

Minutes of the Executive Committee Meeting  
December 7, 2022  
Held on Zoom  
(pending approval)

Committee Members Present

Laura Spalter (Chair), Sylvia Alexander, Bob Bender, Kelli Buford, Margaret Della, Lisa Daub, Nicholas Fazio, David Gellman, Rosemary Ginty, Ed Green, Julia Gomez, Rob Jacklosky, Scott Krompinger, Charles G. Moerdler, Deb Travis, Martin Wolpoff.

Committee Members Absent

Omar Murray, Stephen Vazquez, Sergio Villaverde,

Staff

Ciara Gannon, District Manager

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Chair Spalter called the meeting to order at 7:01 pm.

**Approval of Minutes**

Minutes of November 2, 2022 were approved with one abstention (Rosemary Ginty).

**Chairperson's Report**

**Office Space.** Chair Spalter noted that she reported at the last exec meeting that DCAS and a landlord in Kingsbridge were going through the negotiating process. Unfortunately, the landlord has chosen to end negotiations. DCAS continues to look for available sites. We will visit one next week. Will continue to engage with our elected officials.

**Croton Filtration Monitoring Committee.** Committee will meet remotely with the public on Tuesday, January 31. Chair Spalter is coordinating with Boards 7 and 12. The three boards are part of this committee because Boards 7, 8, and 12 border Van Cortlandt Park. The issues discussed by DEP and other agencies are in regard to mitigation money and projects resulting from the building of the Croton Filtration Plant in VCP decades ago.

**The Open Meetings Law.** Chair Spalter sent a letter Monday to the Board that made clear that we are in compliance with the Open Meetings Law (OML). After discussion at LRE last Tuesday regarding the Procedures Guide, M. Wolpoff and Chair Spalter submitted further questions to the Borough President's office regarding issues that were raised. They will keep the board informed when they get a response.

**Update on 6661 Broadway proposed homeless shelter.** The project's contract is still not registered with the Comptroller's Office. Last week the Board learned from the Department of Homeless Services (DHS) that the shelter's provider, AAPCI, will be replaced, and another provider (unknown) will be substituted. This is good news as the board, elected officials and community have long expressed objections to AAPCI. The bad news is DHS intends to keep the identical plan, 130 men in a congregate setting and

again we are cut out of this process. We are working on a joint letter with the elected officials making several points. We want to be part of the process regarding the plan, as advocated in our board resolution. We wish to discuss a different model. We question whether they can simply substitute another provider as the contract is between DHS and AAPCI without starting the process from the beginning. Chair Spalter talked to one of the impacted business owners and was told they have not received a notice of demolition. The board through the Economic Development committee arranged free legal assistance for the businesses.

### **Framework on Tishman Speyer and School Construction Authority developments at 160 Van Cortlandt Park South.**

Chair Spalter proposed the Executive Committee as the framework for reporting, sharing information, and planning regarding both developments because at least five committees will be impacted. She noted that the necessary resources are present: committee chairs, district manager, and officers.

Chair acknowledged that the Land Use and Education committees are the lead committees involved. Other committees that have roles are Traffic and Transportation, Housing, Environment and Sanitation, and potentially Public Safety. Over the past two weeks, Chair Spalter has had conversations with each of those committee chairs, and received positive feedback regarding using our Executive Committee to address issues as they evolve. She noted the projects will develop over several years. The Community Board's committees and office are equipped to receive feedback and complaints from the community and can mitigate the impacts on the surrounding communities working with the city agencies.

C. Moerdler reported that as of today, Tishman Speyer said they would be open to a meeting. There seems to be a lack of cooperation between the SCA and Tishman. C. Moerdler, AM Dinowitz and CM Dinowitz are trying to negotiate to combine some of the studios into 1- and 2- bedrooms so that it is more family friendly and improve the character of the building. So far, it has been a cooperative negotiation.

There was discussion and objections raised on the appropriateness of using the Executive Committee for this purpose.

### Treasurer's Report

Chair Spalter welcomed Scott Krompinger as Treasurer. He went through the December Treasurer's report.

In Personnel Services \$259,208. Updated to reflect salaries paid last month. OTPS has been updated to reflect various object codes. No Budget Modifications. At 1.3 there are \$3097 in encumbered funds--- funds committed to object codes but not yet spent. The table indicates the categories they are in.

In response to question about object codes dedicated to cameras, microphones and technology for hybrid meetings, S. Krompinger said he would discuss with C. Gannon and circle back.

In regard to the lease, we have been on a month-to-month basis, and a lease is being discussed. L. Spalter said we are early in the DCAS process of securing a new office space, and it will take years. L. Spalter said she would keep the board informed.

