

The 6th Annual Hudson Valley Affordable Housing Summit

# COMPACTS AND CRISES – Practical plans to address the Housing Shortage

Thursday, May 11, 2023

8:00 AM – 12:15 PM

NYS JUDICIAL INSTITUTE AT PACE LAW

78 North Broadway, White Plains NY

8:00-8:45 AM Light Breakfast & Networking

9:00 AM Program will begin

PRESENTED BY



GoldsteinHall  
ATTORNEYS AT LAW



For more information and to register visit:  
<https://law.pace.edu/affordable-housing-summit-2023>

# AGENDA

**9:00 – 9:15**

## **WELCOME & INTRODUCTION**

**Jason Labate, Esq.**, *Partner, Goldstein Hall PLLC*

**Tiffany Zezula, Esq.**, *Deputy Director, Land Use Law Center*

**9:15 – 9:45**

## **SESSION 1: SITE IDENTIFICATION AND ADAPTATIVE REUSE**

**John Fry, AIA, LEED AP bd+c**, *Principal, Nexus Creative Design*

**Patrick Love**, *Vice President and Chief of Staff, Multifamily Finance and Development Group, New York State Homes and Community Renewal*

**Jaclyn Tyler, AIA, LEED AP bd+c, NCARB**, *Principal, Nexus Creative Design*

**Brian Pugh, Esq.**, *Mayor, Croton-on-Hudson*

MODERATOR **Jason Labate, Esq.**, *Partner, Goldstein Hall PLLC*

**9:50 – 10:50**

## **SESSION 2: UNLOCKING HOUSING ACCESS: TRANSIT ORIENTATED DEVELOPMENT TO CREATING HOUSING**

**Karen D'Attore**, *Village Manager, Village of Ossining*

**Raju Mann**, *Associate Principal, ARUP*

**Kate VanTassel**, *Director of Special Projects, New York State Homes & Community Renewal*

**James R. Wendling**, *Chief Operating Officer, WBP Development LLC*

MODERATOR **Tiffany B. Zezula, Esq.**, *Deputy Director, Land Use Law Center*

**11:00 – 12:00**

## **SESSION 3: ACCESSORY DWELLING UNITS TO CREATE HOUSING**

**Christina Griffin, AIA LEED AP CPHC**, *Principal, CGA Studio Architects*

**Michael Patino**, *Owner, Michael Patino Architecture and Village Trustee, Village of Dobbs Ferry*

**Edye McCarthy**, *Assessor, Town of Greenburgh*

**Rachel Wieder**, *Chief of Staff for Homeownership and Community Development, New York State Homes and Community Renewal*

MODERATOR **Jessica Bacher, Esq.**, *Staff Consultant, Housing Action Council and Executive Director, Land Use Law Center*

*Thank you  
to the  
Summit  
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# SITE IDENTIFICATION AND ADAPTATIVE REUSE

## PANELISTS

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**John Fry**  
*Principal,  
Nexus Creative  
Design*



**Patrick Love**  
*Vice President and  
Chief of Staff,  
Multifamily Finance  
and Development  
Group, New York  
State Homes and  
Community Renewal*



