



Legislation

BOL Meeting Minutes - Final

Committee Chair: Kitley Covill

800 Michaelan Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, April 12, 2021

1:00 PM

Committee Room

CALL TO ORDER

With a quorum present, Chair Covill called the meeting to order at 1:10 p.m.

Pursuant to Governor Andrew Cuomo's Executive Order No. 202.1, "Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency," which temporarily suspends portions of the New York State Open Meetings Law. A section of the order, "Suspension of law allowing the attendance of meetings telephonically or other similar services," provides for the suspension of "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed."

Others in attendance: BOL: Legislators: Damon Maher, David Tubiolo; Legislators (Remote): Margaret Cunzio, Chris Johnson, Catherine Parker, Tyrae Woodson-Samuels, Vedat Gashi, and Ruth Walter; Committee Coordinators: Jill Axelrod, Alie Restiano, and Anand Singh; Jason Chervokas, Lisa Hochman, and Melanie Montalto LAW: Stacey Dolgin-Kmetz and Justin Adin CEO: Ellen Hendrickx and Kyle McIntyre GUESTS: Leah Caro, Dolf Beil, Crystal Hawkins-Syska, Carmen Bauman, Barry Kramer, Richard Haggerty, and Nan Palumbo

Present: Legislator Covill, Legislator Barr, Legislator Borgia, Legislator Boykin and Legislator Smith

Remote: Legislator Gashi, Legislator Shimsky and Legislator Williams

MINUTES APPROVAL

April 5, 2021 at 1:00 p.m.

On motion of Legislator Smith, seconded by Legislator Borgia, the minutes were approved. The motion carried unanimously.

April 5, 2021 at 4:00 p.m.

On motion of Legislator Smith, seconded by Legislator Borgia, the minutes were approved. The motion carried unanimously.

I. ITEMS FOR DISCUSSION

1. [RES-2021-77](#) **2021 Priorities for Federal Legislation and FY 22 Appropriations**

Joint with Intergovernmental Services

Guests: Ellen Hendrickx, Assistant Director of Intergovernmental Services and Kyle McIntyre, Assistant Secretary to the County Executive

The committee discussed the changes made since the last meeting. Chair Covill noted that there was a request to include revenue neutral language to the SALT deduction section, but that was not put in the final package because the County Executive was not comfortable including it at this time. Legislator Maher asked whether Eastchester had formally asked for help with the Lake Isle Dam issue, and Ms. Hendrickx replied that they had not.

On motion of Legislator Gashi, seconded by Legislator Shimsky, the above item was signed by committee and sent to the Board of Legislators.

2. [2021-212](#) **HON. CATHERINE BORGIA - Amendments to the Co-op Disclosure Law**

Joint with Labor & Housing

Guests: Deputy County Attorney Stacey Dolgin-Kmetz and Deputy County Attorney Justin Adin; Hudson Gateway Association of Realtors: Crystal Hawkins, President and Phil Weiden, Director of Government Affairs,

Ms. Syska noted that this is a consumer protection issue. Leah Caro said the bill would further transparency in co-op transactions by providing a reason for the denial. Carmen Bauman read an impact statement from Mimma Ailberti, who was rejected by a co-op board. Barry Kramer said that concerns that this legislation will raise costs for co-op owners because it will cause co-op boards to be sued are unfounded because that has not happened on Long Island, where similar legislation is in place. He also addressed claims that this legislation is being called for by realtors because they want to ensure their commissions, stating that brokers are simply advocating for the co-op buyers and sellers. He noted that the non-refundable fees for co-op applications can be up to \$1500. He also noted that making the process more transparent will increase the value of co-ops. Nan Palumbo read a statement in support of the legislation from Komal Garewal, a single woman of color who has been shopping for a co-op for four years. Dolf Beil also read a statement in support. Richard Haggerty noted the trickle-down effect of rejections. He said that many first-time home buyers start with co-ops, and then go into a single family homes, but in order for them to do that, they have to sell their co-op. Philip Weiden said he wrote the Suffolk County and Town of Hempstead laws, and found that no one had resigned from co-op boards and there have been no lawsuits.

Legilstor Covill said that opponents of the legislation speak to the committees at the next meeting.

This LOCAL LAW - Amendment to Local Law was tabled

3. [2021-213](#) **PH - Amendments to the Co-op Disclosure Law**

see discussion of ID 2021-212 above.

This RESOLUTION - Public Hearing was tabled

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Smith, seconded by Legislator Barr, the Committee adjourned at 2:10 p.m.