

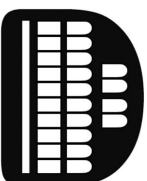
1 THE CHAIRMAN: Good evening,  
2 everyone. Welcome to the planning board  
3 meeting. It's great to see you all here  
4 tonight.

5 Before we get started, I'm just  
6 going to go over the agenda tonight, so  
7 that everyone here knows exactly what the  
8 process is going to be and what items are  
9 actually on the agenda cause sometimes  
10 these drop out.

11 So if you look at the agenda in  
12 terms of item 2, site plan approval, 2.1,  
13 the Mulhearn(ph) property, that's been  
14 dropped off of the agenda.

15 2.2 is here. Obviously, we'll go  
16 through the Hartley House, and then item 4,  
17 if anyone in terms of the city council and  
18 BAS(ph) referral, if anyone is here for  
19 PB14-08, Shiloh Baptist Church and Shiloh  
20 Community Development Corporation, or  
21 42PB40-07, Jake Rent Associates, owner of  
22 the Wykagyl properties, those are not open  
23 to public comments.

24 So if you're here to actually make



1 comment on those two, 4.1 and 4.2, again,  
2 those are not open to public comment.  
3 You're welcome to stay, but your public  
4 comments will not be heard at this time for  
5 those two items.

6 So, again, the Mulhearns are out, so  
7 we're going to be starting with  
8 the (indiscernible.)

9 Before that, we'd like to request a  
10 roll call from Mrs. Abney.

11 MRS. ABNEY(ph): Michael Dean(ph)?

12 MR. DEAN: (Inaudible.)

13 MRS. ABNEY: Chester Freeman?

14 MR. FREEMAN: Present.

15 MRS. ABNEY: Aroya Hernandez(ph)?

16 MS. HERNANDEZ: Present.

17 MRS. ABNEY: Doug Hawking(ph)?

18 MR. HAWKING: Here.

19 MRS. ABNEY: Walter

20 (indiscernible) --

21 -- here.

22 MRS. ABNEY: Mitchell Schwartz(ph)?

23 MR. SCHWARTZ: Here.

24 MRS. ABNEY: Mary Smith?



1 MS. SMITH: Here.

2 MRS. ABNEY: Kathleen Gill?

3 MS. GILL: Here.

4 MRS. ABNEY: Paul Vacca(ph)?

5 MR. VACCA: Here.

6 MRS. ABNEY: Our recording  
7 secretary, Rebecca Guerrero(ph).

8 MS. GUERRERO: (Inaudible.)

9 MRS. ABNEY: Our planning director  
10 (indiscernible) --  
11 -- here.

12 THE CHAIRMAN: Okay. Thank you.  
13 Okay. Item one, approval of  
14 minutes. You've all received the minutes  
15 from our last meeting on September 28th. I  
16 assume everyone's read them.

17 Can I have a motion to vote for  
18 approval for the minutes as is?

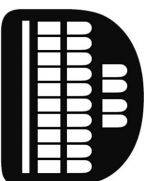
19 BOARD MEMBER: So moved.

20 THE CHAIRMAN: Second?  
21 (Inaudible.)

22 THE CHAIRMAN: All in favor?

23 ALL: Aye.

24 THE CHAIRMAN: Anyone opposed?



1 Good. The meeting minutes have been  
2 approved. Okay.

3 Moving to item 2, site plan  
4 approval. Again, 2.1 has been adjourned to  
5 the next month.

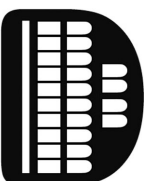
6 So we will start with 2.2,  
7 application by 64 Nardosi, LLC, owner, for  
8 an amendment to a previously approved site  
9 plan to re-stripe the parking lot to  
10 accommodate 135 parking spaces located at  
11 64 Nardosi Place, Block 5-5-0.

12 MR. STANZIA: Good evening, Mr.  
13 Chairman, members of the board, Robert  
14 Stanzia, the applicant.

15 This proposal was before you  
16 previously for recommendation to city  
17 council for a zone change. I guess it was  
18 a couple of months ago.

19 We've gone through that process and  
20 city council has granted the zone change we  
21 requested.

22 If you recall correctly from the one  
23 we presented last time, this is subject  
24 properties, 64 Nardosi Place, which was the



1 old New York Times distribution building  
2 across from Home Depot, and it had been  
3 split-zoned partly in the LSR zone and  
4 partly in an LI light industrial zone.

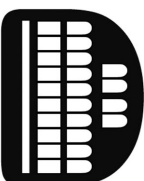
5 LSR being a large-scale retail,  
6 which would permit the retail operation  
7 that is currently there now, which is south  
8 of the furniture.

9 So, again, granted the moving of  
10 that zone line to the end of the property,  
11 that would allow the entire piece to be in  
12 an LSR zone.

13 For the time being, the building  
14 itself will not be altered in any way,  
15 other than the interior, obviously, but the  
16 exterior will not be altered.

17 If we propose any changes on the  
18 exterior, obviously we will come back  
19 through pier review and back to the  
20 planning board, but nothing is proposed at  
21 this time.

22 So basically what we're doing is  
23 taking the existing parking lot and  
24 bringing it up to current code standards,



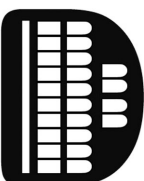
1 not just re-stripping it, but bringing it up  
2 to current code standards with respect to  
3 landscaping, drainage, lighting --  
4 actually, all the drainage was in place  
5 before.

6           Most of the landscaping was in place  
7 as well, but we're introducing a center  
8 island of landscaping, providing proper  
9 handicapped spaces, things of that nature.

10           I know there are some other  
11 conditions that I spoke to Paul Vacca about  
12 previously about bicycle racks and things  
13 of that nature, which we have to include in  
14 there as well.

15           Also, I have to provide the building  
16 department with a photo of entry plan which  
17 we just couldn't put together with the  
18 existing lighting at that time, but we'll  
19 ensure that we meet all the requirements  
20 for the 1.5 foot candles at ground level,  
21 and if we're short any we certainly will  
22 add any light to the plan as well.

23           The existing ingress and egress  
24 would not change. There's an existing



1 loading area here that was utilized by the  
2 New York Times building that will remain a  
3 loading area for this particular operation  
4 as well.

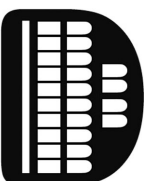
5           THE CHAIRMAN: Can you, actually,  
6 again, just kind of go over -- I know some  
7 of it's existing and some of it's new, just  
8 again to go over the new conditions that  
9 you're sort of adding to that.

10           MR. STANZIA: Yeah, we're adding  
11 landscaping -- take this off first -- Mr.  
12 Chairman, we're adding landscaping out here  
13 in the streets cause landscaping that's  
14 there currently doesn't meet the proper  
15 standards.

16           The way our parking was laid out we  
17 created a triangular space between the  
18 parking spaces and this would be landscaped  
19 as well.

20           We're adding additional landscaping  
21 along the rear and along this side over  
22 here would be the handicap spaces.

23           There's also an existing landscaped  
24 island at this end which we have to bring



1 up to current landscape requirements under  
2 the code.

3           Again, this a loading area, two  
4 loading spaces here. Front entrance is  
5 here. There was a comment we had from the  
6 fire department, Captain Ceno(ph), that he  
7 thought the first parking space which was a  
8 handicap space there might interfere with  
9 the entrance, so we did take that out and  
10 relocate it on the side to create more of  
11 an open area when you're working to the  
12 building and took the parking space away  
13 from there.

14           THE CHAIRMAN: Does anyone here from  
15 the public like to make a comment on this  
16 application? No one?

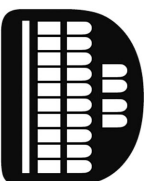
17           Paul, do you have any comments on  
18 this?

19           MR. VACCA: No.

20           THE CHAIRMAN: No one has any  
21 questions? No?

22           So I guess, motion to vote for lead  
23 agency.

24           BOARD MEMBER: So moved.



1 BOARD MEMBER: City council is lead  
2 agency on this motion.

3 THE CHAIRMAN: City council is lead  
4 agency, okay.

5 Motion to vote on negative  
6 declaration?

7 BOARD MEMBER: So moved.

8 BOARD MEMBER: Second.

9 THE CHAIRMAN: All in favor?

10 ALL: Aye.

11 THE CHAIRMAN: Anyone opposed?

12 I'm sorry, were there conditions of  
13 approval?

14 BOARD MEMBER: There are.

15 THE CHAIRMAN: There are?

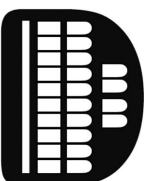
16 BOARD MEMBER: If you take a look at  
17 your agenda page.

18 (Inaudible.)

19 THE CHAIRMAN: Sorry. My mistake.

20 BOARD MEMBER: Actually, they're  
21 going to have to submit a revised parking  
22 layout plan for review and approval by the  
23 building official.

24 They're going to have to adjust



1 their comments from the fire official dated  
2 today.

3           They're going to have to address the  
4 required bicycle parking on the site, and  
5 they're going to have to submit photometric  
6 plan for review and approval in the  
7 building section.

8           THE CHAIRMAN: And all those are  
9 acceptable to you?

10          MR. STANZIA: Absolutely.

11          THE CHAIRMAN: So considering the  
12 conditions and approval, I have a motion to  
13 vote for site plan approval with the  
14 conditions.

15          BOARD MEMBER: So moved.

16          BOARD MEMBER: I second.

17          THE CHAIRMAN: All in favor?

18          ALL: Aye.

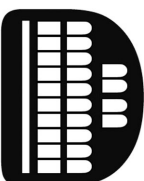
19          THE CHAIRMAN: Anyone opposed?

20          Great.

21          MR. STANZIA: Thank you very much.

22          THE CHAIRMAN: Thank you.

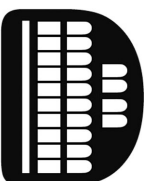
23          So moving forward, I think most of  
24 you are here for the next item which is



1 3.1, so before we start I'm going to read  
2 off the application, but also I'll have  
3 some comments before the architect and  
4 owners are to speak.

5           So 3.1, applying a PB19-10, the  
6 subdivision approval. Joint application by  
7 a New Rochelle Municipal Housing Authority  
8 owner, and Horton Winthrop, LLC, owner,  
9 Block 1413, Lot 1, and Block 1401, Lot 27,  
10 28; the City of New Rochelle, owner, Block  
11 1405, Lot 21 and 18, and Block 1401, Lots  
12 23A, 29, 31, and 32 for an amendment.

13           We have previously approved  
14 subdivision approval PB8-2005 res and a  
15 number, and a site plan approval for the  
16 demolition of the existing five-story --  
17 five, six-story buildings comprised of 240  
18 dwelling units and 124 parking spaces and  
19 the construction in three phases of  
20 primarily three-story townhouses style  
21 structures comprised of 228 dwelling units  
22 and 257 parking spaces and associated  
23 infrastructure which will map the  
24 (indiscernible) zoning district for the



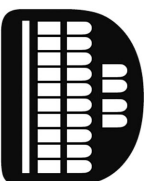
1 city official zoning map for the city  
2 council ordinance, number 28-2005, and  
3 amend the Lincoln Avenue urban renewal plan  
4 located at 51 Winthrop Avenue and 95  
5 Lincoln Avenue 9, 11, 13, 14. 13 and 17,  
6 Brook Street.

7           Then Block 1431, Lot 1; Block 1405,  
8 Lot 21 and 18; Block 1401, Lot 27, 28, 23,  
9 29, 31 and 32 (indiscernible).

10           So if you understand from the  
11 application this is a very complex project,  
12 and I think that in terms of the process  
13 that we're going to go through typically  
14 and how we hold it, is the architect owner  
15 goes through a process to explain to the  
16 board and to you what the project actually  
17 is.

18           And since this is a very complex  
19 project, it's worthwhile sort of  
20 understanding everything that's being said  
21 by the owner and the architect probably in  
22 terms of what goes on to this development.

23           Now, I understand a lot you received  
24 a flyer in your mail or underneath your



1 door this morning that was a little  
2 misleading in terms of what's going to go  
3 on.

4           So, I respectfully ask you that you  
5 really listen to how this project is being  
6 developed and how it's planned, in  
7 particular what phasing is.

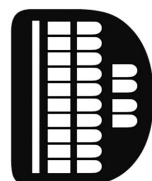
8           And so the idea here is that phasing  
9 is happening in order to ensure that  
10 everyone stays in their home moving  
11 forward, and that's something that I would  
12 stress from you to really spend some time  
13 to actually go over very carefully how this  
14 project is planning to be executed and  
15 built, so that the people here that are the  
16 most concerned about it can understand how  
17 it affects them directly.

18           Please state your name.

19           MS. PUGLIANO(ph): Good evening.

20           My name is Ms. Pugliano. I'm a  
21 (inaudible) development. I'm working with  
22 the housing authority in order to make this  
23 project move forward.

24           I just wanted to bring to your



1 attention that Mr. Steve Horton, who is the  
2 executive director of the housing authority  
3 has been a little bit delayed, but we would  
4 like to proceed with the architectural  
5 explanation, but he should be here any  
6 minute, and hopefully before any questions.

7 I mean, it's up to the board if  
8 you'd like to wait or if we should proceed  
9 going through the architectural portion of  
10 the project.

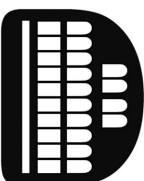
11 THE CHAIRMAN: I would continue with  
12 the architectural portion because I think  
13 that there's enough information here that  
14 needs to be dispensed that by the time it's  
15 actually completed hopefully Mr. Horton  
16 will be here.

17 MS. PUGLIANO: He's just moments  
18 away.

19 Thank you very much.

20 THE CHAIRMAN: You're welcome.

21 MR. DIPASQUALE: My name is Michael  
22 DiPasquale. I'm the architect for the  
23 development. The first board is a site  
24 plan.



1           THE CHAIRMAN:  Actually, just one  
2 thing in terms of -- that's a good  
3 suggestion -- one thing, it's for the  
4 camera as well, so part of what's happening  
5 now it's being documented --

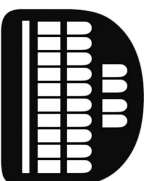
6           AUDIENCE SPEAKER:  (Inaudible.)

7           THE CHAIRMAN:  Excuse me, ma'am,  
8 ma'am, you're not about to lose your home,  
9 so don't worry.

10           But a part of this is that all of  
11 this is part of a public review process,  
12 and so what we need to do is if you guys  
13 want to sort of take some time, maybe we  
14 can take a moment, if you want to all move  
15 into this area so that you can actually see  
16 the presentation better, that's perfectly  
17 fine.