**Jaclyn Tyler**  
*Principal,  
Nexus Creative  
Design*



**Brian Pugh**  
*Mayor,  
Croton-on-Hudson*



# FINDING NEW HOUSING OPPORTUNITIES

IN CROTON-ON-HUDSON



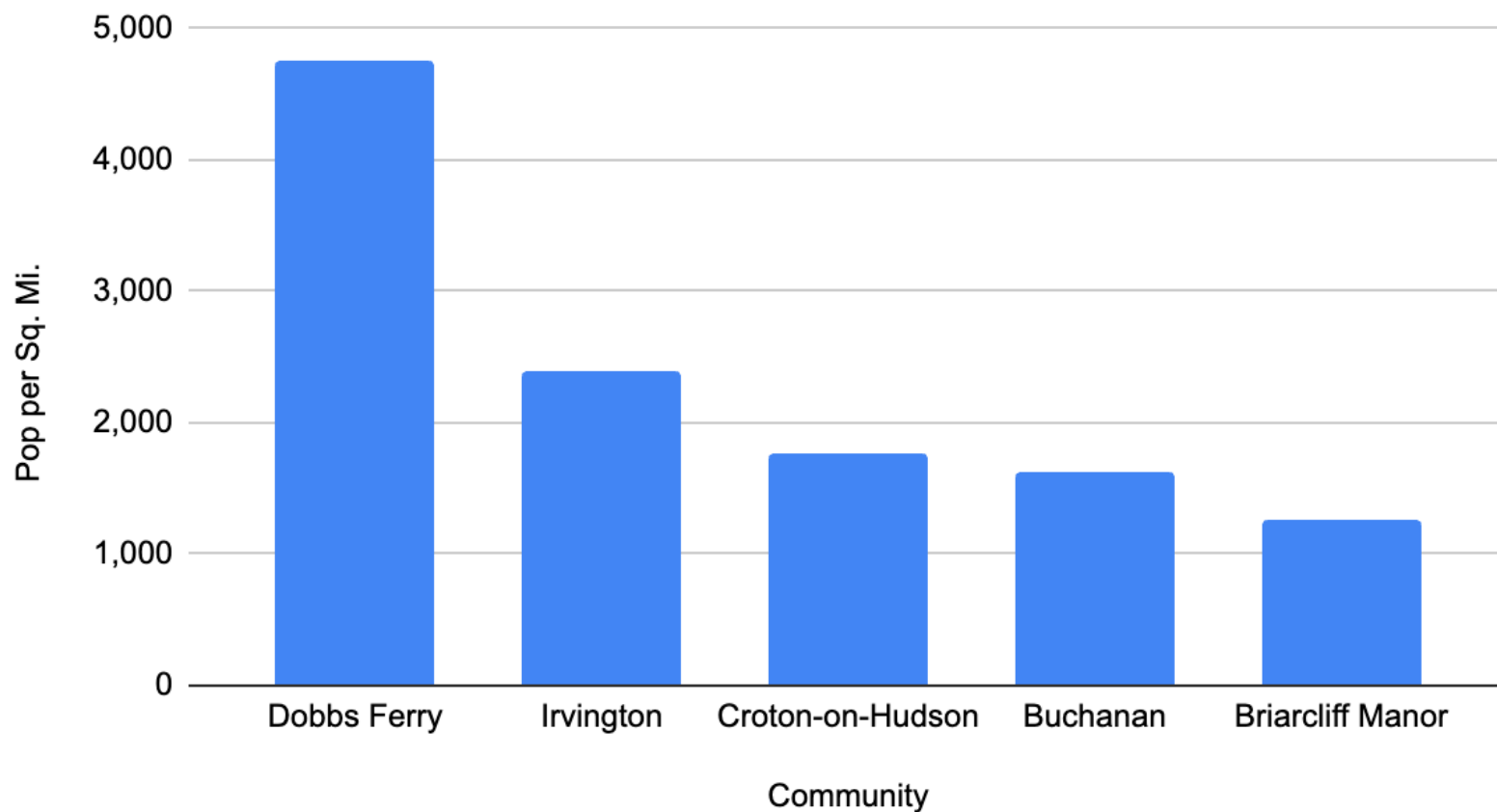
# EXISTING USES IN THE VILLAGE

Land Use	Acres	Percent
Single-Family Residential	1032.8	34.7%
Two/Three Family	37.7	1.3%
Multi-Family	56.6	1.9%
Commercial/Retail	41.0	1.4%
Office	5.7	0.2%
Industrial and Warehouses	14.7	0.5%
Mixed-use <sup>5</sup>	8.1	0.3%
Institutional	118.6	4.0%
Open Space and Recreation	959.3	32.2%
Vacant/Undeveloped	129.3	4.3%
Transportation, Communication and Utilities	244.4	8.2%
Rights-of-Way	330.0	11.1%
<b>Total</b>	<b>2978.2</b>	<b>100.0%</b>

*Source: Westchester County GIS, BFJ Planning*

# ROOM TO GROW

## Density in Perspective



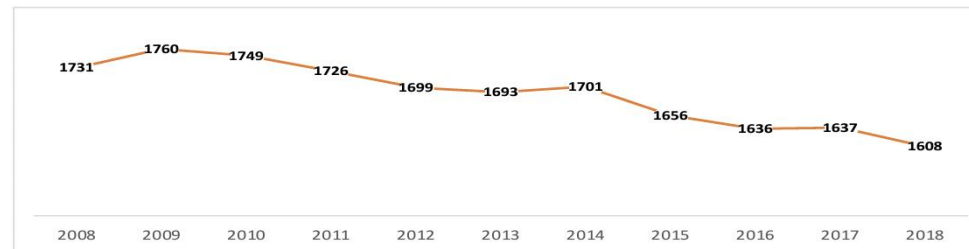
<b>Community</b>	<b>Pop per Sq. Mi.</b>
Dobbs Ferry	4,764
Irvington	2,384
<b>Croton-on-Hudson</b>	<b>1,774</b>
Buchanan	1,626
Briarcliff Manor	1,262

