



# BRONX COMMUNITY BOARD 8

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Laura Spalter, Chairperson

Vacant, District Manager

## Meeting Notice EXECUTIVE COMMITTEE

### OFFICERS:

**Vice Chairperson**  
Bob Bender

**Secretary**  
Margaret Della

**Treasurer**  
Scott Krompinger

**Date: Wednesday, May 3, 2023**

**Time: 7:00 PM**

**Zoom Meeting Link: <https://us02web.zoom.us/j/2114033690>**

### COMMITTEE CHAIRS:

**Aging**  
Vacant

**Budget**  
David Gellman

**Economic Development**  
Nicholas R. Fazio

**Education, Libraries & Cultural Affairs**  
Sylvia Alexander

**Environment & Sanitation**  
Dr. Camelia Tepelus

**Health, Hospitals & Social Services**  
Omar Murray

**Housing**  
Lee Chong

**Land Use**  
Charles G. Moerdler

**Law, Rules & Ethics**  
Martin Wolpoff

**Parks & Recreation**  
Debra Travis

**Public Safety**  
Edward Green

**Traffic & Transportation**  
Kelli Buford

**Youth**  
Dr. Julia Gomez

**Join Meeting by Phone: +16465588656 Meeting ID: 2114033690#**

## AGENDA

1. Approval of Executive Committee Minutes: April 10, 2023
2. Chairperson's Report
3. Treasurer's Report
4. District Manager's Report
5. Committee Resolutions
6. Committee Member Issues for Discussion
7. Follow-up on Outstanding Issues

**Laura Spalter**  
Chair



***Pursuant to recent New York State legislation signed by Governor Kathy Hochul (Bill S1150A), The Community Board is required to post material to be discussed at a public meeting. Please know that the material below has not been voted on or discussed by the full board at this time.***

**BRONX COMMUNITY BOARD 8**

***DRAFT* Resolution from the  
HOUSING COMMITTEE  
meeting held on April 24, 2023**

**WHEREAS**, the Amalgamated Houses founded in 1927, is the oldest limited equity housing cooperative in the United States;

**WHEREAS**, the Amalgamated Houses provides affordable housing and a stable community for 1482 moderate-income families living in eleven buildings within Bronx Community Board 8;

**WHEREAS**, Local Law 152 of 2016 requires that, commencing on January 1, 2019, building gas piping systems shall be periodically inspected at least once every five years;

**WHEREAS**, an inspection of certain buildings within the Amalgamated Houses revealed non-emergency deficiencies within their gas-piping requiring repair;

**WHEREAS**, the President of the Board of Amalgamated Houses appeared at the meeting and stated that the Amalgamated was given notice to repair such deficiencies or turn off the gas to the affected buildings by July 1, 2023;

**WHEREAS**, nearly one hundred (100) residents from Amalgamated Houses attended the Housing Committee meeting and voiced concerns regarding their need for at least a one year extension to obtain adequate financing to proceed with repairs and renovation in order to be in compliance with Local Law 152 (LL152) (notwithstanding Local Law 97 (LL97, as well);

**THEREFORE, BE IT RESOLVED THAT, Bronx** Community Board 8 urges the Department of Buildings (DOB) to extend the date for Amalgamated Houses, as well as any and all other similarly impacted developments, to comply with LL152 for one year provided the developments provide a clear plan to DOB of how it will comply with LL152 within that period;

**BE IT FURTHER RESOLVED THAT**, the Bronx Community Boar 8 urges all elected officials to aid in securing public financing and preservation for Amalgamated Houses, as well as any and all other similarly impacted developments, through funding sources such as Housing Development Corporation (HDC) and New York State (NYS)

Housing and Community Renewal (HCR);

**LASTLY, BE IT FURTHER RESOLVED**, Bronx Community Board 8 asks that our elected officials contemplate legislation of a carve-out in Local Law 152 within six months of notice of non-emergency deficiencies in their gas-piping systems.

**Committee Vote:**

Favor: Lee Chong, Julie Reyes

Oppose: None

Abstain: None

Affordable Housing Resolution  
Bronx Community Board 8  
Land Use Committee meeting – May 1, 2023

WHEREAS, the Land Use Committee of Bronx Community Board No. 8 (“BxCB8”) supports increased construction of affordable housing throughout the City of New York and in the several communities comprising this Community Board District; and, to that end, BxCB8 urges revision of the current Affordable Housing programs with respect to site selection, acquisition, development and operation so as to ensure that the resultant housing is truly affordable and sustainable, particularly for those low and moderate income earners and families in the greatest need and facilitating their being able to remain in the community;

NOW THEREFORE, BxCB8 calls upon the Governor, the Legislature, the Mayor, the City Council and all relevant elected or appointed officials concerned with residential housing in the City of New York (“City”) to redouble their efforts and goals with respect to the construction and/or redevelopment of truly affordable housing, prioritizing occupancy of such housing for those lower and moderate income earners and families in the greatest need therefore and, to that end, revising existing policies in, at least, the following respects:

1. The current qualification formulae and references to the Area Median Income (“AMI”) applicable to those seeking privately constructed and owned but publicly-subsidized housing should be published and to the extent appropriate utilized in more relevant localized form. The Department of Housing Preservation and Development (HPD), in conjunction with the Department of City Planning (DCP), should be charged with compiling and making publicly available, on an annual basis, the average median income in the (i) in the respective Community Board Districts in the City; and/or (ii) in each Borough (or County) within the City.
2. During the fiscal years 2024-2026, inclusive, the grant of public assistance or support in the financing of housing construction or redevelopment, whether in the form of interest subsidies, capital grants, land acquisition or disposition or any other form of public aid in the development and construction of housing, should be prioritized for the benefit of such housing developments or projects as shall set aside not less than 15% of all apartments per building for those who, at the time of initial rental, are in the income levels specified as being not more than 50% of the AMI as set forth in the then current year AMI schedule and an additional 25% of all apartments for those that then are in income levels not to exceed 100% of the AMI as specified the then current AMI schedule.<sup>1</sup> The Records of the Department of Buildings, HPD and the Department of Homes and Community Renewal (DHCR) shall reflect compliance with the foregoing;
3. HPD in its assessments of Affordable Housing should give greater weight to the number of family-sized apartments in the proposed building rather than to (or even by materially diminishing) the number of contemplated single room, studio or like smaller sized units in its financing eligibility or like calculations and shall give appropriate regard to the preservation of essential positive characteristics of relevant neighborhoods;
4. HPD and DHCR shall be charged with examining and publicly reporting at an early date upon the feasibility and terms under which there can be incorporated under an Affordable Housing program the cooperative ownership concepts utilized, for example, in the

Amalgamated Housing and Mitchell-Lama developments currently in Community Board 8, Bronx County.

5. The Annual Budget appropriation for HPD shall provide for and HPD shall establish and maintain an adequately staffed Office that shall identify all properties owned or controlled, directly or indirectly, by the City or any agency or entity thereof (irrespective of the agency or entity currently in possession) and the dates upon which such properties may be or could become vacant, vacated or otherwise utilizable for the construction, preservation or redevelopment of Affordable Housing. Such Office in consultation with those agencies charged with the construction, preservation or redevelopment of affordable housing shall prioritize the disposition of such properties for Affordable Housing utilization unless the Mayor shall as to any given property, for good cause, publicly direct otherwise in writing;
6. The above-mentioned Office shall be authorized to identify such non-publicly-owned properties in the City as are, without good cause shown, under-utilized for an extended period of time and could efficiently be utilized for the construction of or redevelopment into Affordable Housing. After consultation with those agencies charged with the construction or redevelopment of affordable housing, as well as the Corporation Counsel, the above-mentioned Office may be authorized to recommend initiation of -such proceedings as shall permit the utilization of such premises for the construction of or redevelopment as Affordable -Housing, subject to just compensation for the owner or lessor in possession upon such terms as appear appropriate considering their intended use;
7. HPD in conjunction with the Commissioner of Investigations, to the extent required, shall inquire into and publicly report annually on the number, location, ownership of and reasons for vacant but legally habitable (or which through appropriate action could again be legally habitable) apartments in rent stabilized, rent regulated or New York City Housing Authority apartments and shall make recommendations to the Mayor, the City Council and the State with respect thereto, including, as appropriate, the prompt return of such premises to the rental market (as rent regulated premises if that was their state prior to being vacated) to the end that, to the extent possible, such premises are promptly returned to Affordable housing occupancy in view of and during the continuing housing emergency;
8. Those agencies charged with the planning, management, financing, construction or redevelopment of Affordable Housing, as well as the Office referenced above, shall on an advisory basis, affirmatively seek at an early stage in the process the advice or comments of the relevant local community-based entities, including the Community Board(s), respecting the location of and any proposed action concerning the construction, redevelopment or rental (including the redefinition of income-eligibility criteria) of Affordable Housing located or to be located in the geographic area actively serviced by such community-based entity or Community Board.

