordable housing project and (ii) a Termination of Ground and Facility Lease Agreement with the Town of Greenburgh." [Public Hearing set for _____, 2017 at _____ .m.; LOCAL LAW INTRO No. 10511-2017].

Tami Altchiller from the County Law Department and Norma Drummond from the County Planning Department came before the Committee to discuss Id #10508, 10509, 10510, 10511- Mayfair Lease Agreement. The legislative package contains a Local Law authorizing Westchester County to enter into a Ground and Facility Lease Agreement and Declaration of Easement with Mayfair Housing LLC, and Mayfair Housing Development Fund Company, Inc.

to lease approximately six acres of County-owned property located off Knollwood Road in the town of Greenburgh neighboring The WCC campus and for various easements in order to facilitate Mayfair's development, rehabilitation and operation of affordable housing project consisting of approximately fifty-four residential units exclusively for low and moderate-income senior citizens aged 62 and older. This legislation will also terminate the current Ground and Lease Agreement with the Town of Greenburgh where the town will surrender its current lease with the County. The Local Law amending the County Laws will give the County authority to lease the premises to Mayfair for a term of sixty-five years which exceeds the thirty year limitation of the lease terms. The committee had several questions regarding this item and has decided to hold it over for further discussion. No action was taken.

RESULT: POSTPONED

5. (ID # 10510) Resolution – PH-Mayfair Lease Agreement:

A RESOLUTION setting a Public Hearing on a "LOCAL LAW amending Laws of Westchester County Section 104.11(5)(f) to provide the County with authority to lease the Premises to Mayfair for a term of sixty-five (65) years which exceeds the thirty (30) year limitation of lease terms that is contained in Laws of Westchester County Section 104.11(5)(f)." [Public Hearing set for _____, 2017 at _____ .m.; LOCAL LAW INTRO No. 10509-2017]

Please see item #4.

RESULT: POSTPONED

6. (ID # 10511) Local Law – Mayfair Lease Agreement:

A "LOCAL LAW authorizing the County of Westchester to enter into: (i) Ground and Facility Lease Agreement and Declaration of Easements with Mayfair Housing LLC, and Mayfair Housing Development Fund Company, Inc., to lease approximately six (6) acres of County-owned property located off Knollwood Road in the Town of Greenburgh neighboring the WCC campus and for various easements on County-owned property in order to facilitate the development, rehabilitation and operation of an affordable housing project; and (ii) a Termination of Ground and Facility Lease Agreement with the Town of Greenburgh."

Please see item #4.

RESULT: POSTPONED

7. (ID # 10509) Local Law – Mayfair-Amend County Law for Long Term Lease:

A "LOCAL LAW amending Laws of Westchester County Section 104.11(5)(f) to provide the County with authority to lease the Premises to Mayfair for a term of sixty-five (65) years which exceeds the thirty (30) year limitation of lease terms that is contained in Laws of Westchester County Section 104.11(5)(f)."

Please see item #4.

RESULT: POSTPONED

II. OTHER BUSINESS

Unfinished Business and any other agenda items to come before the Committee.

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Parker seconded by Legislator Gelfarb the Committee adjourned at 10:50 AM.