# ROOM TO GROW

## Expected Public School Children: 3 to 6 students

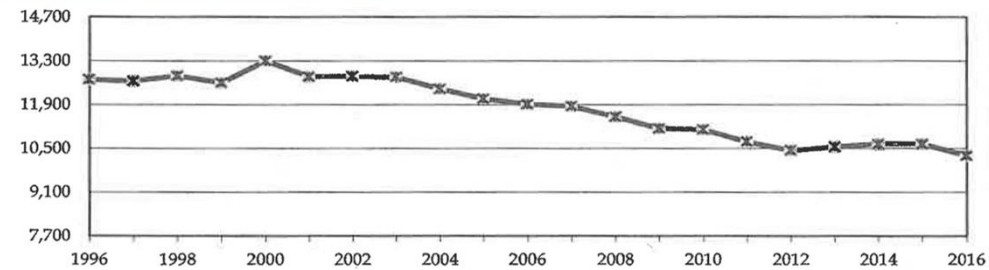
Data from Rutgers University and Comparable Westchester Developments

### Croton-Harmon Union Free School District Enrollment



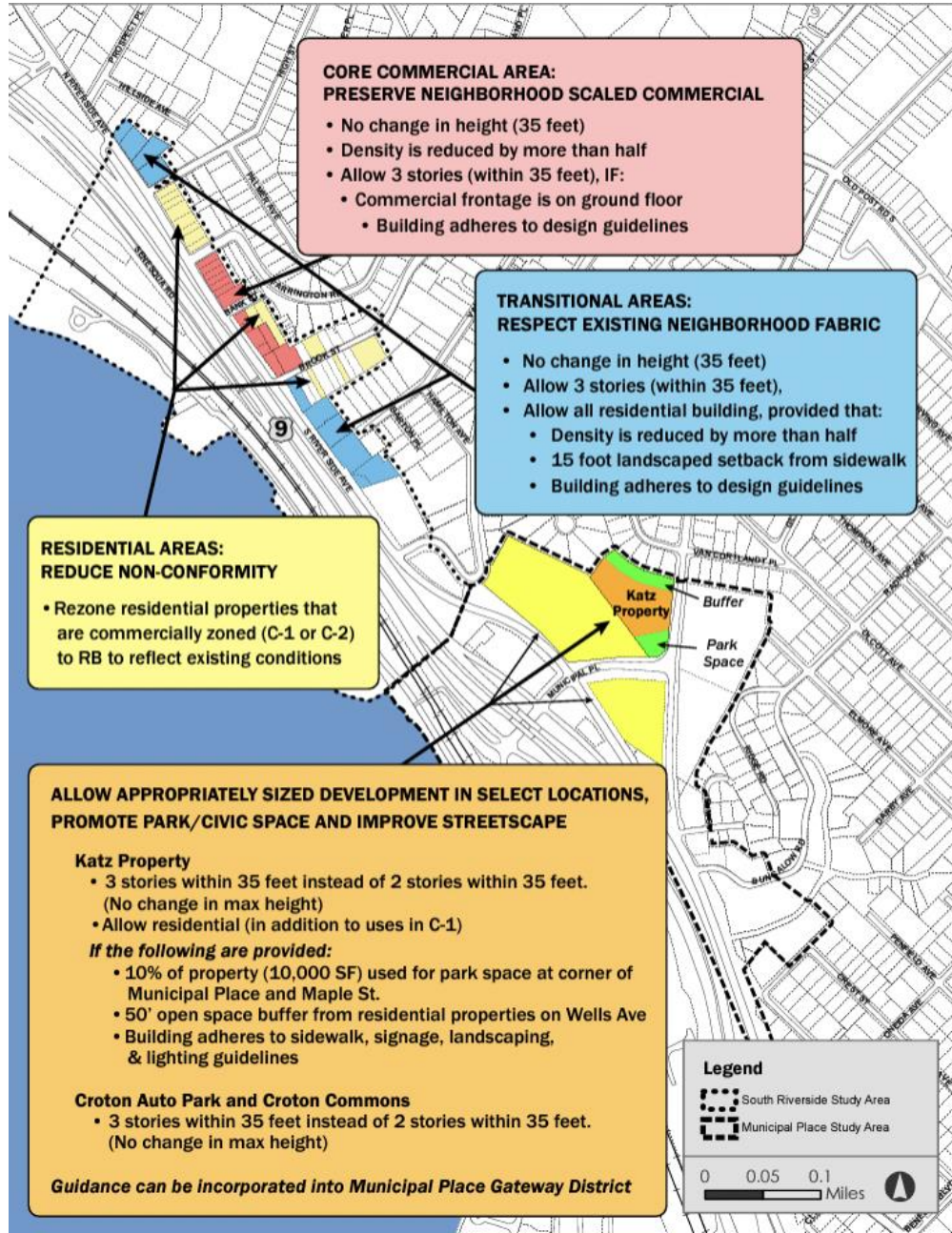
Source: <https://data.nysed.gov>

### Westchester County Births, 1997-2016



Source: Bronville UFSD, Long Range Planning Study Update, 2018-19. Western Suffolk BOCES. Note: 2017 County birth data is not yet available





- Keep height the same (35 feet) in all areas.
- Reduce allowable density in North Riverside.
- Make existing buildings more in conformance with zoning so approvals to upgrade are easier.
- Improve the public realm. Better sidewalks, signage and landscaping.
- Leverage Katz property to create a small park and improve the gateway to the Village.



