

Special Town Board Meeting
Informational Work Force Housing Development
October 11, 2023
6 pm

Present were Supervisor Stephanie DeZalia, Councilwoman Maureen Marsden, Councilman Brian DeZalia Councilman Larry Koller, Councilman Brian Caza and Town Clerk Martha (Candy) King.

Guest in attendance:

Cassandra D'Agostino, John King, Tammy Brown, Robert Brown, Angela Nolan, Joan Mrocka, Mary Lamphere, Sandy Bureau, Paul Hai and Art Lowe

Speakers in attendance were:

Kevin Kavanaugh- Developer

Nicole Justice Green- Pride of Ti & Essex County Land Bank

Megan Murphy- HAPEC

1.-Meeting was called to order at 6pm by Supervisor DeZalia

2.- Pledge previously done at the 4 pm workshop.

3.- Opening of Informational public meeting.

Supervisor DeZalia spoke of the need for housing in Essex County. Brief history of the visions of the County owned Frontier Town property.

Bid was received of the County owned Lot-1 , 27-acre lot on Rt. 9

Bid information was presented to the board in August meeting and been available online and at Town Hall since August.

The Appraisal has been done and the offer is more than the appraisal.

The County Board will be discussing the details of the bid and appraisal in Executive Session on Tuesday morning.

This property has been off our Town and County Tax rolls for 10 years. It was noted it would be great to have it back on the tax rolls.

The County has the bid and is waiting to hear the Boards support of this project.

She introduced the presenters

4.- Presentation by Kevin Kavanaugh, from Blue Line Development.

Kevin provided the Board and guests with a slide presentation and explained what the proposed project is about. He provided quality affordable workforce Housing.

He provided photos of a few of his projects

5.- Presentation by Megan Murphy – Housing Assistance Program of Essex County.

Megan spoke of her experience in finding quality housing for Essex county residents.

She indicated that quality housing is very hard to find, most rentals are in older homes or apartments. She spoke of a real need for communities to provide quality rentals.

6.- Presentation of Nicole Justice Green-Pride of Ti-

Nicole spoke of her experiences in finding quality affordable housing in Essex County Housing restoration, rehabilitation grants and downtown revitalization. She spoke of the lack of affordable housing for our nurses, teachers, county workers etc.

7.- Questions and discussion.

Questions on amount of rent, size of apartments, number in family were asked and answered. Discussions on lack of daycare in area, utility allowances on apartments.

People will be attracted by new quality workforce housing and that North Hudson being centrally location and easy access to the Northway.

Councilman Caza was excused at 7:20pm.

8.-Resolution of support was prepared and offered.

Resolution # 63 of 2023

Supervisor DeZalia moved and Councilwoman Marsden seconded that

WHEREAS, the Town of North Hudson (hereinafter "local government") believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and their communities well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

WHEREAS, the Town of North Hudson does hereby, support and approve of the sale of and transfer of municipally owned properties by either the town or other municipally owned property for the furtherance of providing multifamily housing, affordable housing, accessible housing, workforce housing, supportive housing:

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of North Hudson, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

Roll Call:

B. Caza-Excused during official vote but expressed support before leaving

L. Koller- Aye

S. DeZalia-Aye

M. Marsden-Aye

B. DeZalia-Aye

7. Motion to adjourn at 7:45

All in favor
So Moved

Respectfully submitted
Martha M. King