VOTE IN FAVOR (5): M. Wolpoff, B. Bender, D. Gellman, J. Reyes, C. Moerdler

OPPOSED (0): None

ABSTENTIONS (4): D. Padernacht, S. Alexander, C. Tepelus, L. Chong

5/2/23

*Proposed Friendly Amendment from Charles Moerdler to Replace Paragraph #6  
(for Discussion):*

HPD and the New York City Housing Development Corporation shall identify such non-publicly-owned properties in the City as are, without good cause, under-utilized for an extended period of time and could efficiently be utilized for the construction of or redevelopment into Affordable Housing and shall formulate and propose to the City Council a program that will encourage and permit the utilization of such premises for the construction of or redevelopment as Affordable Housing upon such terms as appear just and appropriate considering their intended use;

## **Hybrid Resolution Renewal May 9, 2023**

**Whereas**, On May 10, 2022 Bronx Community Board 8 passed a resolution (attached) in accordance with New York State's Open Meetings Law that authorizes **Bronx Community Board 8 and its Committees to adopt the Hybrid Model at their discretion** in order to promote public participation via virtual meetings; and

**Whereas**, this resolution was reviewed and renewed by the Board on November 10, 2022 with the provision that another review and vote take place no later than May, 2023; and

**Whereas**, under state law the Hybrid Model requires that board members must attend meetings in person unless qualifying for an exemption under extraordinary circumstances; and

**Whereas**, the Board passed a resolution on February 14, 2023 approving a Procedures Guide which established guidance and process for members seeking to utilize this exemption; and

**Whereas**, while the Board has experienced success in using the Hybrid Model from our office, the ability to fully implement the Hybrid option has been hampered in outside venues by inadequate technology (Wifi) and lack of technical support; and

**Whereas**, to date implementation and feedback regarding the Hybrid Model has been extremely limited due to the Mayor's Emergency Executive Order No. 210 that permits community board meetings to continue to be held remotely on a month to month basis;

**Therefore, Be it Resolved** that Bronx Community Board 8 renews its May 10, 2022 resolution extending our adoption of the Hybrid Model with the condition that the resolution be reviewed within one year but no later than May, 2024 by a vote of the Board.



## RESOLUTION-ELCA COMMITTEE

WHEREAS Ms. JOHNSON submitted a SAPO Application Event ID 706193 for an event to be held on June 4,2023 to celebrate Amalgamated Nursery School Spring Festival Block Party.

The street closure will take place at Gale Place between Orloff Avenue and Van Cortlandt Park South. The street will be closed from 9:00AM till 4:30PM.

This event has been held successfully in the past.

Therefore, BE IT RESOLVED that the Education, Libraries & Cultural Affairs Committee approved this event.

VOTE IN FAVOR: 8

OPPOSED: 0

ABSTENTIONS: 0

S. Alexander, S. Chittiliapply, M. Donato, M. Esema, R. Pochter-Lowe, G. Santiago, R. Singh, J. Green

## RESOLUTION FROM THE ELCA COMMITTEE

WHEREAS Ms. Johnson submitted a SAPO Application #702575 for an event to be held on May 21,2023 to celebrate Amalgamated Nursery School Spring Festival Block Party.

WHEREAS the street closure will take place on Gale Place between Orloff Avenue & Van Cortlandt Park South. The street will be closed from 9:00AM till 4:30PM.

This event has been held successfully in the past.

THEREFORE, BE IT RESOLVED that the Education, Libraries & Cultural Affairs Committee has approved this event.

VOTE IN FAVOR: 8

OPPOSED: 0

ABSTENTIONS: 0

S. Alexander, S. Chittiliapply, M. Donato, M. Esema, R. Pochter-Lowe, G. Santiago, R. Singh, J.Green

## Resolution from the ELCA Committee

Whereas Rabbi Shemtov of the Chabad of Riverdale has submitted a Sapo Application for the celebration of Lag Baomer with a block party to be held on May 9, 2023.

The street closing will take place on West 235 Street between Independence Avenue and Douglas Avenue from 2:00 PM to 9:00PM.

This event has been held successfully in the past approximately over 25 years.

Therefore, Be It Resolved that the Education, Libraries & Cultural Affairs Committee approved this event.

VOTE IN FAVOR: 8

OPPOSED: 0

ABSTENTIONS: 0

S. Alexander, S. Chittilappilly, M. Donato, M. Esema, R. Pochter-Lowe, G. Santiago, R. Singh, J. Green

Riverdale Y Sunday Market  
SAPO Resolution  
Bronx Community Board 8  
Land Use Committee meeting – May 1, 2023

WHEREAS, Shira Silverman appeared before the BxCB8 Land Use Committee on May 1, 2023, and submitted a SAPO Application Event ID 696600 for a farmers' market to be held on July 30, 2023.

WHEREAS, the street closure will take place at Johnson Avenue between West 235<sup>th</sup> Street and West 236<sup>th</sup> Street in the Bronx. The event will run from approximately 9:00am to 2:00pm, with setup starting at 7:00am and breakdown occurring by 3:00pm.

WHEREAS, this event has been held successfully in the past.

Therefore, BE IT RESOLVED that the Land Use Committee approved this event.

VOTE IN FAVOR (9): M. Wolpoff, D. Padernacht, S. Alexander, B. Bender, D. Gellman, J. Reyes, C. Tepelus, L. Chong, C. Moerdler

OPPOSED (0): None

ABSTENTIONS (0): None