# PROPOSED DRAFT RENDERING



# RIVERSIDE SITE



# RIVERSIDE PROPOSAL

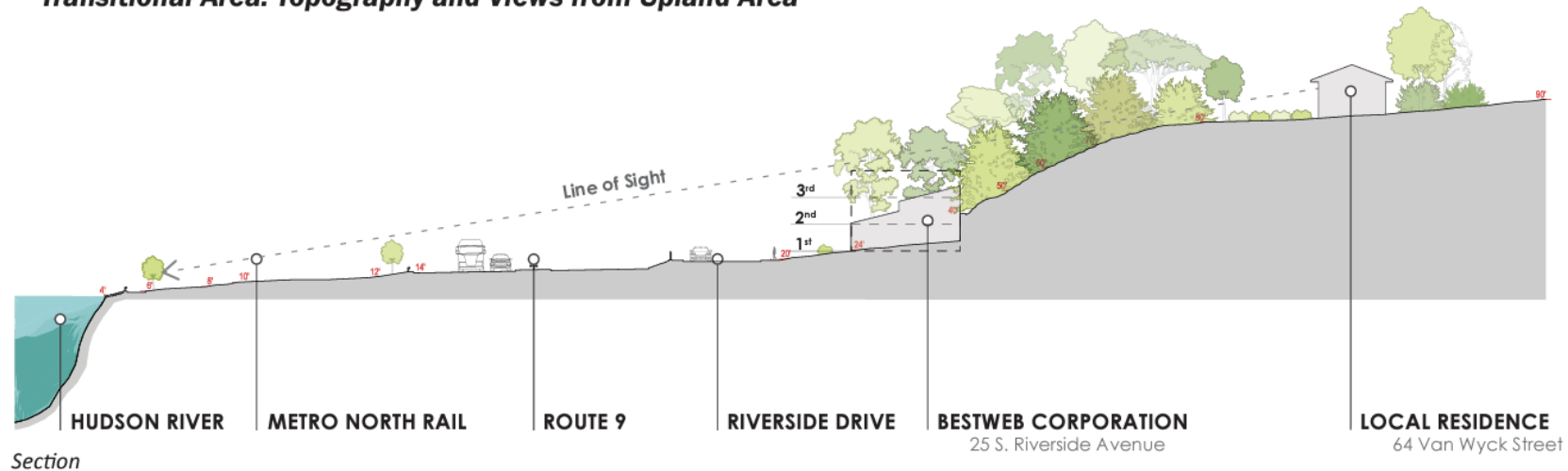


① SCHEMATIC FRONT ELEVATION  
GRADE TBD 1/8"=1'-0"