18           So if you want to take a moment why  
19 don't you move to this center sort of  
20 portion here, so you can see the site plan  
21 and so the people and the public who are  
22 watching on TV can also watch the  
23 proceedings.

24           So, again, I think the best seats



1 are clearly up front because the site plan  
2 is very small and detailed.

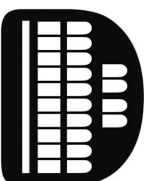
3           Again, the people in the back, I  
4 think it might -- as long as you're  
5 willing, I think it might be beneficial to  
6 move up to the front because it's very  
7 important to understand in terms of the  
8 phasing and the location of these building,  
9 and I think being closer will allow you to  
10 better see and understand what this process  
11 and project is and how it will develop.

12           THE CHAIRMAN: Okay.

13           MR. DIPASQUALE: My name is Michael  
14 DiPasquale, and I am the architect for the  
15 redevelopment of the Hartley Houses.

16           What I have here on my side is  
17 the -- this is the master site plan. The  
18 project will be -- it's about eight acres,  
19 the total area of the project is about  
20 eight acres.

21           What we're intending to do is take  
22 down the existing buildings, but before any  
23 of that is done, I will talk to you about  
24 the phasing.



1           No buildings will be coming down  
2 until new dwelling units are built, and  
3 what we're proposing to build is 228 new  
4 dwelling units.

5           The main house that is right over  
6 here is Winthrop Avenue which is now closed  
7 off.

8           Winthrop Avenue will be reopened to  
9 be a public street and a series of new  
10 streets will be introduced and the new  
11 dwelling units will be built on these new  
12 streets.

13           What we're trying to do is to kind  
14 of reconnect the neighborhood, the Hartley  
15 Houses, into the existing New Rochelle  
16 grid.

17           So what we want to do is more of a  
18 lower density. The new buildings will  
19 be -- the majority will be three-story,  
20 three-family buildings. That's on the  
21 south side of Winthrop.

22           Also on the south side of Winthrop,  
23 right over here, will be a mid-rise  
24 building, a four-story building with mostly



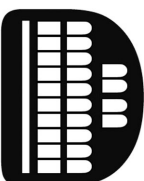
1 studios and one bedrooms which we think  
2 will be kind of attractive to seniors. The  
3 remainder are the three, three-story,  
4 three-family.

5           Then to the north of Winthrop on  
6 this side there's -- this is a cluster of  
7 two-family, two-story buildings, about a  
8 30,000 square foot park is right over here  
9 on Brook and Winthrop, and then to the very  
10 north part of the site would be de-attached  
11 two-family dwellings.

12           This drawing is our phasing drawing,  
13 and it represents how we want the project  
14 to proceed. It's essentially three phases.

15           The first phase, in the first phase,  
16 we'll be constructing 131 new dwelling  
17 units. That's that four-story building  
18 that I was talking about and the majority  
19 of the three-story, three-family buildings.

20           Now, it's located here at the south  
21 portion by Brook Street and down south  
22 towards Lincoln and what it is -- the  
23 footprint of that phase is outside the  
24 footprint of any of the existing buildings,



1 so construction can start on this phase  
2 without demolition of any existing  
3 buildings.

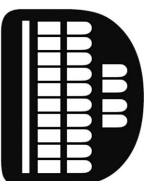
4           But what we are doing is, part of  
5 our footprint where we're building this  
6 phase one is in the existing parking lot.

7           So what we are proposing to do is  
8 build temporary parking before we touch  
9 that parking lot.

10           Here on the north part of the site,  
11 we can put about 81 parking spaces. Here  
12 where Winthrop is going to be is about 20  
13 parking spaces, and on the site on this  
14 east side of Brook Street on that lot, we  
15 can fit 24 parking spaces.

16           So we will have 125 temporary  
17 parking spaces during the construction.  
18 The existing parking lot is about 124  
19 parking spaces.

20           So now once this is built, once  
21 these 131 dwelling units are constructed,  
22 then we can take these three buildings, the  
23 residents can move into the new dwellings  
24 and these buildings now can be taken down.



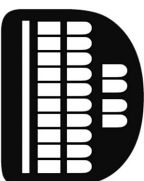
1           Then we go into phase 2, so now in  
2 phase 2, we have our existing 131 dwelling  
3 units.

4           We have permanent parking in that  
5 area and we still have some temporary  
6 parking to accommodate the total that we  
7 need.

8           So now where we've taken down the  
9 existing buildings that will be the  
10 footprint of our next phase where we're  
11 building 36 dwelling units with 57 parking  
12 spaces, and also on this site, on the east  
13 side of Brook Street that I mentioned  
14 before where we're having parking spaces,  
15 we'll be building 12 new dwelling units.

16           So at the end of this phase, phase  
17 2A we call it, we'll have 179 new dwelling  
18 units and we still will have the, the  
19 existing -- this existing building will  
20 still be up for 48 dwelling units that are  
21 existing.

22           So at this phase now, what we can  
23 do, once this is built, once these 36  
24 dwelling units are built, we can take down



1 this existing building because there will  
2 be enough new dwelling units to accommodate  
3 that.

4           So now we move -- still in phase 2,  
5 but it's phase 2B, where we've just --  
6 we've been able to demolish this building.

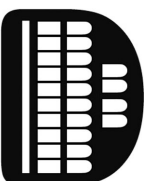
7           In that footprint we can build the  
8 last of the two-families. That's 19  
9 dwelling units will be built on that site.

10           So once that's completed, we can  
11 take that -- well, no, the last existing  
12 building still has to remain. In phase 3  
13 we have one last building remaining while  
14 we construct the detached homes. There's  
15 30 dwelling units.

16           When that's complete, then the last  
17 building comes down, and that's sitting in  
18 the footprint of the new park.

19           So that's how the phasing will be  
20 done, so that there is no -- no apartment  
21 will be taken down. No building will be  
22 demolished until there is a dwelling unit  
23 up in place.

24           I think you probably saw this in the



1 flyer. This just represents typical  
2 facades of the buildings that will be --  
3 these are the three-family, three-story  
4 buildings.

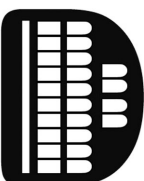
5           What we wanted to do is try to  
6 not -- to get a little variety, so in the  
7 (indiscernible) we would have three  
8 different types, three different styles of  
9 buildings. This is just a facade of the  
10 four-story, mid-rise building that we're  
11 proposing.

12           And remember what I said, this is  
13 basically -- these are all studios and  
14 one-bedroom apartments, and this is -- it  
15 will be along Brook Street on the south  
16 side of the site.

17           That's what the project is like.  
18 That's really what we're proposing,  
19 physically.

20           I guess I'd like to turn it over to  
21 Steve.

22           MR. HORTON: Good evening, Mr.  
23 Chairman, and good evening to members of  
24 the public.

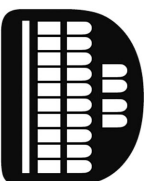


1 I want to begin my remarks by  
2 thanking the development staff for their  
3 assistance.

4 This project has made a great deal  
5 of progress within the last few weeks,  
6 something that we have been working on for  
7 many years, but we're here tonight at this  
8 point in large part due to the help and  
9 assistance of the department of development  
10 and the building department, and I want to  
11 begin by thanking them for their  
12 assistance.

13 I also want to remark that there are  
14 a large number of residents here tonight,  
15 and I'm very glad to see that.

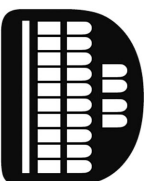
16 This project is nothing short of  
17 transformative. Every resident of the  
18 community and of the neighborhood should be  
19 here to observe and participate in the  
20 proceedings, but I'm more particularly glad  
21 that residents are here this evening  
22 because it's come to my attention that  
23 someone has circulated a flyer, without the  
24 courage to put their name to it, which



1 gives a great deal of misinformation and  
2 which also plays to the fears and anxieties  
3 of the residents.

4           So I'm glad that you're here tonight  
5 to hear firsthand the facts for yourself,  
6 and I'm very glad to see each and every one  
7 of you.

8           As Mr. DiPasquale, the project  
9 architect has indicated, this project is  
10 benefited by the phasing and by the fact  
11 that we are taking advantage of the vacant  
12 field and Hartley field to build new units  
13 before any demolition takes place, so there  
14 will no displacement. I'd like to repeat  
15 that, there will be no displacement of  
16 existing residents, and the way in which we  
17 will achieve that is that once construction  
18 starts we will stop leasing new units to  
19 the residents at Hartley Houses, so  
20 thereby -- for example, we currently have  
21 22 vacant units at Hartley, 22 vacant units  
22 at Hartley, so we will not be having to  
23 replace 240 units at Hartley. We will be  
24 replacing units to each of the residents



1 that reside there.

2           This project will also introduce \$40  
3 million and to the neighborhood there will  
4 be temporary as well as permanent jobs  
5 created and it will raise the property  
6 taxes of the surrounding properties,  
7 improving the bottom line for the City of  
8 New Rochelle.

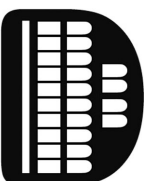
9           So we think that it's a win-win and  
10 we thank you for your hard work and due  
11 diligence over the last couple of years  
12 since you have reviewed this project, and  
13 we'd be happy to answer any questions that  
14 you have.

15           Thank you.

16           THE CHAIRMAN: Thank you.

17           So at this point, the board members  
18 will question the architect and the owner,  
19 and I think after that we will open it up  
20 to the public comment.

21           So I think, with that, I appreciate  
22 the clarity in the issue in terms of  
23 displacement or the fear of displacement  
24 and the idea that within your phasing you



1 are not displacing anyone, other than as  
2 soon as the first phase is built.

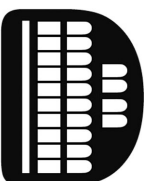
3           Again, people from the residences  
4 can move into that new building and then  
5 that building that they were in will be  
6 taken down to make room for phase 2. I  
7 think that's very clear.

8           Although you touched primarily on  
9 the phasing of the building, can you again,  
10 just again, focus a little bit more and  
11 give us a little more information on the  
12 green spaces and landscaping that exist,  
13 how parking would service the buildings, a  
14 little more detail in terms of the base  
15 ground plan and condition.

16           MR. DIPASQUALE: Okay. What we're  
17 proposing -- well, we're proposing to put  
18 in 257 parking spaces.

19           The parking is going to go -- mostly  
20 in these parking lots that are at the  
21 center of these clusters of dwellings.

22           So you'll see here on the south side  
23 -- so what is shown -- joint parking in  
24 these parking lots that are right at the



1 center of these clusters of units.

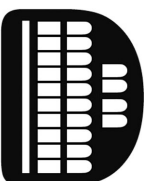
2           We're also putting -- these streets  
3 that we're creating are private roads and  
4 there will be parking on one side of the  
5 street on those private roads.

6           So we'll be able to achieve, I  
7 believe about 257 parking spaces for all of  
8 the dwellings.

9           We are providing this 30,000 square  
10 foot park that's right on Brook Street. Of  
11 course, the most open areas is on the north  
12 side where we have the detached  
13 two-families, and we're trying to just put  
14 as much green around the buildings and, of  
15 course, we'll have to comply with the New  
16 Rochelle zoning code for planting trees.

17           THE CHAIRMAN: How about a little  
18 bit about the street scape, in terms of  
19 sidewalks, access?

20           MR. DIPASQUALE: All of the new  
21 streets, the private roads that we're  
22 putting in will have sidewalks and, of  
23 course, we're fully developing Winthrop,  
24 the public street, with sidewalks and curve



1 cuts.

2           We're meeting the requirements for  
3 bicycle storage. Each cluster will have  
4 its screened-in trash refuse right at the  
5 end of each cluster.

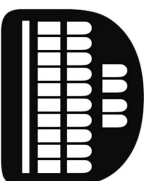
6           MR. HORTON: And, Mr. Chairman, we  
7 saw that Mr. DiPasquale indicated earlier,  
8 but with the assistance, hopefully, of the  
9 County of Westchester, we're going to be  
10 reopening Winthrop Avenue (indiscernible)  
11 therefore breaking up the low-income super  
12 blocks, the lower (indiscernible) and  
13 reconnecting the residents to the street  
14 grid as a whole, so you won't have that  
15 isolation any longer that is  
16 (indiscernible.)

17           THE CHAIRMAN: Thank you.

18           Did you also touch upon -- this is  
19 one part of a very long process for you.

20           Can you touch upon sort of the other  
21 issues that you're going to have to tackle  
22 in the near future in order to move this  
23 project forward?

24           MR. HORTON: Sure. Thank you for



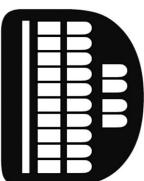
1 that, Mr. Chairman.

2           One of the important elements of the  
3 project is that we will be seeking and have  
4 gotten preliminary HUD approval and that's  
5 one of the areas that I wanted to address  
6 to the members of the public that are here.

7           This project is subject to the  
8 federal uniform relocation act. That means  
9 that the housing authority will have to and  
10 has developed a relocation plan that speaks  
11 to the relocation needs of every resident,  
12 and we have succeeded in that by providing  
13 three housing options to every single  
14 resident of Hartley Houses.

15           The first option is that every  
16 single resident of Hartley Houses that  
17 wishes to move to the new project will be  
18 able to move into the new site because  
19 we're building a new unit for everyone that  
20 is currently living at Hartley Houses.

21           The second is that residents who do  
22 not want to move into the new houses for  
23 whatever reason, will be able to relocate  
24 to other existing housing in the housing



1 authority portfolio, whether in the senior  
2 and disabled buildings or the other family  
3 site at Bracey, and thirdly, we will be  
4 getting public housing -- excuse me,  
5 repository vouchers for the entire site.

6           For anyone who wants a repository  
7 voucher can either relocate to somewhere  
8 else in the State of New York, anywhere  
9 else in the country, will also be able to  
10 take that voucher. So that's one of the  
11 other important steps in determining  
12 (indiscernible.)

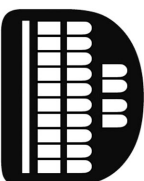
13           THE CHAIRMAN: Thank you.

14           And, actually, can you please speak  
15 into the microphone.

16           The next part is just in terms of  
17 this as he said, and knowing how to read  
18 into the future sort of a timeline in terms  
19 of the first phase and what your sort of  
20 expectations are.

21           MR. HORTON: Sure. Thank you, Mr.  
22 Chairman. That's an excellent question.

23           Part of the important role of the  
24 planning board this evening is that we are



1 firmly on track.

