

BRONX COMMUNITY BOARD 8

Minutes of the Executive Committee Meeting

October 6, 2022

Held on Zoom

(pending approval)

Committee Members Present

Sylvia Alexander, Bob Bender, Kelli Buford, Margaret Della, Lisa Daub, Ed Green, Laura Spalter (Chair), Nick Fazio, David Gellman, Rosemary Ginty, Rob Jacklosky, Omar Murray, Sergio Villaverde, Martin Wolpoff

Committee Members Absent

Joy Campbell-Priveterre, Julia Gomez, Charles G. Moerdler, Camelia Tepelus, Stephen Vazquez

Staff

Ciara Gannon, District Manager

Guests and CB8 Members

Sachi McClendon.

Chair Spalter called the meeting to order at 7:10 pm.

District Manager's Report

C. Gannon reported that we are allowed to meet remotely through October 22nd. We will meet virtually until we hear otherwise. We have purchased equipment to allow interaction with the public. There will be additional trainings for hybrid.

The new website will go live next week with corrections.

Budget consultations are completed for this year. D. Gellman will report on those.

Registration is now open for the Tour De Bronx on October 23rd.

Committee chairs should report to the office if they have appointed a vice-chair.

L. Spalter noted that hybrid success depends on the stability and capability of the WiFi.

C. Gannon noted that a number of members have suggested Hot Spots and there are a number of issues with City "approved" contracts and providers regarding Hot Spots, and that it's not a perfect solution. We need to rely on locations (like colleges) with good and secure WiFi.

D. Gellman reported, on location from the CB Office, that a hybrid meeting would be possible from that location, noting its advantages.

Approval of Minutes

Minutes of September 7, 2022 were approved unanimously.

Chairperson's Report

Chair Spalter noted the success of the HPD van event, co-sponsored with CM Dinowitz on October 6th. The van was parked at 231st Street and Godwin Terrace and answered tenants' question. There was a steady stream of community members. She wants to thank S. Vazquez for being there. The November calendar is impacted by election day. The next full board meeting is November 10th, so adjust your calendars

There was discussion of the public hearing held on September 29th on the proposed school on the Visitation Site. The goal was to invite public comments and to get those comments to the School Construction Authority (SCA). SCA was not present. Comments dealt with the small footprint of the school and play yard, the large footprint of the housing project, congestion traffic, what amenities are there for the kids, what is not there for the kids. When Visitation was opened in the 1950s, it had 700 students, but the whole site. There will be more conversation about adverse impacts with the elected officials: AM Dinowitz, CM Dinowitiz, Senator Biaggi (although we know she is in her last months in office), Senator Jackson, whose term starts in January, and Congressman Espaillat. We are reaching out to all the electeds to strategize. Moving forward, we are going to be working with the elected officials. And we will see if all they will interact with the SCA and Tishman Speyer to improve the plan.

R. Ginty asked if there would be another meeting with SCA and Tishman in early November. Chair Spalter said that November 7th is not a good date for the meeting, because it is the night before election day and the elected officials would not be to attend. Chair Spalter said she wouldn't put out a date until the SCA confirms they will attend.

R. Ginty suggested the minutes from the June board meeting be re-circulated. R. Jacklosky noted that he has accepted the language sent by D. Padernacht and C. Tepelus.

Treasurer's Report

Chair Spalter noted that Treasurer Joy Campbell-Priveterre had a conflict. C. Gannon said it was virtually the same report as last time. OMB had experienced delays. Our most recent bills that have been paid in full and they will be reflected in the next treasurer's report.

R. Ginty said that the expenditure of \$5,000 and planting of the trees merited additional explanation in the minutes. R. Jacklosky noted that was the substance of D. Padernacht's language in the updated minutes.

L. Spalter introduced the discussion of FY2024. We are going to start that meeting at 6:30 p.m. for the public hearing.

D. Gellman introduced the budget discussion. We had the consultations with the agencies and similar to past years, nothing dramatic changed. C. Gannon, L. Spalter and D. Gellman will be meeting next week with Senator Gustavo Rivera to discuss budget items. The budget priorities will be shared with the full board. He asked if there were any other questions about Expense priorities. There were none. One duplicate was pointed out.

Capital Expenses were introduced. B. Bender noted that at the most recent Parks Committee meeting representative from Kingsbridge Heights Community Center presented a concern. They are located on

Parks property and they are in dire need of renovations (leaking roof and parapets). It's a situation that is urgent and may not be able to wait another year. B. Bender invited Board Member M. Della (Chief Executive Officer of the Kingsbridge Heights Community Center) to comment on the situation. M. Della said B. Bender captured it well. She said it's been a long process and that they were ready to move forward before COVID. The cost of the project doubled: it went from 2 to 4.2 million dollars. KHCC, as a tenant, are nervous about opening up the building and getting it going. She agrees that the request through the CB8 Capital Budget Priorities process may be too lengthy. The work needs to be started in the summer and completed in 2023. She would welcome a statement of support from the CB. All agreed to a letter of support.

R. Ginty asked about number 17 on the list: Independence Avenue sidewalk. She quoted language. She said that it's not a Capital Budget issue or the way that DOT does sidewalks.