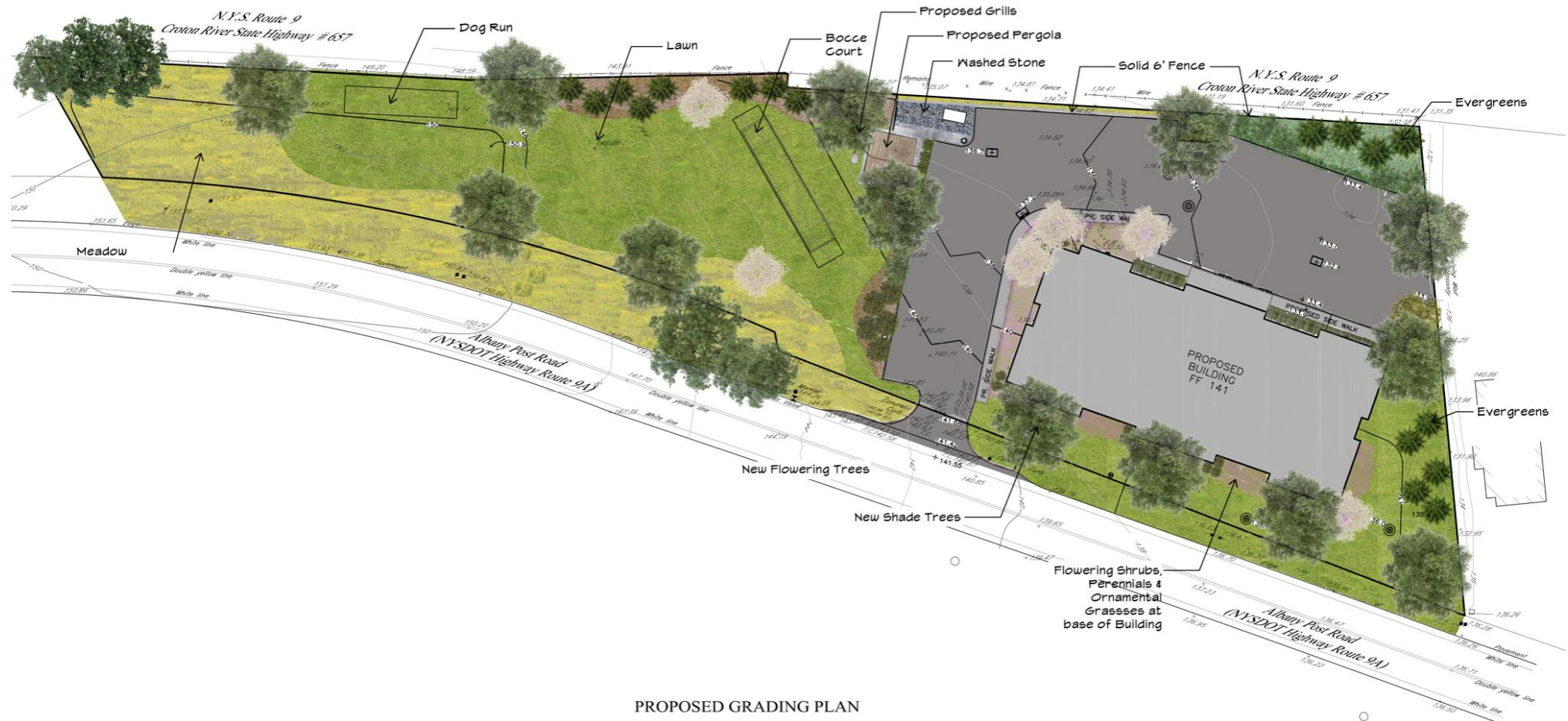
# NORTH RIVERSIDE IN PROFILE

## Municipal Place Gateway and North Riverside Neighborhood Zoning Study

### *Transitional Area: Topography and Views from Upland Area*



# 1380 ALBANY POST ROAD



PROPOSED GRADING PLAN

# ANTICIPATED GROWTH

<b>Approved Applications</b>	<b>Units</b>
Maple St	33
Riverside	39
Albany Post Rd	29
<b>Total</b>	<b>101</b>



# Affordable Housing Scale Typology & Threads Affordable Housing Overview

## ADAPTIVE REUSE + COOPERATIVE USE

### Chappaqua Crossing - AFFH



Chappaqua Crossing Apartments is located in the Town of New Castle in the hamlet of Chappaqua on the site of the former Resident Diner headquarters. It is currently being rehabilitated to include 28 new apartment units, new elevators, new heating and cooling systems, a new Community Room and various improvements including

restored windows and a new roof, office space, Whole Foods Market, Life Time Fitness, performance and other retailers.

Apartment features include oversized windows, kitchen appliances, hardwood flooring and premium carpet in the bedrooms, spacious walk-in closets in many of the apartments, stainless-

### Antioch Homes, Bedford



on-site carport with 24 spaces.

The 12 apartments are located in three separate buildings in close proximity to each other. Two of the three buildings are new construction combining a total of 8 apartments; the third building is a recent conversion of vacant church into four apartments. They were designed by The Helms Group. The one-bedrooms range in size from 41-572 sq ft to 750 sq ft, and the two-bedrooms from 592 sq. ft. to 1048 sq. ft. There is

### Hillside Apartments, Eastchester, NY



The Hillside Apartments is a 4-family residence and is a three-story walk-up containing a 1-bedroom and 2-bedroom apartment with a den on the first floor, a 3-bedroom apartment on the second floor and a 2-bedroom apartment on the third floor. Each apartment has one full bath. The apartments range in size

from 41- 690 sq. ft. to 41- 1087. All tenants have use of the patio and terrace. There is basement storage. There is no parking on site and a No Smoking and No Pet Policy.

The Hillside Apartments are located in the Town of Eastchester in southern Westchester County.

## SINGLE FAMILY

### 843 McKinley Street, Peekskill



This single family home is located at 843 McKinley Street and is available for sale. Applications to purchase this new home are now available.

This single family home is approximately 1,800 square feet, sits on a .17 acre lot and includes 3 bedrooms, 1-1/2 baths, living, dining and kitchen areas, covered front porches on 1st and 2nd floors and accessibility ramp in the rear of the property.

### 11 Westview Avenue, North Salem



This single family house is located at 11 Westview Avenue in the town of North Salem is undergoing complete renovations and will soon be available for sale. Applications to purchase this details view home

are now available to interested individuals interested parties.

This raised ranch house is approximately 1,725 square feet and is situated on 1/2 acre. This

# Affordable Housing Scale Typology & Threads Affordable Housing Overview

## 4 STORIES OR HIGHER

### Grace Terrace, Mount Vernon



The Grace Terrace development is already constructed and includes 66 One Bedroom and one bathroom rental apartments for seniors 55 and older. The development is comprised of 10 stories which include an elevator, community room, laundry room, storage free and a resident superintendent. This development is conveniently located near shopping and transportation.



