

**MINUTES OF THE EXECUTIVE COMMITTEE
MEETING HELD NOVEMBER 4, 2015
AT KINGSBRIDGE ARMS
2865 KINGSBRIDGE AVENUE**

EXECUTIVE COMMITTEE MEMBERS PRESENT:

Daniel Padernacht, Chair	Marvin Goodman
Rosemary Ginty, Vice Chair	Michael Heller
Karen Pesce, Secretary	Demetrius McCord
Sylvia Alexander	Joseph O'Brien
Bob Bender	Robert Press
Lisa Daub	Julie Reyes (Vice Chair, Economic Development)
Paul Ellis	Martin Wolpoff
Steven Froot	

EXECUTIVE COMMITTEE MEMBERS ABSENT:

Charles Moerdler
Sergio Villaverde
Lamont Parker

BOARD MEMBERS PRESENT:

Amy Joy Robateau

COMMUNITY RESIDENTS PRESENT:

Delbra Rice
Yvonne Bumpurs
Elconia Sharpley

STAFF:

Patricia Manning, District Manager
Diane Bay, Community Associate

Chairman Padernacht convened the meeting at 7:30 PM.

1. Discussion of Executive Minutes

P. Ellis requested that the October Executive minutes be amended to read: "P. Ellis has a series of meetings out of town next week and will be unable to attend any meetings. He will have a similar conflict in early November."

The executive committee voted to Approve the October Executive Committee Minutes as amended.

Vote: 9 in favor Opposed: 0 Abstention: 0

In favor: S. Alexander, B. Bender, L. Daub, P. Ellis, R. Ginty, J. O'Brien, D. Padernacht, K. Pesce, R. Press

2. Chairman's Report – D. Padernacht

- D. Padernacht attended a meeting called by the Borough President with all of the Bronx Community Board Chairs and District Managers to discuss how the various Boards were presenting the Zoning for Quality and Affordability ("ZQA") and Mandatory Inclusionary Housing ("MIH") proposals from City Planning and to inquire of any concerns that have been raised with the proposals. D. Padernacht stated that CB8 was holding a presentation on MIH on October 14, a presentation on ZQA on October 28, a public hearing on November 9 and that CB8 would vote on the two proposals on November 10. D. Padernacht expressed some concerns which have been conveyed to CB8 from various residents and community organizations such as the restriction or removal of parking, increased density, the construction of multi-family buildings in single-family districts without a ULURP process and the process in which City Planning has gone about bringing these sophisticated proposals to the public. It was revealed at this meeting that certain community boards did not understand the information presented by City Planning. Some of the concerns from other community boards were that they did not have enough time to review these large proposals and that they were not getting information that they wanted from City Planning. The Borough President is having his public hearing on November 12, 2015 from 6-8PM at the court house and the Community Boards will vote on November 19, 2015. City Council gives the ultimate determination as to whether these amendments will pass.
- The Chair stated that he was pleased with the attention that our community board has given to ZQA and MIH. He thanked the Chairs for taking this issue so seriously and spending such a great amount of time in reading the proposals and attending the increased amount of meetings.
- The Chair stated that we are still working on finding a new office space and that suggestions for new office space is welcomed by any members.

3. Treasurer's Report – No Report

4. District Manager's Report – P. Manning

- There is a new Intern working in the office 2 days per week (10 hours). Another intern will soon begin work 5 days per week (22 hours).
- In keeping with the Public Officers Law, the list of Office Records has been updated through October 31, 2015 for yearly publication.
- October 22nd Borough Board meeting:
 - ❖ Presentation by the Department of Health and Mental Hygiene on K-2 drugs, discussed the harmful effects. Presentation by Senator Klein's office re legislation – Mayor DeBlasio signed City Council bill that criminalizes the sale of K2 drugs. Senator Klein sponsored a K-2 summit and is continuing to push for bills in Albany against the sale of the drug.
 - ❖ The Mayor's office of Immigration Affairs presented on the "I AM NYC" membership. All the free and discounted goodies received through memberships is valid until December 31, 2015. Applications are available online.
 - ❖ No DSC this month, Election Day.
 - ❖ New office space location is diligently being worked on.

1. Committee Resolutions

a) Public Safety – J. O'Brien

The following resolutions for a New York State liquor license, New and Renewals will be presented at the November 10, 2015 board meeting.

- i. WHEREAS Chi Lau appeared at the October 15, 2015 meeting of Bronx Community Board 8's Public Safety Committee in support of its application for a New full liquor license with the intent to purchase Fenwick's at 432 West 238th Street, and with no adverse information reported about the owner, and WHEREAS the committee voted unanimously to approve this license with the condition of a 2 a.m. closing time for the first year of operation with the option to petition the Board for a later closing time one year later, to which the applicant agreed.
- ii. WHEREAS Palace of Japan, 3505 Johnson Avenue, appeared at the October 15, 2015 meeting of Bronx Community Board 8's Public Safety Committee in support of its beer/wine license renewal, and police of the 50th precinct report no problems with this establishment, the committee voted unanimously to renew this license.
- iii. WHEREAS Fenwick's, 432 W.238th Street, appeared at the October 15, 2015 meeting of Bronx Community Board 8's Public Safety Committee in support of a renewal of its full liquor license and no one spoke in opposition to the renewal the committee voted unanimously to approve the renewal with the understanding that the premises was being sold.

b) Aging – L. Daub

The following resolution is from the Aging Committee on the Zoning text amendments and will be presented at the November 10, 2015 board meeting.