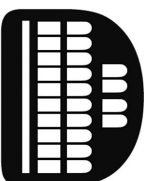
2           We should be able to submit our  
3 application to New York HFA for financing  
4 on December 1st of this year.

5           In order to be able to do that, the  
6 housing authority and the project has to be  
7 able to demonstrate site control. That is  
8 all the important approvals must be  
9 achieved before we're eligible to make the  
10 applications for New York HFA.

11           I'm very pleased to report that  
12 we've gotten preliminary letters of  
13 interest from Bank of America, as well as  
14 some other equity finances that show that  
15 the financing is there, the financing is in  
16 place subject to the approval of this body  
17 this evening.

18           So if we are successful in getting  
19 the approval from this body, we will be in  
20 a position to file for the funding  
21 application December 1st.

22           We expect funding to be available  
23 around the first quarter of next year, say  
24 February, March of next year, and we hope



1 that by next year this time we're under  
2 construction.

3           So we anticipate beginning  
4 construction late second quarter of next  
5 year, by June of 2011.

6           THE CHAIRMAN: And, finally, for me,  
7 before other board members, what is your  
8 plan in the future to keep the residents  
9 aware of progress, the conditions that are  
10 going to be happening, what they can expect  
11 within each season as you move forward?

12           MR. HORTON: Sure. Thank you, again  
13 for that question, Mr. Chairman.

14           As many members of the community may  
15 know, this is a project that has been over  
16 five years in the planning.

17           I'm pleased to report that over the  
18 five-year planning process the important  
19 elements to the project have not changed.

20           That is one, new units will be  
21 constructed before any demolition occurs.  
22 Two, this is a project being built for  
23 existing residents and three, that the  
24 entire city will benefit from the project.

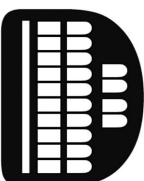


1           Now as part of that, Mr. Chairman,  
2 the housing authority did create a  
3 resident-advisory board, and if I may  
4 indulge Mr. Chairman, I want to ask if  
5 members of the resident-advisory board that  
6 are present here this evening, if you could  
7 please stand. Members of the  
8 resident-advisory board.

9           Anyone here?

10           These are members who are residents  
11 of Hartley Houses, Mr. Chairman, who are  
12 comprised of the resident-advisory board,  
13 and, again, this is a HUD requirement that  
14 a resident-advisory board be created, and  
15 these residents have been with the project  
16 from its inception back in 2005, and we  
17 meet with them regularly and they are  
18 responsible for communicating with the  
19 residents of the entire community.

20           Now, we are aware that in a project  
21 this size and complexity, many people in  
22 the community may still have a number of  
23 questions, but the housing authority has  
24 taken every step to keep residents



1 informed.

2           As recently as last weekend, we  
3 distributed a newsletter to every resident  
4 of the housing authority. I'm not sure if  
5 everyone here a has a copy of it.

6           Yeah, I think I see there's -- could  
7 you hold that up, please?

8           That's a copy of a newsletter,  
9 two-sided, that was distributed to every  
10 household, and those are the types of  
11 things that we've done.

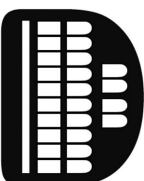
12           THE CHAIRMAN: Excuse me, you'll all  
13 get your time to make comments. It's after  
14 this presentation and questions.

15           So, please, if you could refrain,  
16 you'll have plenty of time after the  
17 presentation to ask questions.

18           MR. HORTON: Thank you, Mr.  
19 Chairman, I'll keep my remarks brief, so  
20 that the public has an opportunity to be  
21 heard, but these are some of the things  
22 that we've done to keep residents informed.

23           THE CHAIRMAN: Thank you.

24           MR. HORTON: Thank you, Mr.



1 Chairman.

2           THE CHAIRMAN: Any question from the  
3 board?

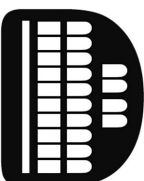
4           BOARD MEMBER: I have a question. I  
5 would like for you to please touch on the  
6 area where you are going to have the  
7 50-unit building, and I would like for you  
8 to be a little more specific about the  
9 refuse and storage area because your plan  
10 did not indicate that.

11           Could you talk a little bit about  
12 that?

13           MR. DIPASQUALE: Sure. You're  
14 talking about the building located here?

15           BOARD MEMBER: Uh-uh.

16           MR. DIPASQUALE: That's four stories  
17 and we will have a trash shoot on each  
18 floor. It will go down into the basement.  
19 There will be compactor room, so the trash  
20 will be compacted, and we will provide a  
21 room that will have storage until the trash  
22 is taken outside for a pick-up, but in the  
23 other buildings, what we have is a trash  
24 storage areas that are screened in and in



1 the central locations that will be outside  
2 all the time.

3 BOARD MEMBER: May I ask you a  
4 question?

5 MR. DIPASQUALE: Sure.

6 BOARD MEMBER: I'd like to know a  
7 little more about the landscaping  
8 development, how is that going to work and  
9 the plans that you have for replanting of  
10 the trees.

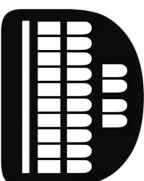
11 MR. DIPASQUALE: Well, we had -- we  
12 have a landscape plan. We're showing the  
13 planting of new trees, but we'll have a  
14 more detailed landscape plan is going to be  
15 developed.

16 Do you want to address any of the  
17 issues?

18 I'm going to ask Sue McCoy, our  
19 civil engineer, she may be able to give  
20 some additional information.

21 MS. MCCOY: I'm Sue McCoy, Philip  
22 (indiscernible) & Associates. We do the  
23 civil engineering for the schematic design.

24 We did the preliminary landscaping



1 plans that were in your set, and we were  
2 just primarily dealing with the tree  
3 replacement and tree requirements for the  
4 impervious areas.

5           But as the project advances, there  
6 will be a landscape architect hired to do  
7 the detailed design, especially the large  
8 park area and the pocket parks.

9           We were at this point just trying to  
10 meet the city's requirements for providing  
11 the required number of trees, but the owner  
12 will be hiring a landscape architect and  
13 detailed designs will be prepared.

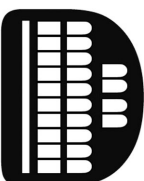
14           THE CHAIRMAN: Thank you.

15           MR. FREEMAN: Mr. Chairman, I have a  
16 question.

17           Would you describe the open area  
18 where you're going to put the refuse at the  
19 end of each building.

20           MR. DIPASQUALE: So we're talking  
21 about the areas here, for instance.

22           It's on a concrete pad and it will  
23 be -- I can open up my drawing, and I can  
24 describe it to you.



1           MR. FREEMAN: My concern is, if it's  
2 outside and it's refuse there over a period  
3 of time, say several days, is this going to  
4 invite unwanted guests to visit this area?

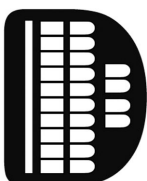
5           MR. DIPASQUALE: Yeah, I see your  
6 point. It's pretty standard what we're  
7 doing on the other buildings too, Steve. I  
8 don't know what kind of problems we have.

9           MR. HORTON: Sure. Thank you,  
10 Mr. Freeman. We understand your question.  
11 The outdoor refuse will not differ  
12 significantly from what is currently there.

13           In each of the five buildings  
14 there's a single compactor shoot which  
15 empties into the basement. Trash is then  
16 removed from the compactor shoot and taken  
17 to a central location where's it's picked  
18 up by the City of New Rochelle twice a  
19 week, in addition to recycling.

20           So while this is scattered around  
21 the site, it's not different significantly  
22 from what's currently there, Mr. Freeman.

23           MR. FREEMAN: So what's your  
24 experience with physics?



1 MR. HORTON: More than we care to,  
2 but we don't attribute it solely to that  
3 design.

4 MR. FREEMAN: I'm wondering if you  
5 can describe the timeline for each phase,  
6 as well as the ability for emergency  
7 services to access the area both during the  
8 construction phases and after?

9 MR. DIPASQUALE: I'm going to take  
10 out the phasing drawing.

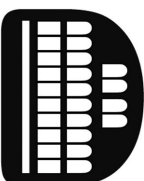
11 The first part of your question is  
12 the timeline?

13 MR. FREEMAN: Right.

14 MR. DIPASQUALE: Okay. So in phase  
15 one which is probably the largest phase of  
16 131 new dwelling units. Well, I'd like to  
17 ask you -- I'm going to ask the developer  
18 to talk about the time.

19 MR. FREEMAN: No, for just the  
20 construction.

21 MS. PUGLIANO: We can talk in  
22 unison. I'll talk about how long it's  
23 going to take to build phase one and then  
24 you can interrupt me and talk about the



1 access.

2           Is that okay?

3           THE CHAIRMAN: You guys will have  
4 your time after the presentation.

5           MS. PUGLIANO: We're anticipating  
6 the beginning of construction, as  
7 Mr. Horton said to you, by the end of the  
8 second quarter of 2011 which is  
9 approximately June of 2011, and  
10 construction completion will be around  
11 19 months thereafter, and we will start to  
12 move persons and families into the new  
13 dwelling units as the temporary certificate  
14 of occupancies are issued, and so we're  
15 talking about between 19 and 24 months to  
16 the permanent certificate of occupancy, and  
17 we anticipate about a 60-day lag between  
18 the completion of phase one and then going  
19 into the beginning of phase 2, and phase 2  
20 would be approximately 15 months to  
21 completion to temporary certificate of  
22 occupancy.

23           Again, at that time, we will be  
24 moving the residents of Hartley Houses into



1 phase 2 as the certificate of occupancies  
2 are obtained, and thereafter, around  
3 another 60-day lag we will go into phase 3.

4           So we're talking about approximately  
5 a four and a half year full development  
6 period.

7           MR. DIPASQUALE: Now, for safety  
8 during construction, so taking, for  
9 instance, phase one, what we'll have to do  
10 first is to do the infrastructure.

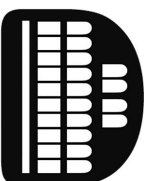
11           So things like our fire hydrants  
12 will have to be one of the first things  
13 that we do, and there's lines into phase  
14 one there are roads. Those roads will have  
15 to be put in place as part of the first  
16 phase of doing that construction.

17           We have to bring construction  
18 vehicles in as well. It will also  
19 accommodate the fire trucks.

20           Mr. Chairman?

21           TH.

22           THE CHAIRMAN: I have several  
23 questions, but since we're talking about  
24 phasing right now, how long is the demo of



1 the existing structures and where does it  
2 fit into the scheduling you just detailed?

3           Is it included in those durations or  
4 is it somehow additional to it, because my  
5 understanding is that you can't start the  
6 demolition until the COs are approved.

7           So for phase one, the 16 months and  
8 the TCOs would happen, and only then would  
9 you start the demolition of the first two  
10 existing buildings; is that correct?

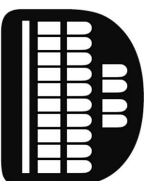
11           MS. PUGLIANO: That's exactly  
12 correct.

13           How long would that demolition take?

14           MS. PUGLIANO: Well, it depends  
15 because we do have the large sized  
16 building -- it's two buildings that are  
17 joined, so that would take longer.

18           We are approximating about two  
19 months, two and a half months for that  
20 particular building and about a month for  
21 the individual buildings.

22           MR. DEAN: Is that included as a  
23 separate sort of subphase or is that  
24 included in this phase 2.



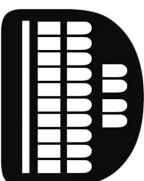
1 MS. PUGLIANO: That would be in the  
2 lag time. That's why I mentioned it.  
3 There would have to be a lag time of about  
4 two months because we would have to  
5 demolish the buildings before we started  
6 construction. I'm sorry, I should have  
7 mentioned that. I apologize.

8 THE CHAIRMAN: My next question and  
9 really my second big question is about the  
10 exterior of all the buildings.

11 To what extent are these elevations  
12 schematic and to what extent are they what  
13 you're actually planning to build?

14 And I'll tell you, the reason I'm  
15 asking the question is I was looking at the  
16 styles and they vary greatly from building  
17 to building, and phase to phase, and I was  
18 wondering if that was your intent to be  
19 eclectic and perhaps my thought, which is  
20 only my thought, would be for a little bit  
21 more stylistic unity, and I wondered if you  
22 could talk about that for a second.

23 MR. DIPASQUALE: Well, first of all,  
24 it was our objective. We wanted to have

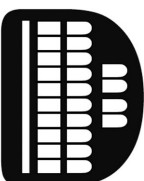


1 some pretty strong variety, but these  
2 aren't the final elevations by any means.

3           They are schematic and we did hear  
4 some of the comments from pier review, so  
5 there can be some modification to the  
6 elevations, certainly.

7           THE CHAIRMAN: If I may add  
8 Mr. Dean's comments, what we're here for  
9 tonight is subdivision approval and site  
10 plan approval, and I think also tied into  
11 that comment, my understanding is one of  
12 the conditions of approval that will be  
13 sort of imposed on you is that at the end  
14 of each phase you will be obligated to come  
15 back to the planning board in terms of  
16 making sure that things are being run  
17 appropriately, and also then being able to  
18 look ahead knowing that things change as  
19 you move into that sort of thing.

20           I think that that sort of seems to  
21 be sensible. They, again, tied into  
22 Mr. Dean's comment, even though the  
23 elevations are illustrative that's the type  
24 of quality that you're planning on



1 producing and that's the type of budget  
2 that you're planning on spending on those  
3 walls.

4           So that type of quality, whether a  
5 window changes a little bit or a roof  
6 (indiscernible) changes, you're not  
7 planning on stripping the sort of elements  
8 that you're proposing within your elevation  
9 at this point?

10           MR. DIPASQUALE: That's correct.

11           THE CHAIRMAN: Your confident enough  
12 in terms of the budget and the process, to  
13 be confident that this is the type of  
14 quality that you can ensure?

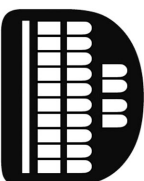
15           MR. DIPASQUALE: That's correct.

16           MR. DEAN: And if I can ask one  
17 final question again related to demolition.

18           Phase 2A, the demolition of the  
19 building that has 48 units that's adjacent  
20 to phase one, and I can't see what you're  
21 pointing at, but.

22           MR. DIPASQUALE: The furthest south.

23           MR. DEAN: The furthest south and  
24 west.



1 MR. DIPASQUALE: Right.

2 MR. DEAN: Seems awfully close to  
3 phase one --

4 MR. DIPASQUALE: It is.

5 MR. DEAN: -- and I'm imaging that  
6 some extraordinary means of protection are  
7 going to be required.

8 MR. DIPASQUALE: Right. That's less  
9 demolition and more of almost a  
10 dismantling.

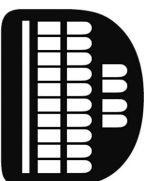
11 There's going to be a lot of cutting  
12 that's going to have to take place and more  
13 of a careful removal, especially keeping  
14 away from the built side.