### The Danforth Apartments, Dobbs Ferry, NY



apartments will have one bath; the two-bedroom apartments, two baths. The kitchen will be

The newly constructed Danforth Apartments will include 10 fair and affordable apartments within a 200 apartment unit development. There will be five one-bedroom apartments ranging in size from +/- 695 SF to +/- 809 SF and five (5) two-bedroom apartments, +/- 1104 SF to +/- 1262 SF. The one bedroom



## 3 - 4 STORIES INFILL

### Vienna Senior Housing, Rye



fully equipped with refrigerator, stove/oven, dishwasher and microwave. Heating is 1 baseboard. Cooking is electric. A/C units will be provided by the owner. Common la is located on each floor. A community room and patio will be on the third floor. Will

The newly constructed Vienna Senior Apartment are in a four-story building two elevators. There are 1 (28) one bedroom and 09 bathroom apartments plus for the building superintendent bedroom apartment is +/- two bedroom, +/- 930 sq ft

### 101-117 Washington Ave, Pleasantville - Rental



L-shaped kitchen

This one bedroom apartment is located at the corner of Washington and Avenues. It includes 1,501 of commercial space on th The apartment is approx square feet and includes a dining room, bedroom, one

## TOWNHOMES

### Avalon Somers, Somers



Common amenities include a fitness center, outdoor swimming pool with sun deck, barbecue

The newly constructed Avalon Somers Apartments are in a newly constructed residential community of 152 apartments of which 10 are fair and affordable. The one bedroom/one bath apartments are +/- 844 to +/- 977sq ft.; the two bedroom/two bath, +/- 1194 to +/- 1206 sq. ft. They have in-unit washers/dryers. All appliances are Energy Star rated.



### 22 Old Route 22, Armonk



The Armonk Commons located at 22 Old route 22, in Armonk NY, is currently under construction and will soon offer a total of 10 units for sale, consisting of 10 two-bedroom fair and affordable units. The ten (10) condominium units are located in two two-story buildings with townhouse design. Each unit has a private entrance, 2.5 bathrooms, a



