



# Labor & Housing BOL Meeting Minutes - Final

Committee Chair: Damon Maher

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

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Monday, April 12, 2021

1:00 PM

Committee Room

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## CALL TO ORDER

Meeting jointly with the Committee on Legislation

*With a quorum present, Chair Maher called the meeting to order at 1:06 PM.*

*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: Kitley Covill, Nancy Barr, Colin Smith, David Tubiolo. Alessandra Restiano, Jill Axelrod, Melanie Montalto, Amy Vele BOL Remote: MaryJane Shimsky, Ruth Walter LAW Remote: Justin Adin, Stacey Dolgin-Kmetz GUESTS: Crystal Hawkins-Syska, Phil Weiden, Barry Kramer, Dolf Beil, Leah Caro, Nan Palumbo, Richard Haggerty, Carmen Bauman*

## MINUTES APPROVAL

### ***Monday, April 5, 2021 10AM Minutes***

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

### ***Monday, April 5, 2021 1PM Minutes***

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

## I. ITEMS FOR DISCUSSION

### 1. [2021-213](#) **PH - Amendments to the Co-op Disclosure Law**

A RESOLUTION to set a Public Hearing on a "LOCAL LAW amending Local Law No. 11-2018 relating to applications for prospective purchasers of stock in Cooperative Housing Corporations." [Public Hearing set for \_\_\_\_\_, 2021 at \_\_\_\_\_ .m.]. Local Law Intro 2021-212.

**COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND LABOR & HOUSING**

*Joint with LEG*

*Guests: Chief 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 RESOLUTION - Public Hearing was tabled

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

A LOCAL LAW amending Local Law No.11-2018 relating to applications for prospective purchasers of stock in Cooperative Housing Corporations.

**COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND LABOR & HOUSING**

*Joint with LEG*

*Guests: Chief 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*

This LOCAL LAW - Amendment to Local Law was tabled

## II. OTHER BUSINESS

## III. RECEIVE & FILE

## ADJOURNMENT

Moved by Legislator Borgia, seconded by Legislator Cunzio, the Committee adjourned at 2:12PM.