15 We're going to have to work more  
16 towards the north and west side of that,  
17 but we did speak to demolition people about  
18 that and it's going to be more of a cutting  
19 process.

20 MR. DEAN: There will be  
21 requirements built in for protection?

22 MR. DIPASQUALE: (Inaudible.)

23 MR. DEAN: It's just a concern for  
24 the people.



1 MR. DIPASQUALE: I understand.

2 MR. DEAN: Thank you.

3 MS. PUGLIANO: My question is about  
4 parking, safe and adequate parking during  
5 the constructions phases and thereafter.

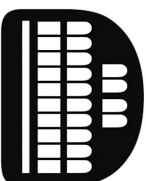
6 How do you plan on monitoring the  
7 parking -- it may be a little too forward  
8 in asking, but how are you monitoring the  
9 parking when the whole construction phase  
10 is done? Will there be permits and also  
11 visitor parking?

12 But more about safety while you're  
13 doing your construction, where are you  
14 going to place them, where are they going  
15 to be -- safety.

16 THE CHAIRMAN: Thank you, ma'am.

17 MR. DIPASQUALE: Well, just for  
18 parking we're locating -- the bulk of the  
19 temporary parking during construction will  
20 be located here on this northeast corner of  
21 the site.

22 That's where there will be 81  
23 parking spaces. There will also be 20  
24 parking spaces located right here around

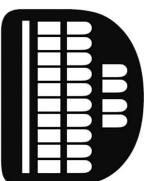


1 where Winthrop will be open, but that will  
2 be saved off because that area will be  
3 fenced, the construction zone will be  
4 fenced off and we can access directly from  
5 Brook Street, and, of course, the other  
6 temporary parking space off of Brook Street  
7 is pretty independent, so people can  
8 ingress and egress pretty easily.

9           MR. HORTON: Also, if I may, the  
10 housing authority currently manages nine  
11 buildings in the city and we have parking  
12 lots for each of those.

13           I dare say that we have less parking  
14 than the zone requires and we actually will  
15 have more parking than we do now.

16           So we'll actually have more parking  
17 that is currently there, and also we do  
18 currently manage those parking lots through  
19 a permit system, and we'll continue to do  
20 that, and finally the Hartley Houses  
21 parking lot is actually now more accessible  
22 to the general public, that is to  
23 non-residents then it will be after the  
24 site is developed because a lot of the



1 parking will be on a lot of interior  
2 streets that really would not an attractive  
3 convenience for a non-resident to just pull  
4 in and park, but we do manage the parking  
5 lots.

6 BOARD MEMBER: So what about visitor  
7 parking, is there any plan for that?

8 MR. HORTON: We are developing the  
9 parking to be compliant with the zoning  
10 code at this point in time, but it is an  
11 increase of almost 50 percent of the  
12 parking that we currently have.

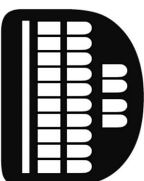
13 THE CHAIRMAN: I think when we move  
14 forward in terms of the public comments,  
15 you can ask that question again.

16 I think if there's anyone from the  
17 board who has a comment.

18 BOARD MEMBER: About parking, do you  
19 plan to charge for parking or will that be  
20 free?

21 MR. HORTON: We currently do charge  
22 for parking and we do anticipate charging  
23 for parking, yes.

24 BOARD MEMBER: Will it be within the



1 same range?

2 MR. HORTON: No, the housing  
3 authority thinks that current parking  
4 which, if memory serve me correct, madam,  
5 is about \$7 a month for parking is woefully  
6 inadequate and low and we do plan to raise  
7 it, yes.

8 BOARD MEMBER: Not significantly,  
9 hopefully or what?

10 MR. HORTON: We do plan to raise it  
11 significantly, yes.

12 THE CHAIRMAN: Is there anyone else  
13 before we open up for further comment from  
14 the board.

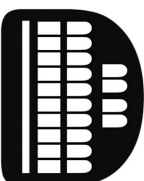
15 MR. VACCA: I have a question.

16 THE CHAIRMAN: Mr. Vacca.

17 MR. VACCA: Mr. DiPasquale, we spoke  
18 last week relative to widening Winthrop a  
19 little bit and adding 21 extra parking  
20 spaces along Winthrop, and you would agree  
21 that that would be done?

22 MR. DIPASQUALE: Yes.

23 MR. VACCA: And so has that been  
24 implemented into that drawing or --



1 MR. DIPASQUALE: The civil engineer  
2 does have a drawing with her tonight.

3 We're talking about Winthrop and if  
4 we widen it two and a half feet, we would  
5 have the ability to park on the south end.

6 We could fit 19 cars, and we are  
7 implementing that.

8 MR. VACCA: 19 cars, so you're 257  
9 parking spaces that you stated earlier  
10 would really be --

11 MR. DIPASQUALE: Plus 19.

12 MR. VACCA: -- 276.

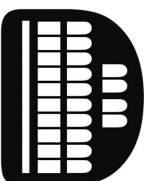
13 MR. DIPASQUALE: That's right.

14 MR. VACCA: Which is about 20  
15 percent.

16 MR. DIPASQUALE: We calculated about  
17 20 percent more than what the zoning would  
18 require.

19 MR. VACCA: Thank you.

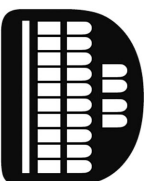
20 THE CHAIRMAN: We have these -- what  
21 I'm going to do is, I'm going to read these  
22 slips off in the order I got them, so if  
23 anyone has an additional one that they'd  
24 like, please hand it to city council over



1 there, and then what we're going to do is,  
2 each one of you is going to get three  
3 minutes to come up, so when you do step up,  
4 I'm going to read off your name, come up to  
5 the podium, and make sure that you speak  
6 into the microphone because if you don't  
7 speak into the microphone then the people  
8 on TV and the record can't hear what you're  
9 saying, so it's very important to be heard,  
10 not only for the rest of us in this room,  
11 but for everyone that's watching on TV.

12           Then what also happens is the timer,  
13 when you first start going, the timer will  
14 go off, and you'll have a little warning, a  
15 little yellow dot that will show up  
16 indicating that your time is almost about  
17 to end, so if you could sort of wrap up  
18 your comments at that point, and then the  
19 next person will come up.

20           And what I'll try to do and the rest  
21 of the board members is take down the key  
22 issues that you mention, so that at the  
23 conclusion of the public comment, we can  
24 ask in sort of a distilled way a lot of



1 your issues again between the architect and  
2 the owner and have another discussion in  
3 that fashion.

4           So with that being understood, and  
5 please forgive me if I can't either read  
6 the name or if I pronounce your name  
7 incorrectly, but Patricia Lester(ph) from  
8 80 Winthrop.

9           MS. LESTER: Good evening.

10          THE CHAIRMAN: Good evening.

11          MS. LESTER: Okay. I want to  
12 address this to Mr. Horton, a flyer that I  
13 put out --

14          THE CHAIRMAN: Again, ma'am, before  
15 you start, address it to the board.

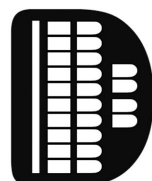
16          MS. LESTER: Okay.

17          THE CHAIRMAN: And then what we'll  
18 do is we'll take your comments down and  
19 then we'll ask again --

20          MS. LESTER: Okay. My name is  
21 Patricia Lester.

22          THE CHAIRMAN: -- there won't be a  
23 direct back and forth between --

24          MS. LESTER: No, no. I'm going to



1 be brief. Okay.

2 Numerous tenants came to me and they  
3 didn't have any idea what was going on.

4 Okay.

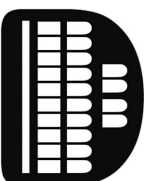
5 So I told them to come to the  
6 planning board meeting, so they could be  
7 fully informed. It wasn't one way or the  
8 other that (indiscernible) redeveloping or  
9 stay in our present apartment.

10 There has not been a meeting with  
11 the tenants in years, and I'm glad everyone  
12 came out so they could get the information  
13 that they need. Okay. (Indiscernible.)

14 THE CHAIRMAN: Thank you very much.

15 I commend that to you in terms of  
16 the number of people that are here because  
17 it is very important and it is a very  
18 complex project, so I think as it goes  
19 forward the more questions and the more  
20 contact that you have with the development  
21 process, the more important it's going to  
22 be.

23 So the next person is then Carolyn  
24 Morrison(ph), 60 Horton Avenue.



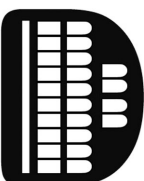
1 MR. MORRISON: My name is Carolyn  
2 Morrison.

3 I also wanted to come back to that  
4 question as far as parking for the visitors  
5 which was never answered, and I want to  
6 know about as far as being placed and  
7 everything, they answered that question,  
8 but my thing is, when they do all of the  
9 developing and they place us back into the  
10 new town homes, rent is going up.

11 Is rent going to be based on our  
12 income as such. Will it still remain. Are  
13 we paying for water, Con Ed. We need to  
14 know these things. We need to know all of  
15 that.

16 It's just not you just tell us where  
17 we gonna go, and I'm a person -- I live  
18 on -- I'm on fixed income. On SSI.

19 Am I going to be eligible,  
20 financially able and credibility, you know,  
21 to come back and stay in there, or are you  
22 just going to place me there until you look  
23 at our papers and say oh, she's not  
24 eligible, and years ago -- and it wasn't



1 five years ago, it was eight years ago,  
2 someone came to my house and asked me, did  
3 I want to move into the town home, or did I  
4 want to get Section 8. Does that still  
5 stand, you know, we need to know. We need  
6 to know.

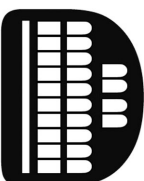
7           Had it not been for the flyers that  
8 was put out, we wouldn't have known about  
9 the meeting, and we did get the  
10 redevelopment, front and back, we did get  
11 that.

12           We got that Sunday the 24th and then  
13 today. You know, everything is late.  
14 Everything is late and it's, you know, I  
15 don't have no kids living in the projects  
16 or anything or where we live at now, but I  
17 do have a lot of kids.

18           Everybody in here, their children  
19 are my children and, you know, we need to  
20 look forward for that.

21           That's all. I want answers on that.  
22 I want to know, where am I gonna go with my  
23 SSI.

24           **THE CHAIRMAN:** Thank you very much.



1 All right, Vivian Spady(ph), 50  
2 Winthrop.

3 She's gone?

4 Don Chambers(ph).

5 MS. CHAMBERS: Good evening,  
6 everybody.

7 I would like to know what is the  
8 reason for the demolition --

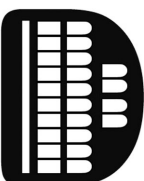
9 THE CHAIRMAN: Ma'am, you just have  
10 to say name.

11 MS. CHAMBERS: Lloyd Chambers(ph).  
12 I've been there 46 years. I would like to  
13 know what is the reason for the demolition?

14 THE CHAIRMAN: We're not having a  
15 back and forth right now, ma'am, but I'll  
16 take your question down.

17 MS. CHAMBERS: And also you  
18 mentioned about the different buildings  
19 that's gonna come down in order, but I live  
20 in 81, which has the boiler in that  
21 building, right?

22 So that must be -- gonna be like the  
23 last building because I connect with 81 and  
24 70, so that boiler controls the whole



1 complex.

2           So I need to know which building  
3 that's gonna go with water, like this young  
4 lady said, is this gonna be rentals, or are  
5 these gonna be our homes, you know.

6           We have means down in 80 Winthrop,  
7 Mr. Horton, Mayor Scott, like she said,  
8 eight years ago, stating that it's gonna  
9 take place, and they say, yeah, okay, two  
10 years from now, it's gonna happen. Still  
11 the same thing.

12           So I want to know if they're  
13 presenting this project just to get more  
14 money from the government, again?

15           THE CHAIRMAN: Thank you.

16           Tamara Thomas(ph), please?

17           Okay. Thank you.

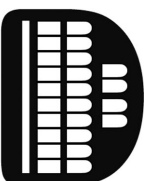
18           Kelly Martin?

19           Again, if I could also request that  
20 you state your name and then address the  
21 planning board with your comments.

22           Thank you.

23           MS. MARTIN: My name is Kelly

24 Martin. I reside in 81 Winthrop, Apartment



1 4C.

2           And my question has to do with the  
3 residents who have disabilities. Now, my  
4 mother has a disability.

5           Are we guaranteed to have a  
6 first-floor dwelling for her to come in and  
7 out, or are these buildings going to have  
8 stairs, elevators. What's going to happen,  
9 and that's my question.

10           THE CHAIRMAN: Great. Thank you  
11 very much.

12           April Boster(ph)?

13           She left?

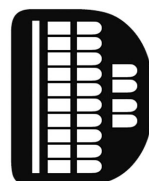
14           Okay.

15           No?

16           MS. BOSTER: My question is -- by  
17 the way, my name is April Boster. I live  
18 80 Winthrop Avenue, Apartment 6C.

19           When I first heard about this  
20 development and changing things, I  
21 thought -- at one time I thought maybe they  
22 should have an Avalon(ph) over here instead  
23 of townhouses.

24           You never know. If you could have



1 one uptown, you could have one downtown.

2           Okay. Thank you.

3           THE CHAIRMAN: Okay. Thank you.

4           Great. Thank you.

5           Cheryl Prince(ph)?

6           MS. PRINCE: I'm actually going to

7 take my mom's turn. She's Cheryl Prince.

8 I'm (indiscernible) Prince.

9           I reside at 70 Winthrop Avenue, and  
10 my question is, hearing different projects  
11 at different times around the country, they  
12 revitalize these places and they promise  
13 their residents to come back.

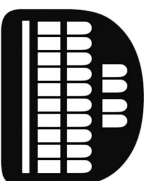
14           Are we really coming back?

15           THE CHAIRMAN: Thank you.

16           Ma'am, from 80 Winthrop?

17           AUDIENCE SPEAKER: Good evening. My  
18 name is Cheryl and I live in 80 Winthrop  
19 and ever since these flyers came out, it's  
20 stuck with me about this placement, you  
21 know.

22           What is -- we really would like to  
23 know what is the placement. You're saying  
24 you're tearing down these buildings, but no



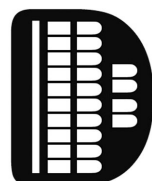
1 one -- we're tearing down these buildings  
2 and no one's going anywhere except to the  
3 next building. Then you have people in  
4 there, then you tear down that.