# "Ghost, Latent or Challenged"

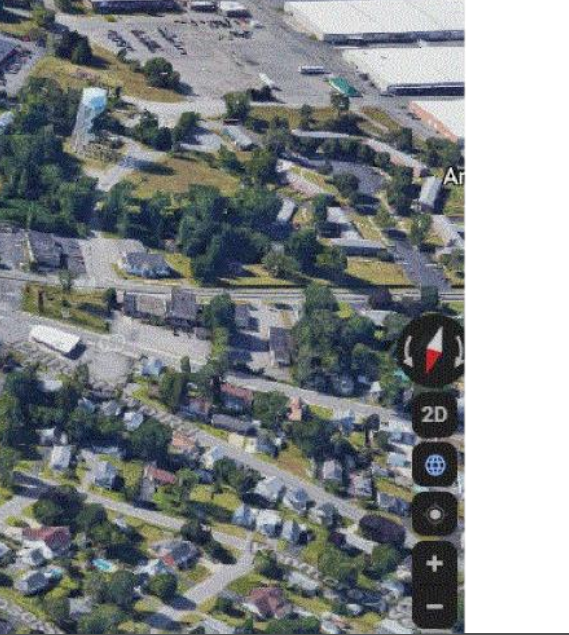
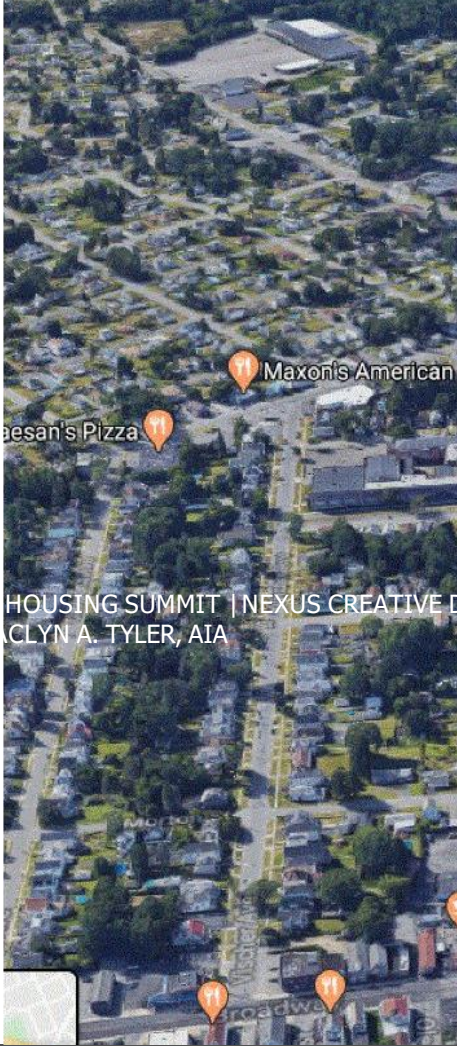
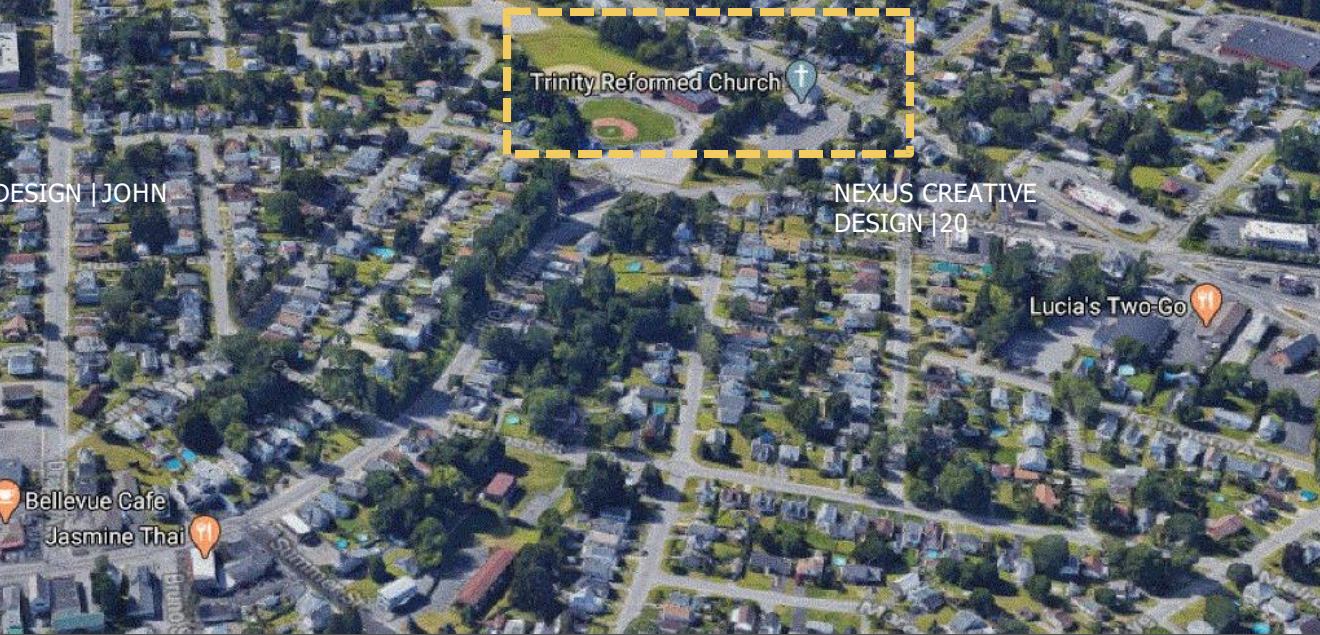
**Parcels which underserve community fabric in their current states.** Communities or community-based entities proactively pursue a range of built environment improvements and activation. Site identification includes 'community owned', 'privately owned' and 'other scenarios' ... such as municipal +entity partnerships. Sites which are trending towards latent status are also in this category.

**Post industrial age sites and Faith based property evolution/re-envisioning** has been trending in the US and Hudson Valley for many years. These opportunities often incorporate **adaptive reuse** scenarios.

Often, a core focus reflects a community's desire to 'heal-in' or otherwise activate latent land use. Providing affordable housing opportunities has risen to a high priority in many communities across the US and beyond with **pro-active parcel identification/activation** being one of the dominant development trajectories.

*Infill sites generally follow a community's prescribed existing zoning and planning constraints, but trending strategies reflect more pro-active actions to bridge community-based needs, desires and initiatives with site contexts and land use development mechanisms.*

*The Hudson Valley and Westchester in particular host dozens of these types of initiatives. Several projects are maturing into 25+ years of activation and 'healing-in' towards creation of affordable housing.*



