Council of Neighborhood Associations – September Meeting.
Date: 9/8/26
Location: White Plains Board of Education

Attendance:
Mike Dalton
Mike Sanchez
Shaw Woodford
Don Buckwald
Tom Osbeck
Bob Friscia
Ellen Berger
Martins (Marty) Gaujenieks
Jeanene D'Ambrosio
Howard Waldman
Lia Waldman
Leo Grunfeld
Commissioner Kevin Hodapp

Agenda:

1. **Meet the new Leader of the White Plains Building Department**
    a. **Guest Speakers: Commissioner Kevin Hodapp**
        -Introductions
            -1999-started working in the WP Building Department
            -2007-2025-Deputy Commissioner of the WP Building Department
            -June 2026-sworn in as WP Building Department Commissioner

        -Key Changes Under His Leadership:
            - Life and safety - Codes are the minimum standards (updated every three years)
            - Strict code enforcement, but willing to work with everyone as best they can.
            - Priority permitting (striving for 1-2 day turn around, Permit process can start in 24 hours, but bigger projects will take more time.

        -Types of permits needed (Enforcing NYS Title 19 codes):
            - Life and safety
            - New structures or removal of large structures (when required)
            - Storm water requirements (work with DWP and other city orgs)
            - Property maintenance (fencing, parking on front yard, mowing the property, etc.)
            - HVAC

- Energy compliance

-If you have questions about permits or planning, you can always call the Building Department or show up in person and talk to someone.

-List of Current Projects:

- Galleria (site plan might start in about 6 months)
- Farrell Estates-awaiting final Environmental Impact Statements. Land is likely going to be sold to the Toll Brothers as an already approved project.
- 99 Church Street (Berkely College-already existing structure)
- Cottage Place (Dorms for Berkely College-already existing structure)
- 20 Barker
- Hamilton Greens
- Haarlem and Holland (300 High End Rental Units)
- One Water St. (out for site-plan amendment)
- Brookfield Common (phase three)

-Parking Lots (and plan moving forward):

-**Library parking garage** and all other **city garages** fall under **DPW** (they hire outside consulting to help.)

-Building Department must enforce laws for non-city parking garages

-Every private garage has submitted a report. There are a few garages that need repairs or minor meditation that will be done in short order. One is still in court, for a variety of reasons.

-Get the Word Out:

- Priority Permits
- When you get permits and inspections, make sure you close out the final inspections and get your final inspections certification.
- Residential battery storage units are coming
- Sidewalk Sheds (overhangs)- **Commissioner Hodapp** is trying to make sure that they are safe and inspected regularly.

b. Q & A

Questions about 18 West St.

-Jeanene D asked a question about the dilapidated fencing next to her property. She wanted to know how it is enforced and if the person gets fined for not complying. **Commissioner Hodapp** said that they do fine people and occasionally take them to court if they are proven bad actors.

-**Shawn Woodford** asked about codes for sun decks. **Commissioner Hodapp** said they are allowed as long as they meet height requirements.

Shawn Woodford also asked about an outdoor kitchen that is too close to the fence line. **Jeanene D** wanted to know if he is going to get variance for

work that is already built and not in the plan or go against the plan. **Commissioner Hodapp** said that he could get a variance, but it seemed unlikely.
- **Jeanene D** asked a question about a timeline on building the house at **18 West St. Commissioner Hodapp** said there is no law that makes them finish a project faster as long as there is continual progress to develop the property.

-Bob Friscia had a question about property lines, and the law when it comes to planting trees too close to the property line. **Commissioner Hodapp** said that the city will take action if a tree is dangerous or looks sick. They can request that the home owner hire an arborist to determine the health and safety of the tree.
-Shawn Woodford had a question about the extra weight of the solar panels on already existing structures. How do they account for the extra weight? **Commissioner Hodapp** said that they check with engineers to ensure that the structures can hold the extra weight.
-Bob Friscia had a question about ADU's and if **Commissioner Hodapp** has seen more permits. **Commissioner Hodapp** said he has not.
-Howard Waldman had a question about the city's knowledge about the water table and ground water in the downtown area. **Commissioner Hodapp** stated that the city does monitor the water table and ground water conditions, especially when it comes to development. **Marty Gaujenieks** followed up with another question pertaining to the water table, and **Commissioner Hodapp** said that he would look into the question.
-Mike Dalton recommended a one pager that can go on the website for home owners and home builders.

2. **Treasurer's Report – Tom Osbeck**
    a. Bank Statement
        -$1251.21 Balance

    b. Current paid up Neighborhoods
        -Gedney
        -Fisher
        -North St
        -Old Oak Ridge

3. **Proposal to hold a CNA New Membership Event in October**
    a. Host a social event at Hudson Grill (or other venue)

b. Invite neighborhood leaders who are not CNA members to meet with current CNA members to discuss joining the CNA or how to begin the process of forming an Association in their Neighborhood.

4. Fall Guest Speaker list

a. October 14th - Hon. George Latimer – US House of Representatives

b. November 10th – Either White Plains Budget Director James Arnett or Parking & Traffic Commissioner Kevin Livingston.

c. December 8th - Either White Plains Budget Director James Arnett or Parking & Traffic Commissioner Kevin Livingston.

Budget Director Arnett and Parking & Traffic Commissioner Livingston have both agreed to be CNA guest speakers. In the next few weeks, I will finalize with each gentleman whether they will join us at the November or December meeting.