WHEREAS, Bronx Community Board 8's district is currently home to **one of the largest populations of adults over age 60 in NYC**, including a concentration of adults over age 85, owing to its relative affordability, safety, transportation options, and bucolic character, which supports the most prevalent preference to age-in-place and in multi-generational community.

WHEREAS, the proposed Zoning for Quality & Affordability (ZQA) has the laudable stated goal of preserving and creating affordable housing, including independent affordable housing for seniors, the ZQA may spur **unchecked clustering of developments** causing *saturation* that is detrimental to the current affordability and desirability of this and other districts and is contrary to urban planning best practices for livable communities,

WHEREAS, well designed housing can uplift residents and strengthen social connections, the ZQA and MIH proposals permit **sponsors/developers to determine the apartment size and design** for independent affordable housing for seniors so as to ensure a reasonable financial return. The units can be less than the 400 square feet allowed for the smallest of all other NYC studio units, except new micro-apartments (containing 9+ foot ceilings and a multitude of common areas), competitively designed for residents who work and entertain outside of the home and who can pull-down beds and climb up to storage lofts,

WHEREAS, the proposal does not reference requirements for **universal design and technologies** for both senior and non-senior-specific housing that would ensure living spaces that are conducive to aging in place without the need to modify dwellings or to relocate seniors and next generation(s) senior residents to age-segregated senior housing or long term care facilities,

WHEREAS, research links healthy aging to staying active and socializing, the proposal limits mobility by eliminating **parking** space requirements near subways, assuming stairs are easy for all to climb or that elevators are available at all stations, and it greatly reduces parking outside of the “transit zone” making transit difficult for residents, visitors, caregivers, medical personnel, building staff, and neighbors,

WHEREAS, the **perspective of older adults** is vital to effective planning for a livable multi-generational community, and developers under ZQA may or may not consider important factors including but not limited to the location of buildings to ensure that senior housing is walk-able to everyday shopping, parks and other community life venues, access to a choice of transportation options, bus shelters, benches, safe streets and crossings, and a healthy, life-affirming built environment with green space, light, inviting community space, and humanely sized, well-designed and technology enabled living unit space,

BE IT RESOLVED, the Aging Committee of Bronx Community Board 8 believes that *sustainable* affordable housing goals are best served through preservation and maintenance, and *supplemented* by permanently affordable and thoughtfully designed development that is compatible with or enhances the character and livability of the *specific community* and that *serves the broad needs* as voiced by its’ residents.

2. Issues raised by Committee Members for Discussion

- L. Daub tried several times to contact a resident who spoke at the September gallery session on damaged and unnoticeable curb cuts. She received no response from the complainant.
- J. O’Brien will invite owner of Madden’s Bar, 5757 Broadway to the Public Safety Committee meeting to verify ownership.
- On November 9 and 10 L. Daub will summarize the Aging Committee Resolution and highlight the committee’s concerns the zoning text amendments would have on seniors.
- P. Ellis raised the possibility of creating a joint working group with C. Moerdler to address the issue of affordable housing. The committee discussed pros and cons of such a committee. D. Padernacht recommended that P. Ellis first speak to C. Moerdler about this idea.
- There was a discussion on putting a resolution together on the ZQA and MIH. It was agreed that even if the board decides they are against these proposals, it is important to clarify that the board is aware of the homeless and affordable housing crisis, affirms their commitment to support the goal of increasing and preserving affordable housing, and that they are prepared to work with any city agency to do this. It was stated that the ZQA allows a multifamily facility to be built in a single family district. An example of this would be The Hebrew Home, who has presented to CB8 on its plans to build a Continuing Care Retirement Community.
- M. Wolpoff said board Chairs should include who is absent and who is present at their meetings.
- M. Wolpoff said the board should notify the public of its policy on all new applicants operating with a NYS liquor license are required to a 2am closure in the first year of operation. The policy will be posted on the website.
- M. Wolpoff wrote a letter to the Conflict of Interest Board asking for clarification on appropriate use of abstaining from a vote and other issues that pertain to voting.
- M. Wolpoff thanked R. Ginty for preparing the legislative updates that were distributed. The highlighted ones are the ones that changed since last month. M. Wolpoff asked members to note specifically how items get fast tracked when the mayor wants to see the legislation moved.
- B. Bender wrote a letter on behalf of the Parks & Recreation Committee thanking LG Electronics for agreeing to lower the height of their new headquarters that runs along the Palisades. The next committee meeting will be devoted to the Putnam Trail.
- J. Reyes reported for the Economic Development Committee – there will be a trolley in the Marble Hill area on December 12. There was a discussion with the committee to bring Citibike

- to the Bronx. The committee is planning to have a merchants town hall meeting. The next meeting will be held the first week in December.
- B. Press commented that Chair Padernacht did a great job discussing the zoning text amendments on Bronxnet with Gary Axelbank.
- The following suggestions to spend board funding were discussed and will be brought to the officers:
 - I. have refreshments at meetings
 - II. develop programs to do outreach on civic programs and hire a consultant to teach these programs
 - III. printing costs for the senior resource guide
 - IV. small budget for public forums, i.e. pay someone to hand-out flyers
 - V. upgrade our social media
 - VI. put up a community information board at Marble Hill Community Center
 - VII. annual event for the community to inform the public of the work of the community board
 - VIII. promotional items such as pens, cards, hats, etc. to hand out at events;
 - IX. have a college student/graphic designer create a logo for CB8
 - X. develop a communications strategy and plan, create promotional literature

Meeting adjourned at 9:30PM.

Respectfully submitted by,

Diane Bay,
Community Associate

Reviewed by:

Dan Padernacht
Chairman