HOUSING SUMMIT | NEXUS CREATIVE DESIGN | JOHN  
CLYN A. TYLER, AIA

NEXUS CREATIVE  
DESIGN | 120





Fireman's Cooperative Housing  
Livingston Manor Dobbs Ferry, NY

Cross Street Condominiums  
Yonkers, NY



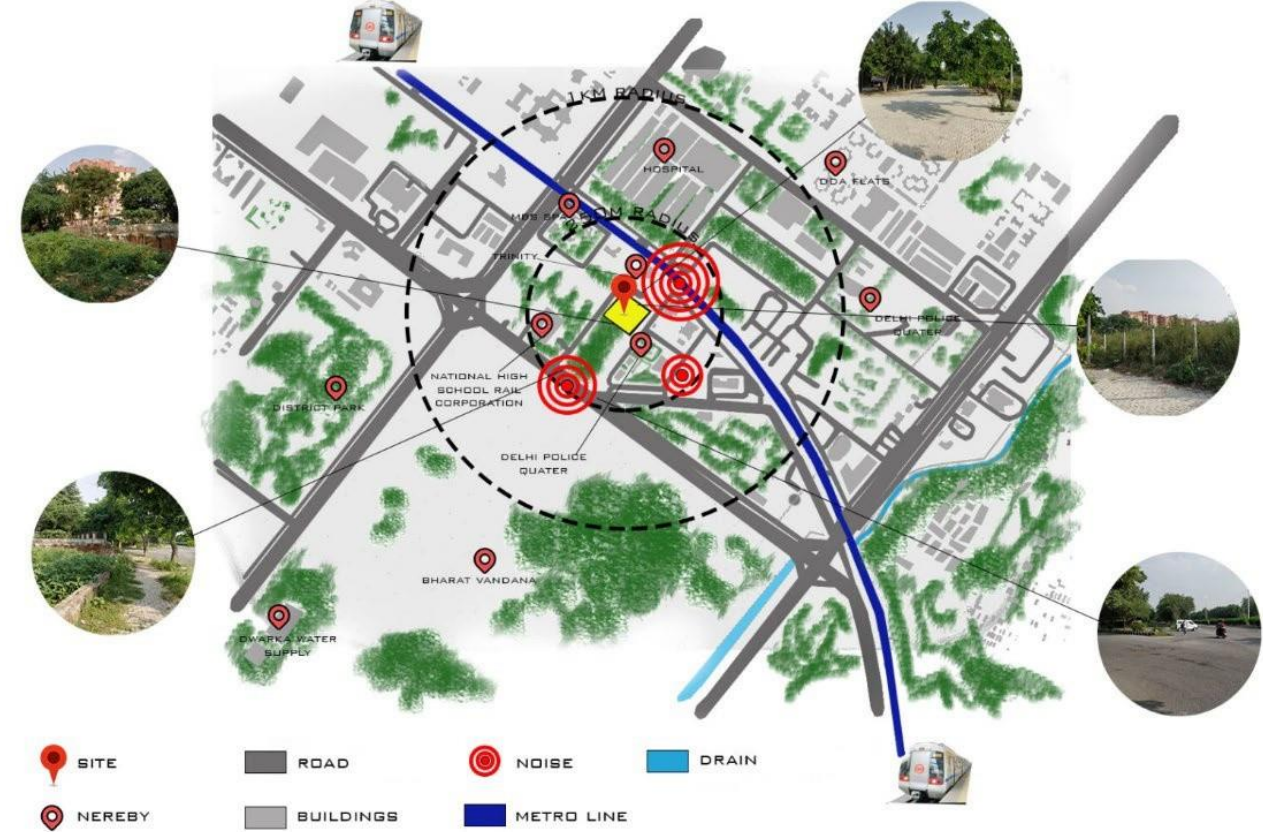
# Implementation of a community needs utilizing Comprehensive or Master Plan Initiatives as compass points.

Pro-actively identifying **balanced community needs** with a community's built-environment vision often begins with **assessing opportunities** within their Comprehensive or Master Plan framework.

By their very nature, Comprehensive Plans embed the community's desired built-environment outcomes. Where site identification desires either fulfill missing elements or identify initial mis-alignments with needs and desires, strategies to achieve or advance pro-active initiatives within a community's land use development mechanics require assessment and in some cases, leadership fortitude.

# Site Selection Analysis

- Site Dimensions
  - Vegetation
  - Constraints
  - Local Norms & Restrictions
  - Site Accessibility
- 
- Site Surrounding
  - Street Network
  - Traffic Density
  - Noise & Pollution
  - Architectural Style



# Assessing Site Constraints and Opportunities with Funding Realities

**Density thresholds often drive 'proformability'**. Site identification feasibility is driven by synthesizing site context realities with building typologies and subsequent unit yields. Potential 'Mixed-Use' scenarios further add to site identification dynamics and occasionally bend decision making based on assessing whether specific types of mixed uses are potentially 'fundable'.

'Location, Location and Location' is more often replaced by '**Parking, Parking and Parking**' as a primary planning feature to assess. Revisiting or refreshing parking requirements in conjunction with site identification is a priority to achieve grounded affordable housing initiatives. This assessment dynamic often meshes with Transit Oriented District concepts and affordable housing site identification.



Q&A



# CONTINUING EDUCATION CREDITS

## **CLE Credits**

2.5 credits in Professional Practice

## **NYS Planning & Zoning Credits**

Email Ann Marie McCoy at [amccoy@law.pace.edu](mailto:amccoy@law.pace.edu).

## **AIA/HSW/PDH Credits**

Email Valerie Brown  
at [vbrown@aiawhv.org](mailto:vbrown@aiawhv.org)

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