Committee Resolutions

Public Safety

Seven resolutions: Claudy's Kitchen 5981 Broadway Renewal for Santa Fe Grill 6025 Broadway. Both passed unanimously. Application for alteration Khalle Bar and Grill 3638 Baily Avenue, but there are numerous noise complaints at the location according the 50th Precinct. They voted unanimously to table the application until further notice until additional information is received.

There was a new application for Cote Wine Bar 5639 Mosholu New Business Application; Frida Tacos has a new application for wine, beer and cider, a 2 AM agreement was signed. Next door another establishment, Andare at 5782 Mosholu Avenue by the same owner request a full liquor license. D. Gellman and K. Buford both mentioned how the Bailey Avenue fire impacted these businesses.

N. Fazio said that there are five business near Khalle and all of them are closed because of the fire at Bailey Avenue. He noted that this is the first he is hearing of these complaints, because he would have reached out to them. We should discuss how to do outreach to follow up on the complaints, and reach out to the businesses.

Parks and Recreation

B. Bender spoke on the resolution on renovation of the Johnson Avenue staircase at Ewen Park. Those stairs have been in disrepair for some time. DPR came to the committee and made a presentation at the September Parks Meeting. The committee voted unanimously to approve the plan as it was presented, with the stipulation that if there are any substantive changes to the plan, they come back to us. The plan has been circulated to the CB.

Land Use

M. Wolpoff presented the resolutions in the absence of C. Moerdler. BSA application for a variance for the extension of a basement at 600 W. 246th Street. We had approved this in the past and this is a request for a re-approval. Former tenants (laundry and stationery stores) have gone out of business. The building would like to rent it to new tenants who are engaging in the same businesses. If the nature of the businesses changes, they will return to the committee. The second resolution was a request for extension of work hours at 3745 Riverdale Avenue on Saturdays so they can more expeditiously complete the building. The neighbors have provided a statement of approval. The third proposal regards Schervier

Rehabilitation Home and Nursing Center, whose new owners are cutting down trees and being unresponsive to complaints and fines. It is in the Special Natural Area District (SNAD). M. Wolpoff conveyed that C. Moerdler said that since they are not operating in a manner that is befitting such a group. The resolution would ask the New York State and NYC departments of health investigate whether Schervier's licenses should be revoked.

Law Rules and Ethics

C. Tepelus has submitted a resolution on by-law changes, but could not be present. M. Wolpoff spoke on the question of process. He went over the calendar. He noted that there is a current process---the resolution went to the LRE committee in September, will come back to the October LRE meeting. The committee researches it and offer an opinion. If they decide to move forward, then it would come back to the LRE committee's November meeting. It would have to come out of a committee, and if approved, come back to the November Exec. Committee and then, if approved go on to the November Full Board. And if approved that first month, it would go for a second month's worth of approvals in December. The question at hand is that according the by-laws, a committee chair currently has the authority to decide how large a committee should be and who the members are. The issue at hand is that C. Tepelus wants to be on the Land Use committee and the chair does not wish her to be, having already established working groups and systems.

R. Ginty noted that it is not just the chair of the given committee, but the chair of the full board that must approve of committee membership.

Issues for Discussion

L. Spalter introduced the hybrid model and the piece that deals with extraordinary circumstances. She said we received several requests for extraordinary circumstance dispensations at the last full board meeting. Questions were raised: what do we think qualifies for extraordinary circumstances? Who will make the decision regarding the extraordinary circumstances? Chair Spalter said it's a conversation that LRE will be a part of with the officers and the office. Chair Spalter said that we are endeavoring to do the hybrid model but there are always eventualities that may interfere.

R. Ginty is asked if we are going to have a new resolution regarding hybrid. A discussion ensued because the resolution states that at the 6-month mark we will have to review the resolution.

D. Gellman asked if we could table the question until after the LRE meeting which could provide more guidance on the process for extraordinary circumstances. Chair Spalter said we need more time to evaluate our progress. We will circle back next month to evaluate the resolution.

M. Wolpoff noted that at the last LRE meeting there was discussion that Board Members have separate City-provided email addresses so that all communication regarding the CB can be open to FOIL requests. S. Villaverde said that it's not just the trouble of FOIL request. The conversations we have back and forth are the property of the public and shouldn't be conducted on private servers. The recommendation is that every board member have either a separate email address or separate folder in which all items related to the community board can be easily provided. This has been researched by C. Gannon and she has written city officials. We haven't received an answer yet.

R. Ginty said that a separate city email address will not protect your private email address from a FOIL request from the public.

R. Ginty asked about the DOT presentation on Henry Hudson Parkway (231st- 235th Street) construction and how it will impact the Whitehall. She asked that the state DOT contact the Whitehall. K. Buford said she asked the NY State DOT to provide a liaison for the project and that the CB Office will follow up with NY State DOT and Whitehall.

K. Buford said that they had not secured the requisite permits from NYC DOT so they don't know about the overnight hours yet.

The meeting Adjourned at 8:58 p.m.

Submitted by Rob Jacklosky, Secretary

Reviewed by Ciara Gannon, District Manager