### District Manager's Report

**Office Space Issues.** C. Gannon stated that the selection of a new office has been a frustrating experience. The turnover in DCAS is very high. She has worked with 4 or 5 project managers, often starting all over again. Regarding the current office, there are many issues. The landlord has been working for the last 2 days trying to accomplish what we have requested. DCAS and the landlord are negotiating; a new lease has not been signed. There is much to be done in the areas of health and safety.

**Community Coordinator Job Update.** We've received 60 applications from the city career site. for the job opening. It will be listed for another 2 weeks. It was listed in *City and State*, and should be listed in *The Riverdale Press*.

The new website is live. C. Gannon walked the committee through it. All the committees meeting videos are live on the *You Tube* Channel. Also, from the Calendar Page, you can click on a meeting, an agenda, or link from the calendar page to see the videos. Community Board members praised the site and the availability of videos.

The office is working on correcting volume issues in the conference room and working with the electrician on a doorbell and intercom system.

### Committee Resolutions

#### Public Safety

E. Green presented 9 resolutions on liquor license renewals and other applications. The seven that passed unanimously with no complaints noted at 50<sup>th</sup> Precinct were: Emiliano Gourmet Market, 5626 Mosholu Avenue; Mr. Viggs, 5670 Mosholu; Moon Star Grill, 3519-25 Johnson Avenue; Kingsbridge Social Club, 3625 Kingsbridge Avenue; EL Economica, 5589 Broadway; Bella Note, 3524 Johnson Avenue; and a new application for El Tina, 5782 Mosholu Avenue and they signed a 2 a.m. agreement.

The next one is application for alteration of establishment at Khalle Bar and Grill at 3638 Bailey Avenue. This one was problematic. Previously there had been complaints registered at 50<sup>th</sup> Precinct. It was unanimously approved after the owner took measures and the 50<sup>th</sup> Precinct said there were no longer complaints about the parking issues, once they acquired parking lots and instituted valet parking. They installed double doors to address noise issues.

Finally, Tijuana Nites at 216 W.242<sup>nd</sup> Street requesting a renewal of liquor license and approval of a corporate change of ownership (but with no indication on the application of who the new owner would be). There was a failure to appear on the part of the owner. The resolution was read, noting the 50<sup>th</sup> Precinct, residents and AM Dinowitz all reported complaints. The committee voted to disapprove this application.

#### Traffic and Transportation

D. Gellman presented for K. Buford a resolution rejecting the Permanent Car Share program. The T&T committee was not given adequate notice. The committee requested 90 days; DOT has not responded. The resolution against the program was unanimously passed (with D. Travis ineligible to vote). There was discussion about DOT's transparency and whether this resolution addressed process but not the substance of committee's objections. There was discussion of the pros and cons of the car share program. It was noted that there have been new housing projects approved in CB8 with a dearth of planned parking spots and this program might help alleviate that.

Resolution Offered by Board Member D. Padernacht

Chair Spalter read the resolution offered by D. Padernacht: it asks for the board's approval to establish a special committee to address the various issues involved in the Tishman Speyer Development of 343 residential apartments at 160 Van Cortlandt South. This resolution will be placed on the agenda.

C. Moerdler noted that there may be an issue with individual members proposing special committees without going through the committee process. R. Ginty noted that according to the by-laws, a member can propose a resolution to create a special committee.

Committee Member Issues for Discussion

M. Wolpoff said Land Use passed a resolution that would allow Stagg an extra hour for pouring concrete, but Department of Buildings (DOB) didn't allow Saturday work at all.

M. Wolpoff reported on three different types of Zoom (with no hybrid), and then in-person meetings with possibility of attending via Zoom; the third type is a hybrid meetings involving accommodations allowed for people with extraordinary circumstances. In the last case, the public must be allowed the same accommodations. The bottom line is that our locations are not equipped to allow for hybrid. He discussed the challenges associated with hybrid. He noted that the LRE has not been able to agree as to what the procedures are for extenuating circumstances. He said we are not out of compliance with the open meetings law. Both the Borough President and Committee on Open Government (COOG) agreed we are in compliance with open meetings law. COOG have said there is no need for a vote to be in compliance. There was discussion on the determination of COOG.

C. Tepelus raised that in recent years we have had two New York City Referendums passed impacting the CB and we have not changed the by- laws yet. We can change processes.

Follow-up on Outstanding Issues

R. Ginty asked about the vetting process for the CB Community Coordinator job candidates. The process was discussed. Chair is working with the officers. M. Wolpoff noted that the District Manager is in charge of the hiring process and manages the staff.

The meeting Adjourned at 9:19 p.m.

Submitted by Rob Jacklosky, Secretary

Reviewed by Ciara Gannon, District Manager