5           Where we do we really stand as far  
6 as waiting for a building to tear down  
7 right next to where we're supposed to be  
8 living? Is that what this placement is?

9           We really want to know what that  
10 means because everybody -- they're saying  
11 we're going to tear down, move in, tear  
12 down, move in, tear down, move in.

13           But what we have now they're just  
14 tearing down all around us. We had  
15 beautiful trees. We had what park they had  
16 given us, you know. We used to have  
17 beautiful lights and safety, and this seems  
18 like since this plan has come along to make  
19 us better our sanction of living has gone  
20 lower.

21           Our lights no longer work. Every  
22 tree we have is being cut down, you know.  
23 We have been begging for a handicapped  
24 space -- two more handicapped spaces for



1 the longest, and now you're tell us you're  
2 giving us 170, whatever.

3           Where are we really going to be when  
4 this first building tumbles. Where are the  
5 people gonna be. Am I still gonna be up in  
6 my apartment in 80 Winthrop taking care of  
7 my family.

8           Am I going someone to be transferred  
9 and then brought back. That's what I would  
10 really need to know, what this placement  
11 really means.

12           THE CHAIRMAN: We'll be sure to go  
13 over that. Great. Thank you very much.

14           Nortra Canti(ph)?

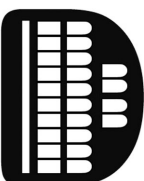
15           Okay. Thank you.

16           Kenneth Miller?

17           MR. MILLER: My name is Kenneth  
18 Miller.

19           I want to ask a few fundamental  
20 questions. One, is there gonna be a  
21 recreation area built for the children.

22           I no longer live in Hartley or the  
23 area, but I lived in a house where the  
24 first destruction of buildings took place,



1 like back in the 40s, and I'm concerned  
2 that the residents will be divided by this  
3 construction, right, and I want to know if  
4 there's gonna be a community center. Is  
5 that in the plans.

6           Also, I wanted to know about  
7 minority contractors. I mean,  
8 (indiscernible) certain amount of minority  
9 contractors.

10           The other thing I want to know, the  
11 existing infrastructure is, the  
12 infrastructure around those areas like  
13 Lincoln Avenue, Brook Street, Horton  
14 Avenue, and Winthrop, is the infrastructure  
15 going to change as far as the existing  
16 houses, you know, on Winthrop that are not  
17 a part of Hartley Houses, right, the stores  
18 on Lincoln Avenue, and I noted that in this  
19 plan here that there's some plan for 95  
20 Lincoln Avenue, right, which is a community  
21 center.

22           Is that to be demolished or -- and  
23 the other thing, even though it was  
24 mentioned, you know, I mean, there has to

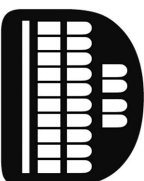


1 be some clarity as to whether there's gonna  
2 be an increase in rental, you know, from  
3 the present rental prices or are these  
4 going to remain in place.

5           And lastly, the existing -- you said  
6 there are going to be new roads built right  
7 around this infrastructure. Is the current  
8 street names gonna remain the same. That's  
9 about -- and the other thing I wanted to  
10 know is --

11           THE CHAIRMAN: Mr. Miller, you've  
12 had several great questions.

13           MR. MILLER: Okay. Just one last  
14 one. I wanted to know who the freedom of  
15 information officers for the council, you  
16 know, we do have a right to freedom of  
17 information under the Sunshine Act, and  
18 lastly, there was no notification under the  
19 apartment doors as of yesterday and the day  
20 before because I went from door-to-door  
21 handing out election flyers, and I saw no  
22 notification and the people that I inquired  
23 to about notification about this meeting or  
24 the -- that little portfolio that you gave



1 out, they were unaware of it.

2           THE CHAIRMAN: Thank you very much,  
3 Mr. Miller.

4           MR. MILLER: Okay.

5           THE CHAIRMAN: Donna Henry?

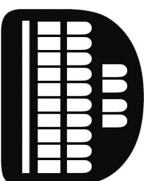
6           MS. HENRY: Good evening. My name  
7 is Donna Henry.

8           A question that I would like to ask  
9 is environmental. As you know, that's  
10 Brook Street and there's a brook underneath  
11 there that has water, and it gets very cold  
12 down that end where 51 as opposed if you  
13 walk up to 80, 81.

14           I would like to know how is that  
15 gonna work because as they doing  
16 construction they keep digging, digging,  
17 depending how deep they got to dig, they  
18 may come into a problem with water.

19           I say that because when we get a  
20 heavy rain that whole stream line floods up  
21 and cars cannot go there, so I do have a  
22 concern for that.

23           I also have a concern about  
24 communication. There needs to be more

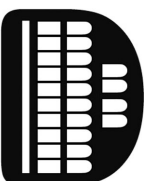


1 communication upon, you know, given to the  
2 community here, and the community too, you  
3 need to ask questions too and come to  
4 meetings. Don't ever just make yourself  
5 short.

6           You need to come not to get it from  
7 somebody else, but get it for yourself  
8 cause everybody interprets everything a  
9 little bit different than what you might  
10 interpret it, okay.

11           And my other question would be about  
12 lighting because lighting is very poor and  
13 I would hope that there would be, you know,  
14 bright lights all around, and the lady that  
15 said it before right now near 30 percent of  
16 your income -- we don't pay Con Ed. We  
17 don't pay water.

18           That has crossed my mind because if  
19 you're in a townhouse what I need to know  
20 how is this bill has it where they give us  
21 this 30 percent of our income because you  
22 want when you get a townhouse now you want  
23 to insure it. You may want to put your own  
24 insurance to insure your property and what



1 have you.

2           But, basically, that's just my  
3 questions. But the biggest concern is  
4 really environmental. Don't fall short.  
5 That's a brook on Brook Street. How deep  
6 it is, I don't know. But it is water.

7           Thank you.

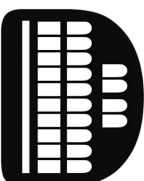
8           THE CHAIRMAN: Great. Thank you  
9 very much.

10           Roger Calance(ph)?

11           MR. CALANCE: Good evening to the  
12 board.

13           Quick question I have here is with  
14 regards to the parking for the tenants.  
15 Will there be security, not only -- we're  
16 talking about the fact that there would be  
17 adequate parking for the tenants, but will  
18 there be security for the vehicles because,  
19 again, in the parking many of the tenants  
20 can see their cars, you know, if they would  
21 look out the windows you can say, well, I  
22 park right there.

23           The reason why I say that is because  
24 I am a victim of my car being stolen out of

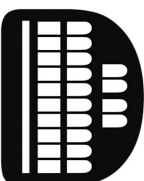


1 the parking lot where I live, and the  
2 reason why I say security is because it is  
3 said now that there is video camera to the  
4 cars that are parked where the residents --  
5 because we are paying for -- I'm gonna  
6 preach to you all.

7           So sometimes I say -- man, I want  
8 you all to forgive me. I feel my health  
9 coming on when I get excited.

10           But in regards to the parking with  
11 the surveillance, I wanted to know are the  
12 tenants gonna know that their cars are  
13 going to be safe, you know, even though  
14 it's parked on certain, I believe as the  
15 architect was saying, on certain blocks or  
16 whatever. That's one concern.

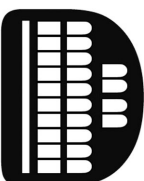
17           In regards to also -- I would like  
18 to know will there be someone responsible  
19 that will inform the tenants of what is the  
20 truth of what's going on because there's a  
21 lot of people that even when they are on  
22 these boards when you ask questions they  
23 make it sound good for them, but when it  
24 comes down to others that are concerned



1 about it they make it as if you're  
2 inadequate or you're not eligible to get  
3 residency.

4           Again, there was lies that was  
5 stated that if your record of paying rent  
6 is not adequate, if you don't have -- if  
7 you're a felon or you've been in trouble  
8 with the police or whatever, you're not  
9 eligible.

10           So I think that there should be a  
11 pattern that should be established that  
12 will tell you how you're eligible and who  
13 is not eligible and if you are on SSI, SSI  
14 recipients are eligible or they're not  
15 eligible because it's getting to the point  
16 now that there's a lot of talking going and  
17 everybody is very confused and then  
18 sometimes it gets to the point where people  
19 say, but I don't care what's going on, but  
20 I care because at the end of the day when  
21 we leave this meeting we want to go back  
22 home, and I want to make sure that when  
23 this new development comes that I'm gonna  
24 be secure that I have a place to stay and



1 not look for somewhere and be homeless.

2 THE CHAIRMAN: Thank you very much.

3 LaShaun Williams(ph)?

4 MS. WILLIAMS: Good evening. Hi, my  
5 name is LaShaun Williams.

6 THE CHAIRMAN: Good evening.

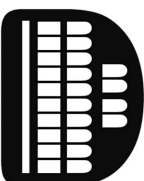
7 MS. WILLIAMS: I, myself, I'm kind  
8 of excited about this. My whole is thing  
9 I'm asking the questions is all these  
10 things that they're saying, I just want to  
11 know are they in contract. I mean, are  
12 they gonna be binding. These things that  
13 are being said like jobs for people and no  
14 displacement. I want to know if that's  
15 gonna be in written contract.

16 THE CHAIRMAN: Thank you very much.

17 K. Dickson(ph)?

18 MR. DICKSON: Hello, (indiscernible)  
19 Dickson, known as daddy day care.

20 My question is, I want to know what  
21 you gonna implement for the kids. Like  
22 right now the playgrounds they got now are  
23 falling apart, so there's no recreation  
24 center where they can go do their homework.



1 Nothing like that. I just want to know  
2 what you all gonna do as far as the kids.

3 THE CHAIRMAN: Okay. Great. Thank  
4 you.

5 John Fortune(ph)?

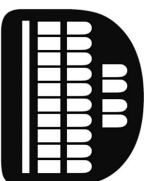
6 MR. FORTUNE: My name is John  
7 Fortune.

8 I want to say a few things from what  
9 I just heard today. First of all, you all  
10 was never informed. We was never informed.  
11 They did it in, as the saying, the black of  
12 the night.

13 Do you think for one moment that  
14 people who do something without having your  
15 input are gonna do something on your  
16 behalf.

17 Second, if you look at the destiny  
18 of the black community which gives you  
19 voting power, they gonna diminish that.

20 If you look around Baltimore,  
21 Philadelphia, wherever you look, it's the  
22 same thing that happening. Harlem, same  
23 thing that's happening, and they dress it  
24 up. They did the apartment zone. They



1 dress it up with candy, making you think  
2 you're gonna get a townhouse when in  
3 reality they getting you out of there, in  
4 reality.

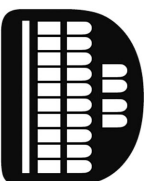
5           So you all doing this juggling about  
6 where it's gonna be, this is gonna be, how  
7 I'm gonna be displaced. You're gonna be  
8 displaced. That's what these people do.

9           In the history of America, name one  
10 time they done something for black folks.  
11 Just name one time.

12           All the displacements they talking  
13 about and they never once thought to come  
14 over and find out from you all what you all  
15 thing about it.

16           Just because there are black folks  
17 on this thing don't mean it's good for  
18 black folks. You got a black president,  
19 what does it mean to you. Have your life  
20 changed.

21           I'm saying -- what I'm saying is, is  
22 when people always do things like this,  
23 it's never on your behalf. They have to  
24 dress it up. They got to make it look



1 good, and if they can have a black person  
2 that's telling you that to make it look  
3 good they will do.

4           And then when you (indiscernible)  
5 around you say, well, they told us this.  
6 They told us that and you say, what  
7 happened. Well, you went for it. All  
8 right.

9           You got no assurances on their  
10 behalf at all. You just can't believe  
11 these people when they do things, they say  
12 they gonna do things for black folks. Just  
13 thing about it.

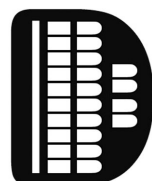
14           THE CHAIRMAN: Thank you.

15           Beverly Scott(ph)?

16           MS. SCOTT: Good evening, ladies and  
17 gentlemen, to the board.

18           First thing I want to say is that  
19 this is a milestone for the City of New  
20 Rochelle, for the housing authority, and  
21 for the tenants of New Rochelle.

22           I just want to say that I think it's  
23 a positive move for the residents of  
24 Hartley House because this has never, ever



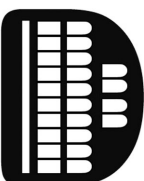
1 happened within the New Rochelle Municipal  
2 Housing Authority.

3 I think it's great that we'll be  
4 able to have our own units, our own unit,  
5 per unit, per tenant, as well as how we're  
6 living in public housing now.

7 I just want to say I hope the rest  
8 of the tenants here listen to all the  
9 concerns and listen to everything that the  
10 development team has proposed to the board  
11 and just take full consideration and know  
12 that this is a great project for us, and I  
13 understand everybody's concerned, and I  
14 agree with everybody's concerns.

15 But I just think that if we don't --  
16 if we renege on this, who's to say that HUD  
17 will not take this money back from the  
18 housing authority. What will happen if  
19 there's no money coming in at all. Then  
20 where are we going.

21 Mr. Chairman, I approve of the  
22 project, and I just think that the board,  
23 the planning board members take into  
24 consideration our concerns about how we



1 feel, and I hope that you make the right  
2 decisions for us.

3 THE CHAIRMAN: Thank you.

4 Shalon Jackson(ph)?

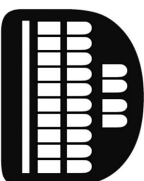
5 Excuse us. We're just listening to  
6 people and their comments.

7 MS. JACKSON: Shalon Jackson, 81  
8 Winthrop.

9 I just want to say the communication  
10 barrier (indiscernible) is no good.  
11 Everybody is passing the buck. Like if  
12 it's a work order that needs to be placed,  
13 Mr. Horton is telling me call Miss Millie.  
14 Miss Millie is telling me call Tom. It's  
15 like, it's confusing, like, I'm still  
16 waiting for a phone call that I spoke to  
17 someone last week and it's like an  
18 emergency.

19 The communication barrier is no  
20 good. I mean, don't tear it down or if you  
21 tear it down, just hope we can get in  
22 contact with people instead of machines,  
23 please.

24 Thank you.



1 THE CHAIRMAN: Great. Thank you.

2 That was the last comment in terms  
3 of it was submitted. There's actually a  
4 long list of questions and they can  
5 actually be grouped into sort of fairly  
6 significant categories.

7 So I think if the architect and Mr.  
8 Horton will step up, we kind of go through  
9 a lot of these questions.

10 Excuse me, actually this is where  
11 you're going to get your answers. So a lot  
12 of the questions I've written down. I will  
13 be asking them in terms of that and  
14 hopefully you'll get the answer, the  
15 information that you need.

16 So, again, this goes in a list of  
17 how they were asked, not necessarily in  
18 terms of hierarchy.

19 The first one and it was asked on  
20 several occasions during the meeting and  
21 afterwards in terms of public comments had  
22 to do with parking.

23 So I think the first question was  
24 really about visitors, the number of



1 visitors parking, if they would be striped  
2 as visitors.

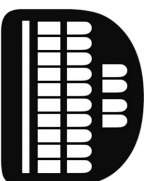
3           Second part was security of parking,  
4 so I think if you can go over again the  
5 parking plan and address those issues  
6 clearly because those came up on several  
7 occasions.

8           MR. DIPASQUALE: For the -- like we  
9 were saying, there's 257 parking spaces,  
10 without those 19 that are being included in  
11 the development.

12           Visitors parking will be designated,  
13 but we haven't determined what percent is  
14 going to be for visitors yet, but they'll  
15 definitely be sectioned off and separately  
16 marked.

17           For security, one of the things for  
18 security is with this new layout, with a  
19 layout like this where there are -- the  
20 dwelling units are close to the parking, so  
21 I think that in itself gives a certain  
22 amount of extra security.

23           In terms of other types of security,  
24 Steve, I don't know if you have --



1 MS. PUGLIANO: I think that  
2 Mr. DiPasquale did address the visitor  
3 parking and although it hasn't been  
4 assigned right now, but there is sufficient  
5 number of parking spaces.

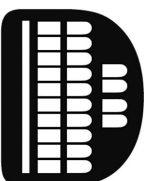
6 I do want to speak to the security,  
7 and one gentleman asked about seeing his  
8 car and I thought that that was a very  
9 question good question cause I'm always  
10 very concerned about my car.

11 We're going to make sure that people  
12 and families that want a parking space, it  
13 will be the closest to their unit.

14 Secondly, as part of the development  
15 we are going to be installing cameras  
16 around and above the buildings that you  
17 will be able to go into your television and  
18 look around, you can look from your door to  
19 see who's at your door, and you will also  
20 be able to see the parking area and the  
21 space closest to your unit.

22 The lighting --

23 THE CHAIRMAN: Excuse me. Thank  
24 you.



1 MS. PUGLIANO: -- the lighting plan  
2 that we have as you know we've already told  
3 you more than enough times, I believe, that  
4 Winthrop will be reopened and we have been  
5 required by the county to add a significant  
6 number of lighting all up and down Winthrop  
7 Street.

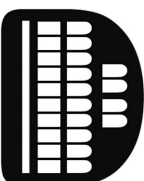
8 So I just wanted you to be aware  
9 that these are things that the development  
10 team has taken seriously under  
11 consideration.

12 THE CHAIRMAN: Also, in terms of  
13 those specific issues, issues that our own  
14 planning department takes into heart, we'll  
15 make sure that they meet all code issues  
16 relevant to New Rochelle.

17 Just to address the visitors  
18 parking.

19 Is the plan then to have visitor  
20 parking allocated to each of the units  
21 within each of the blocks?

22 MR. DIPASQUALE: Distributed  
23 throughout -- it will be distributed  
24 throughout.



1 THE CHAIRMAN: Distributed

2 throughout.

3 Thank you.

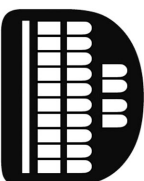
4 Now, the next question which is  
5 probably in terms of implication, it's the  
6 greatest one. It really goes with an  
7 understanding of the rent implications in  
8 terms of any fee increases.

9 The issue about sort of people  
10 transferring from one type of unit to the  
11 other, increases in costs.

12 Also, in terms of just an  
13 understanding from you in terms of the  
14 power of the planning board.

15 Most of this deals with HUD, a group  
16 of regulations that the planning board is  
17 not empowered to have jurisdiction over,  
18 but what we are empowered to have  
19 jurisdiction over is making sure that  
20 affordable units stay affordable.

21 So with that I think if you go over  
22 the ability and just clarify what the  
23 implications in terms of cost, in terms of  
24 rent, in terms of process.



1 MR. HORTON: Sure. Thank you, Mr.  
2 Chairman.

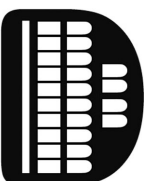
3 The rent structure for all of the  
4 residents will remain roughly the same and  
5 precisely what I mean by that is that we  
6 are seeking Section 8 vouchers for each and  
7 every resident of Hartley Houses.

8 Under the Section 8 program, the  
9 residents will still pay no more than  
10 30 percent of their gross adjusted income  
11 for rent.

12 There will be a utility allowance  
13 and what I mean by that is that their rent  
14 will be reduced by a number set by HUD, not  
15 set by the housing authority, but set by  
16 HUD, that if they're paying their own gas  
17 and electric that amount is reduced from  
18 their rent.

19 But that's a fixed dollar amount  
20 provided by HUD, not by the housing  
21 authority.

22 It differs from region to region and  
23 in the country, but the reason why -- the  
24 sole reason why this project has taken as



1 long as it has taken to come to fruition is  
2 because this project is being built for the  
3 existing residents.

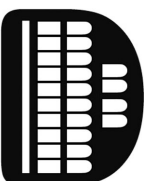
4           If this project was being built for  
5 people we were going to market to anywhere  
6 this project could have been built 10 years  
7 ago.

8           But the reason why this project is  
9 taking so long to come to fruition is  
10 because we have to structure it in such a  
11 way that the existing residents, that their  
12 rent structure, that's the amount of money  
13 that they pay for their housing, will not  
14 change significantly and that's been the  
15 devil in the detail for this project.

16           THE CHAIRMAN: So each tenant that  
17 is moving into a new unit, just go over  
18 sort of again, shortly, clearly what their  
19 cost implications are in terms of moving.

20           MR. HORTON: Sure.

21           As far as the cost of moving, the  
22 federal uniform relocation act requires  
23 that no resident have out-of-pocket  
24 expenses associated with moving.



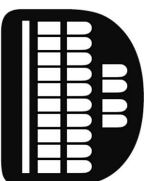
1           We think that the expenses  
2 associated with moving will be minimum  
3 because they are moving from their existing  
4 units to the new units, literally across  
5 the street.

6           But any out-of-pocket expenses for  
7 disconnecting and reconnecting cable, for  
8 disconnecting and reconnecting telephone,  
9 any moving and storage expenses, the  
10 housing authority will have to bear those  
11 expenses.

12           Now once they have moved, I want to  
13 repeat, that their rental experience will  
14 remain roughly the same. You will only pay  
15 what you're paying now, which is 30 percent  
16 of your income for rent.

17           As I indicated when you have a  
18 Section 8 voucher, you are given an utility  
19 allowance and what that means is that if  
20 you are required to pay your gas and  
21 electric which you will be under this  
22 project is that amount will be deducted  
23 from your rent.

24           Now, it's not a dollar for dollar



1 deduction because HUD fixes that dollar  
2 amount regionally across the country.

3           In the northeast where utility costs  
4 are high that amount is higher that you get  
5 to deduct from your rent than it will be in  
6 other parts of the country, say in New  
7 Mexico and other places in the country  
8 where utility expenses are low.

9           So one, your rent will not largely  
10 change. It will remain 30 percent of your  
11 gross adjusted rent.

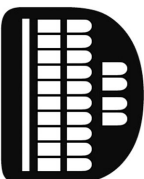
12           To the extent that you're  
13 responsible for your utility payment, your  
14 rent will be reduced by that dollar amount  
15 to a dollar amount established by --

16           THE CHAIRMAN: So with that being  
17 said, the assurances that people were  
18 asking for on several occasions are really  
19 in that case backed up by federal  
20 government in terms of the rules that HUD  
21 sets forth.

22           MR. HORTON: That's correct.

23           THE CHAIRMAN: Thank you.

24           (Indiscernible.)

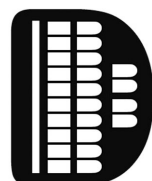


1           MR. HORTON: We are still applying  
2 for the vouchers. That's part of the  
3 application process where we'll be applying  
4 for the voucher extensions.

5           THE CHAIRMAN: Now, another question  
6 that came up, which I think is certainly  
7 understandable, it has to deal with  
8 communication and the process, and I think  
9 the general feeling is that to date the  
10 communication hasn't been successful.

11           And I think that as you move forward  
12 with your project the idea is that the  
13 importance of communication as being a key  
14 element for people to understand what  
15 they're doing, how they're doing it as  
16 individuals, but also as a matter of  
17 community.

18           I'd like you to talk a little about  
19 how you plan to enhance your communication  
20 process so that everyone feels that they're  
21 aware of what's going on, but also feel  
22 that they're included in a timely manner in  
23 terms of moving forward with this  
24 (indiscernible.)



1 MR. HORTON: Sure. Thank you for  
2 that question, Mr. Chairman.

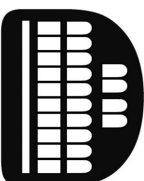
3 I do have to say that on behalf of  
4 the housing authority that we are  
5 distressed to hear that residents did not  
6 feel that the level of communication is  
7 where they would have liked to have been.

8 We have been discussing this project  
9 for over about six years now, and I'm  
10 pleased to say that the important elements  
11 of the project have not changed.

12 So we felt and feel now that we have  
13 been simply re-enforcing, without going off  
14 message what we've been saying all along,  
15 that the project is being built for the  
16 existing residents.

17 They'll be no displacements. One of  
18 the residents asked a question of, will we  
19 really be coming back and the short answer  
20 to that is, no, you will not be coming back  
21 because you will never be leaving in the  
22 first place.

23 Before you are asked to move, your  
24 units will be built. You'll be able to



1 look out your window and see the building  
2 that you're being moving into before anyone  
3 knocks on your door and asks you to  
4 relocate.

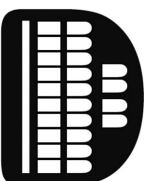
5           Now, we did create a  
6 resident-advisory board. We did, pursuant  
7 to city ordinance post signs at conspicuous  
8 places.

9           We did distribute a newsletter and  
10 we made the effort to communicate as much  
11 as possible.

12           Now, having said that, Mr. Chairman,  
13 to the extent that the residents in the  
14 community do not feel that that  
15 communication has been adequate, we have no  
16 problem at all increasing that, getting  
17 feedback from residents as to how they  
18 would like to see that happen.

19           But I am pleased to say that in the  
20 six plus years we've been talking about  
21 this, the program has remained the change.

22           And those members of the planning  
23 board who have been here long enough to  
24 have heard this, you can confirm the

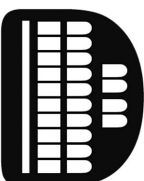


1 veracity of my statement because what we're  
2 presenting to you this evening is not  
3 materially different than what was  
4 presented to this body five or six years  
5 ago.

6           So we are distressed to hear that  
7 residents feel that communication should be  
8 increased. We will take that comment very  
9 seriously and see what we can do to address  
10 it, but the important thing is that when we  
11 do speak with residents we're consistent in  
12 the message that we convey.

13           THE CHAIRMAN: I think that's well  
14 said. One suggestion would be that as this  
15 process moves forward the need for  
16 information only increases.

17           And so if you do have a newsletter,  
18 one suggestion might be to have it go out  
19 at the beginning of each month or at some  
20 time, so that everyone knows that they're  
21 getting relevant information and they can  
22 expect it show up because having gone  
23 through construction processes before,  
24 there's some mystery going on when you see



1 a big shovel starting to dig, and I think  
2 that kind of information is going to have  
3 to accelerate and be a little more thorough  
4 than before.

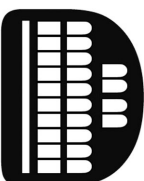
5 MR. HORTON: Thank you, Mr.  
6 Chairman.

7 I'd like to just indicate that the  
8 chairperson of the housing authority, Ms.  
9 Elisa Singer(ph) is here, and I think that  
10 I can speak for her in saying that as a  
11 chairperson of the board she will ensure  
12 that communication improves.

13 THE CHAIRMAN: Now, another good  
14 question came up just in terms of how the  
15 site plan was developed and an  
16 understanding of the base infrastructure  
17 within the existing condition.

18 It was mentioned about a boiler  
19 being online, talks about that in terms of  
20 your phasing and I'm sure you have thought  
21 about it, but are there any implications in  
22 terms of your phasing relative to the base  
23 infrastructure for the existing condition.

24 MR. DIPASQUALE: I think that



1 question has to do with this -- in this  
2 building where the boiler is located and  
3 that's being planned to be demolished as  
4 part of phase one.

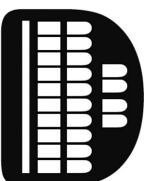
5 MS. PUGLIANO: After. I'm sorry.  
6 You have to be very, very clear, Michael.

7 MR. DIPASQUALE: At the end, right.

8 MS. PUGLIANO: Everyone that is --  
9 I'm sorry, I just want to make it perfectly  
10 clear that almost 131 units will be built  
11 and that there will be a lag time and the  
12 residents of the double building will have  
13 moved into phase one, which is 131  
14 apartments that cannot be touched until 131  
15 units are built and then that will be taken  
16 down.

17 MR. HORTON: Mr. Chairman, if I  
18 could just amplify what Ms. Pugliano has  
19 said.

20 We will be providing the sequencing  
21 of construction will require us to provide  
22 temporary boilers to the remaining  
23 buildings because while it may seem  
24 counterintuitive to take down the building



1 with the boiler in first because it is the  
2 largest building it does facilitate the  
3 additional remaining sequencing, so that  
4 building will in fact come down first.

5           And, again, it may seem  
6 counterintuitive that the building with the  
7 boiler would be the first building, rather  
8 than the last building to come down because  
9 it does have the largest footprint.

10           We will be taking that building down  
11 after the first 131 units are built and  
12 that's approximately 84 units -- excuse me,  
13 94 units in those buildings.

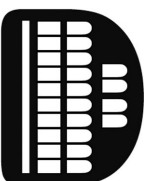
14           We're building 131 units for a space  
15 for every resident of those two buildings.

16

17           MR. HORTON: It's spelled out  
18 clearly. Basically, if you're in  
19 compliance with your lease at the time when  
20 it's time for you to move, you'll be moved  
21 to the right housing apartment.

22           I hope I answered you question.

23           MR. CHAIRMAN: With that, again,  
24 with that there is two more follow-up



1 questions in terms of the handicap,  
2 acknowledging in the first phase, although  
3 there is an elevator building and that the  
4 rest of the phase in terms of the rest of  
5 the buildings don't actually have that kind  
6 of ability to go up.

7           If someone has special needs,  
8 obviously they will take priority in terms  
9 of going into a unit that is accessible for  
10 a wheelchair.

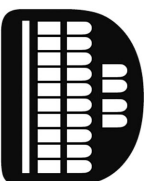
11           MR. HORTON: The answer is, yes, Mr.  
12 Chairman.

13           MR. CHAIRMAN: Okay.

14           This question comes from a board  
15 member acknowledging that within the first  
16 phase seems that the primary makeup is  
17 studio and one-bedroom apartments, as you  
18 said.

19           What happens if there is a tenant  
20 that needs a larger size unit in the first  
21 phase, how are they accommodated?

22           MR. DIPASQUALE: In the first phase,  
23 the mid-rise is the studios and the one  
24 bedrooms.



1 MR. CHAIRMAN: Right.

2 MR. DIPASQUALE: The rest -- the  
3 other units are two-bedroom units.

4 MR. CHAIRMAN: Okay.

5 So you feel that within that first  
6 phase makeup you can accommodate the  
7 majority of the people that you're moving  
8 into that?

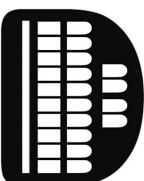
9 MR. DIPASQUALE: That's right.

10 MR. CHAIRMAN: Great. Thank you.

11 One of the ones and I think it  
12 deals, I think a lot about communication  
13 too in terms of the process of construction  
14 and demolition.

15 If you could just talk about sort of  
16 the plan for addressing the concern of  
17 quality of life during the move and  
18 construction of the process in terms of  
19 what you plan to do, in terms of not only  
20 information, but in terms of construction  
21 fencing, issues like that to sort of assure  
22 that they live in a habitable neighborhood  
23 during this construction process.

24 MS. DIPASQUALE: Well, certainly,



1 during construction, construction fencing  
2 will be placed all around the perimeter of  
3 the construction site.

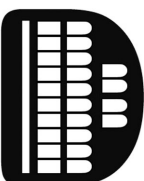
4           The same thing during demolition  
5 these buildings will be construction fenced  
6 off.

7           As I was saying also in areas where  
8 the existing buildings are close to  
9 occupied buildings or the parking that  
10 demolition is going to be done with more  
11 dismantling type of demolition because  
12 they'll be cutting of the building and  
13 taking down piece by piece.

14           THE CHAIRMAN: So during  
15 construction someone that's in the existing  
16 units will have a pleasant way to walk to  
17 and from their apartment -- back to their  
18 transportation.

19           MR. DIPASQUALE: Those paths will be  
20 protected off from the construction and  
21 demolition site.

22           THE CHAIRMAN: Another important one  
23 that came up in acknowledging that you have  
24 not submitted a landscape plan at this



1 point, but the idea of how that park will  
2 be programmed and what the uses and space  
3 creation for children will be in the  
4 development, but also for the community,  
5 whether there's a community center planned,  
6 and a recreational area for children.

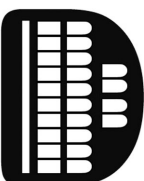
7           MR. HORTON: Thank you, Mr.  
8 Chairman.

9           The park that's being created as  
10 part of the redevelopment is intended to be  
11 a municipal park at this point in time.

12           So not to fuss, but the programming  
13 as to parking really will be the  
14 responsibility of the city and the master  
15 planning.

16           We did take into effect that one, 95  
17 Lincoln would remain, I believe there was a  
18 gentleman who indicated that he thought 95  
19 Lincoln was going to demolished, but that's  
20 not the case.

21           95 Lincoln is not part of this plan  
22 at all, so it will remain as will Lincoln  
23 park, will remain across the street for  
24 recreational purposes. But the park is



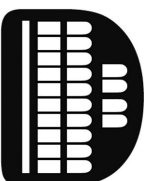
1 roughly 50,000 square feet.

2 MR. DIPASQUALE: So it's over an  
3 acre.

4 THE CHAIRMAN: With that, one of the  
5 other questions that came up in terms of,  
6 and I don't know if this can be answered,  
7 but as construction for either demolition  
8 or the building continues (indiscernible)  
9 minority contractors to come in  
10 (indiscernible.)

11 MR. HORTON: It's important to  
12 address that issue because it's my opinion,  
13 and I think that it can be verified  
14 quantitatively that the housing authority  
15 has a very good reputation and a very good  
16 track record for hiring both residents from  
17 the housing authority in the area as  
18 employees of the housing authority and  
19 those would include those residents of the  
20 community and the housing authority  
21 returning from incarceration.

22 We have in fact created businesses  
23 that currently now do business with the  
24 housing authority and that's our intention



1 as well.

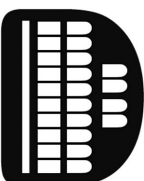
2           We do have -- while this is not the  
3 place or the subject, for the topic we have  
4 after-school programs and summer camps that  
5 are recognized throughout the state,  
6 throughout the country for the services  
7 that we provide.

8           We currently have in cooperation  
9 with the NAACP for an after-school reading  
10 program at Hartley.

11           We have an after-school reading  
12 program at Bracey, so we have a very robust  
13 social programming for the existing  
14 residents and we are committed to providing  
15 for employment and construction  
16 opportunities for the community and for  
17 residents in the project.

18           THE CHAIRMAN: Just a clarification  
19 on the 95 Lincoln, I believe a portion of  
20 the parking lot is on the 95 Lincoln side.

21           MR. HORTON: No, actually, Mr.  
22 Chairman, part of the action that we hope  
23 that your body will take will be to  
24 subdivide the part of the lot that the



1 housing authority will be building on from  
2 the parking lot portion of 95 Lincoln.

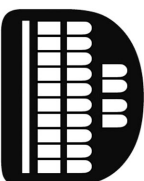
3           For whatever reason that was all one  
4 tax map created years ago, so the portion  
5 of the land that we hope the city will  
6 transfer to the housing authority for the  
7 building will be subdivided from the  
8 remaining part of 95 Lincoln, so that the  
9 parking lot and the structure of 95 Lincoln  
10 will remain outside the boundaries of the  
11 project.

12           THE CHAIRMAN: Okay.

13           And if I'm reading this note  
14 properly, it looks like the city actually  
15 will be speaking about the community  
16 center.

17           One thing that is also important to  
18 mention as you go through this process,  
19 city council is actually lead agency on  
20 this project.

21           What our role is as planning bureau  
22 is really to review the subdivision and the  
23 site plan, but your elected officials are  
24 the ones that are really sort of



1 participating in the development of this  
2 project for the past five to eight years.

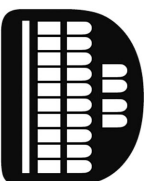
3           So with that, street names in terms  
4 of if there's any thought in terms of, I  
5 guess it's more of a city question  
6 probably.

7           In terms of street naming and any  
8 issues relevant to that.

9           MR. HORTON: Well, Mr. Chairman,  
10 despite Mr. Miller's comments, with all due  
11 respect, I can assure you we will not be  
12 changing the name of Horton Avenue.

13           In all seriousness, Winthrop Avenue  
14 will remain Winthrop Avenue, but it's the  
15 housing authority's position and we hope  
16 that the community concurs that the  
17 streets, the park, and the new building  
18 offer the opportunity to recognize those  
19 members of the community that have made  
20 significant contributions.

21           So whether we're talking about the  
22 the Honorable James Stowe(ph)  
23 (indiscernible), the community has a rich  
24 tradition of people who have stepped forth



1 to improve the quality of lives for the  
2 people in the City of New Rochelle and in  
3 the community, and we hope that, and it's  
4 the housing authority's intention, and we  
5 hope that the community concurs, to meet  
6 the opportunity of development to name  
7 those streets in a way that commemorates  
8 and memorializes the contributions that  
9 people have made.

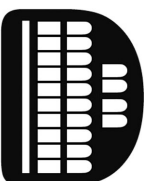
10 THE CHAIRMAN: Thank you. Well  
11 said.

12 Another goes to construction and  
13 logistics. The implications of the brook  
14 and the water relevant to how that might  
15 impact construction or the site plan as  
16 well.

17 MR. DIPASQUALE: Well, we are  
18 concerned, especially in this area and we  
19 have done the preliminary boring.

20 We did a boring here and a boring  
21 here, and we did encounter water at this  
22 location.

23 One of the things we're doing is  
24 there will be no basements in the



1 three-family and two-family buildings and  
2 we have a partial basement in the mid-rise  
3 building.

4           So we are going to do more boors to  
5 find out exactly what's happening in this  
6 area, and then we'll have to work with that  
7 when we have that report.

8           THE CHAIRMAN: And also the issue in  
9 terms of (indiscernible) management, how  
10 will that, if it has to meet the codes and  
11 terms of the condition and the review plan,  
12 that's from City of New Rochelle?

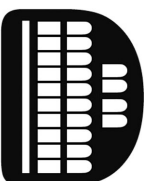
13           MR. DIPASQUALE: That's right.

14           THE CHAIRMAN: Again, communication,  
15 I think we sort of talked about that.

16           It you could sort of reiterate again  
17 the point person at this point for  
18 communication in terms of moving forward.

19           You mentioned a lady in terms of the  
20 head of the board.

21           MR. HORTON: I indicated that the  
22 chairperson of the housing authority, Ms.  
23 Elisa Singer is here and she has heard both  
24 the comments from the public and your



1 comment as well about the need for the  
2 housing authority to improve our  
3 communication.

4           We're taken that to heart and what  
5 we've done in the past, as I've said is  
6 created a resident-advisory board,  
7 communicated with the United Tenants  
8 Council, distributed newsletters, but to  
9 the extent that needs to be done more often  
10 or differently that's certainly something  
11 that we're prepared to do.

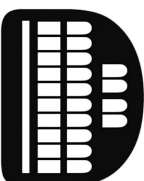
12           We're pleased that the message  
13 remains the same. We have no problems  
14 restating that as often and in as many  
15 different ways as is necessary.

16           THE CHAIRMAN: Thank you.

17           The last three questions, one was  
18 about lighting, and I think lighting also  
19 will be reviewed when you submit that  
20 again, your site plan approval.

21           MR. DIPASQUALE: That's right.  
22 Lighting is shown now, but we have to do  
23 the photometric drawings.

24           THE CHAIRMAN: Photometric drawings,



1 but in terms of how it's (indiscernible.)

2 MR. DIPASQUALE: Exactly.

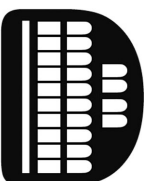
3 THE CHAIRMAN: The last two  
4 questions dealt with really assurances,  
5 information, clarity, and assurances, and I  
6 think Mr. Horton can certainly address this  
7 too, but I think that's important to as we  
8 mentioned city council is heavily involved  
9 in this project.

10 So your city government is involved  
11 in making sure that it gets implemented in  
12 a way that serves your needs.

13 Also, it's defined by the federal  
14 government in terms of the HUD issues, the  
15 federal government is backing it.

16 Also in terms of what we can do as a  
17 planning board, what we can actually affect  
18 is important because we can make people,  
19 hold them to their words, not only in terms  
20 of keeping affordable units affordable, but  
21 things that are presented to us actually  
22 have to be built.

23 So I think when you're looking at  
24 the plan, and we're going to go through

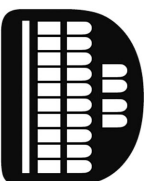


1 this process with this same group, again  
2 and again, for each phase, not only at a  
3 staff level, but at a timing board level,  
4 we'll be reviewing this project sort of  
5 frequently as we move forward.

6           And every time they come up to the  
7 planning board, it's your right and you  
8 should, as you did tonight, come up and  
9 talk to us and bring your grievances as it  
10 develops, but obviously this is very  
11 important to all of us, and I know it's  
12 particularly important to you.

13           What's heavily important for us is  
14 really the assurances and commitments and  
15 we think we have a good team and they have  
16 a lot of work to do to get through, not  
17 only this meeting, but going back to the  
18 federal government and getting their  
19 financing. So part of their heavy lifting  
20 is actually really starting to a large  
21 extent to a large extent.

22           So I think with that, if you want to  
23 then just mention also in terms of  
24 assurances and commitments and in terms of,



1 again of clarifying.

2 MS. PUGLIANO: I'm sorry, Mr.

3 Chairman, if you could please repeat the

4 question as far as the assurances.

5 THE CHAIRMAN: A lot of it was just

6 about as the plan as submitted is that the

7 plan that's going to happen.

8 Is the building that's going to be

9 built the one that you're showing. The

10 people that are in the units now, are they

11 going to have a unit to move into.

12 Things that deal with just sort of

13 basic quality of life safety and issues

14 that are concerning that are living in

15 Hartley Houses now with a fairly big

16 imposition on their life, which is the

17 construction of new housing and the

18 demolition of the old.

19 MS. PUGLIANO: Absolutely.

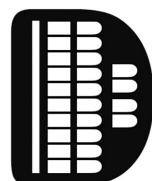
20 Well, we speak to many masters and,

21 of course, the City of New Rochelle is

22 first and foremost as far as us carrying

23 out the plan according to what has been

24 accepted and approved, so that's absolutely



1 must because I don't want Mr. Vacca at my  
2 office beating me up and we will do that  
3 exactly.

4           As far as the -- I think that Mr.  
5 Horton spoke very well as far as our  
6 obligation to the tenants as far as rental.

7           That's also not only a requirement  
8 of HUD, but it is a requirement of our  
9 financing with respect to the 30 percent of  
10 a person or family's income and rental.

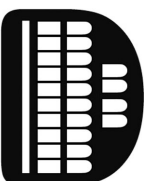
11           That's also part of the state  
12 financing. We can't do it unless it does  
13 follow that requirement.

14           So it's two levels. It's at the  
15 federal level as well as at the state level  
16 because they will pull the financing if we  
17 do not rent it to you accordingly. So I  
18 just wanted to make that very clear.

19           Is there anything else as far as  
20 assurances?

21           MR. HORTON: Mr. Chairman, I don't  
22 believe I have very much to add to that.

23           I just want to reiterate that the  
24 project will be subject to a 50-year



1 regulatory agreement.

2 All the funding sources that would  
3 be both the county and New York State  
4 Housing Financial Agency have regulatory  
5 requirements that require that the project  
6 remain affordable, what we call in  
7 perpetuity, so at a very minimum there will  
8 be a 50-year regulatory agreement that  
9 these developments, these projects, these  
10 apartments remain affordable for 50 years.

11 THE CHAIRMAN: Understood.

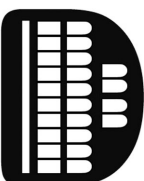
12 A point of issue for the board is  
13 just asking for confirmation that you're  
14 asking for a waiver of 331-128, the one  
15 with respect to total parking size.

16 MR. DIPASQUALE: That's correct.

17 THE CHAIRMAN: You are seeking that  
18 waiver. Thank you.

19 Any additional comments?

20 BOARD MEMBER: It seems from the  
21 questions that we've heard tonight that  
22 there was obviously a lack of information  
23 that was given to the people who would be  
24 most affected by it and some on-going



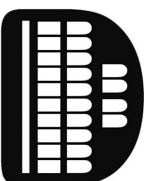
1 suspicion because of what everybody brings  
2 to the room their own histories.

3           When we first heard about this  
4 project it almost seemed like a wonderful  
5 thing. Without anybody demanding it from  
6 the Hartley Houses, we were going to  
7 approve something that created something  
8 better, something brand new, something more  
9 like a neighborhood and less like a  
10 project, although a project can be  
11 beautiful. If you've been born in, then  
12 it's your home.

13           It was thought that this would be an  
14 improvement, and without having demanded it  
15 you might be suspicious of why is somebody  
16 doing it for you.

17           And rest assured that we as New  
18 Rochelle residents will only allow this if  
19 it is done as promised for you, the  
20 residents of Hartley.

21           But I would suggest that if we can  
22 take a transcript of tonight's meeting and  
23 someone could transcribe that and create  
24 the question and answer, so that -- because



1 I know that I'm even going to walk away and  
2 not remember everything.

3           So these assurances that you  
4 verbalized, if they can be put in the form  
5 of a question and answer that way somebody  
6 could go to that and a person who still has  
7 suspicions, the suspicions will be allayed  
8 by the reality of the words on the page and  
9 the questions answered.

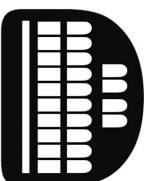
10           So I would think that would be a  
11 help.

12           MR. HORTON: That's an excellent  
13 idea. Thank you. We'll do that.

14           BOARD MEMBER: Mr. Horton, I would  
15 like to ask you a question about Section 8.

16           You said that you were going to get  
17 Section 8 for tenants, but will that  
18 Section 8 meaning with the building or the  
19 with the tenants?

20           MR. HORTON: Madam, the Section 8  
21 vouchers will remain with the residents.  
22 That is the Section 8 vouchers will not be  
23 project-based in HUD apartments attached to  
24 the building.



1           The Section 8 vouchers will be  
2 tenant-based. That is they will be  
3 attached to the resident.

4           So the resident will be able to take  
5 that voucher and go anywhere that they  
6 choose.

7           We're betting that the resident is  
8 going to use that voucher to remain in the  
9 community.

10          I hope I answered your question,  
11 Madam?

12          BOARD MEMBER: Yes, yes.

13          THE CHAIRMAN: Anyone else on the  
14 board, issues, questions, additional?

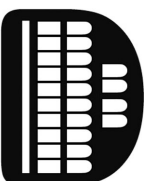
15          With that --

16          BOARD MEMBER: Mr. Chairman --

17          -- one quick question with regard to  
18 parking.

19          Is there any kind of a permit system  
20 that will assure that the parking spaces  
21 that are allotted to the residents are near  
22 to their apartments?

23          MS. PUGLIANO: The answer to that  
24 is, yes, if a person does choose to take a



1 parking space, that rider will be attached  
2 to their lease.

3 BOARD MEMBER: But I mean physical  
4 proximity?

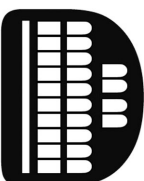
5 MS. PUGLIANO: Yes, exactly.

6 But although which unit they've  
7 chosen the parking space will be as close  
8 as possible to that particular unit and it  
9 will be articulated in these riders of the  
10 lease, if you will.

11 THE CHAIRMAN: One of last ones in  
12 terms of, I think in terms of the voucher  
13 issue -- I'm not familiar with the terms,  
14 but the ability of getting a voucher, the  
15 assurance on that, can you talk a little  
16 bit about that process?

17 MR. HORTON: Sure. Thank you, Mr.  
18 Chairman.

19 The housing authority will be  
20 applying to HUD for Section 8 vouchers for  
21 each household, and that process occurs  
22 when HUD, quote-unquote, disposes of the  
23 housing authority property to the housing  
24 authority.



1           There's a process by which HUD, for  
2 lack of a better term, privatizes the  
3 development and gives it to the entity  
4 that's developing it, and when that happens  
5 each resident at that point is eligible for  
6 the voucher and that's when we'll be making  
7 the request.

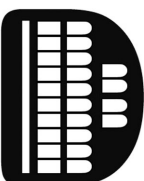
8           So we won't be making that request  
9 now because the resident will not be  
10 needing that for at least two years because  
11 we have a two-year construction period.

12           So at the end of the two years at  
13 the moment, when the resident -- not at the  
14 moment, but in the sequencing when the  
15 resident is ready to move that's when HUD  
16 will make the voucher available.

17           THE CHAIRMAN: Thank you.

18           With that in consideration, Ms.  
19 Abney, can you go through the conditions of  
20 approval that are relevant.

21           MS. ABNEY: Should the planning  
22 board decide to approve this item tonight  
23 the staff would recommend several  
24 conditions of approval.

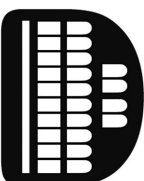


1 First off --

2 MS. GILL: Mr. Chairman, if I can  
3 interrupt just for a minute, I think that  
4 just to put it in context there are some  
5 very detailed conditions, but I think what  
6 this board, if the board acts on it  
7 tonight, is going to require the applicant  
8 to come back to the board with detailed  
9 drawings to show landscaping, elevation,  
10 code requirements, talking about some of  
11 the engineering issues, this issue of the  
12 temporary boilers and how that's going to  
13 play out.

14 All of that has -- the demolition  
15 plan, the construction plan, the applicant  
16 is going to have to come back to this board  
17 and give very detailed drawings and  
18 explain -- the drawings that have been  
19 submitted right now really don't answer a  
20 lot of questions that the board needs to  
21 have answered.

22 So that's just the overall context.  
23 I think we have some detailed conditions,  
24 but we can go into the specifics.



1           But the -- everyone should  
2 understand that the applicant is going to  
3 have to come back to this board and provide  
4 much more detail as to construction and the  
5 overall project.

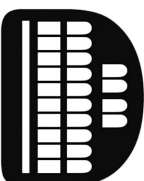
6           BOARD MEMBER: That's exactly what  
7 we were going to say.

8           MS. GILL: Okay.

9           THE CHAIRMAN: That's also as we've  
10 mentioned before, every time they come back  
11 to the board you'll be notified and you can  
12 show up and sort of understand and see it  
13 develop.

14           So hopefully not only is this sort  
15 of committed to the communication will be  
16 significantly better, but also you'll have  
17 the ability as we walk through this process  
18 together to sort of see and watch this plan  
19 develop in a more articulated way.

20           I believe what we're sort of looking  
21 at today is much more of a conditional  
22 approval, not only that we're not lead  
23 agency, and really just the site plan and  
24 the subdivision for the lots.



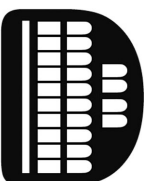
1           It's sort of a very basic nature of  
2 how this plan is going to develop and Ms.  
3 Gill sort of mentioned, the details, and  
4 the devil in the details is stuff that's  
5 going to come up and needs to come fairly  
6 quickly, but we'll also have this public  
7 process --

8           MS. GILL: And one other thing, I  
9 think that would be very helpful is to  
10 spell out this relocation plan, so in the  
11 event that you don't get all the Section 8  
12 vouchers, you hope to get them, but you may  
13 not know that for another two years, what  
14 will happen if you don't get those  
15 vouchers, and that's spelled out in federal  
16 law.

17           I just think if you can just put in  
18 writing and provide it to the residents so  
19 they know what's going to happen.

20           I think what we're hearing is they  
21 really don't know what's going to happen.

22           MR. HORTON: Mr. Chairman, I want to  
23 thank Ms. Gill for her comments. We'll  
24 certainly comply with all the things that



1 the city and planning board requires us to  
2 do.

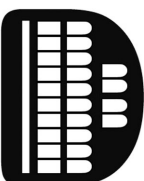
3 MR. VACCA: I would just like to add  
4 this is a very detailed process and it  
5 would be beneficial to all parties involved  
6 if before your group appeared before the  
7 planning board this body again in the  
8 future and maybe have a little interaction  
9 back and forth with the community that's  
10 here tonight.

11 MR. HORTON: Mr. Vacca, we don't  
12 disagree and we want to thank you for your  
13 comments.

14 MR. VACCA: Thank you very much.

15 THE CHAIRMAN: I think also the  
16 public comments are over, but the one thing  
17 that I would also say relative to both  
18 Kathleen's and Mr. Vacca's comments is that  
19 you have a really heavy load to lift in the  
20 following months.

21 And I think that what we've seen,  
22 although there's been significant work and  
23 hard work done, obviously you guys have to  
24 really step up to the plate in the coming



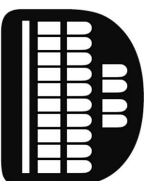
1 months to make this happen in terms of all  
2 the approvals that you need to get from the  
3 different authorities.

4           So I hope that that's sort of in  
5 terms of effort it's something you truly  
6 appreciate. I'm sure you do, because it's  
7 going to be quite onerous.

8           MR. HORTON: Mr. Chairman, thank you  
9 for that.

10           Having said that, without appearing  
11 to be presumptuous, could I inquire as to  
12 what approvals the board may be prepared to  
13 consider this evening in light of your  
14 commands.

15           THE CHAIRMAN: I believe what  
16 we're -- the terms of this process, I  
17 believe that what we're thinking of  
18 tonight, in my personal vision, is  
19 something that we can sort of vote on as  
20 conditional approval for the subdivision  
21 and the site plan, knowing what Kathleen  
22 and Mr. Vacca said and staff believes is  
23 that there's a lot of details that need to  
24 be approved.

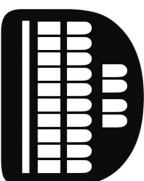


1           But you also need know that you're  
2 under significant pressure just sort of in  
3 terms of moving this process forward and  
4 the triggers that disapproval needs to  
5 happen in order for you to even move  
6 forward that we're willing to sort of vote,  
7 and depending on how the vote actually  
8 turns out on subdivision and the site plan,  
9 acknowledging that you'll have to come back  
10 again and again in terms of the detail and  
11 how this flushes out as a real viable --

12           MS. GILL: And so what that will  
13 mean for the public is they will eventually  
14 get a conditional approval tonight, but  
15 they will have to come back to the board  
16 and they will have to notify, just like  
17 they did tonight, just like you got your  
18 notices for tonight's meeting, and you will  
19 have an opportunity to come back again.

20           And at that time you will be able to  
21 look at the detailed landscaping plans, the  
22 demolition plans, the construction issues,  
23 all of those details will be provided.

24           AUDIENCE SPEAKER: (Indiscernible.)



1           THE CHAIRMAN: I understand, and I  
2 think that's something we talked about in  
3 terms of the point person and the  
4 information that needs to transfer and that  
5 is in some ways the most important thing we  
6 should be concerned about.

7           We're really voting on tonight on  
8 just the infrastructure and the houses.

9           The process that sets up to know  
10 that you will get into a certain unit and  
11 stuff like that is a set of parameters  
12 that's really independent of what we can  
13 actually control.

14          So, again, we're hoping and we think  
15 that, without putting words into other  
16 people's mouths, or their votes, that this  
17 is a very interesting and solid plan and  
18 that's really all we're voting on.

19          We're not trying to change the  
20 regulations for housing. We can't do that.

21          We're really just voting on  
22 something that looks in the end kind of  
23 like those little blocks and as we continue  
24 to develop we'll sort of have a much better



1 idea of exactly what you're to be moving  
2 into in terms of the physical properties,  
3 but again thank you all for your comments,  
4 and I think that again going in, I believe  
5 at this point we're going to go into a  
6 vote.

7           The first phase of the vote is again  
8 acknowledging lead agency and city council  
9 and this question and this application is  
10 lead agency.

11           So, again, as a planning board, we  
12 are underneath city council and we're  
13 really going to have two votes.

14           One on the subdivision and one on  
15 the site plan.

16           So with that I would like to have a  
17 motion to vote on a subdivision for the  
18 negative declaration?

19           BOARD MEMBER: So moved.

20           THE CHAIRMAN: Can I have a second?

21           BOARD MEMBER: Second.

22           THE CHAIRMAN: All in favor?

23           ALL: Aye.

24           THE CHAIRMAN: Anyone opposed? No



1 one?

2           And the next vote, can I have a  
3 motion to vote on the subdivision approval?

4           BOARD MEMBER:    So moved.

5           BOARD MEMBER:    Second.

6           THE CHAIRMAN:    All in favor?

7           ALL:    Aye.

8           MR. CHAIRMAN:    Anyone opposed?

9           Thank you.

10           Second series of votes is on the  
11 site plan, really just how it looks on the  
12 site, and the issues we've talked about.

13           So the first part is voting on  
14 negative declaration and it's environmental  
15 impact.

16           BOARD MEMBER:    So moved.

17           MR. CHAIRMAN:    Second?

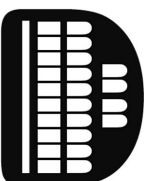
18           BOARD MEMBER:    Second.

19           MR. CHAIRMAN:    All in favor?

20           ALL:    Aye.

21           MR. CHAIRMAN:    Anyone opposed?

22           And relative to the site plan in  
23 acknowledging the conditions of approval  
24 that we've talked about the generalization,



1 but also in terms of specific as handed out  
2 from staff.

3           Can I have a motion to vote on site  
4 plan approval?

5           BOARD MEMBER:   So moved.

6           MR. CHAIRMAN:   Second.

7           BOARD MEMBER:   Second.

8           MR. CHAIRMAN:   All in favor?

9           ALL:   Aye.

10          MR. CHAIRMAN:   Anyone opposed?

11          Great.   Thank you very much,  
12 everyone.

13

14

15                           (End of CD.)

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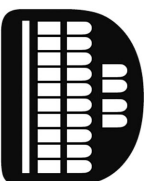
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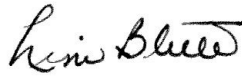


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Certification

I, Lisa Blute, do hereby certify:

That the foregoing pages are a true and accurate record made from the recording supplied to me and transcribed to the best of my knowledge and ability.



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LISA BLUTE  
Court Reporter

