



Published by the Bronx Chapter AIA Publications Committee to highlight activities and information of interest to the Practicing Architect.

**NOTICE:** Unfortunately, due to the current pandemic corona virus since March 2020, subsequent newsletters will be abbreviated to include only the basic activities of the AIA Bronx Chapter until the health crisis is over.

## Newsletter

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	• AIA Conference on Architects 2022 AIA'22 June 23-25, 2022 - Chicago	
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## I Current Activities



November 18, 2021  
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:06pm.

Attendees:

Boris Baranovich  
Bill Caplan  
Ofe Clarke  
William E. Davis, Jr.  
Sara Djazayeri  
Bob Esnard  
Antonio Freda  
Linda P. Infante  
Ken H. Koons, Sr.  
Ken A. Koons, Jr.  
Robert Markisz  
Matthew Rezkallo  
Julian Misiurski  
Bryan Zelnik  
Martin Zelnik

Guest

Teresa Duncan  
Architect & Urban Planner  
AGS Stainless, Inc.

Agenda / Discussion

1. Teresa Duncan, an Architect and Urban Planner representing AGS Stainless, Inc. presented a seminar "Utilizing Prefabrication to Improve the Quality of Custom Designed Rails". Teresa illustrated the presentation through slides, drawings to illustrate the prefabricated railing system, which can simplify the process of designing and building a unique and well-designed railing. She showed how this methodology produces a superior railing, verses contracting and building a railing on site.

Architects can help themselves and their clients by choosing 100% offsite fabrication of architectural products. Builders and contractors will experience savings in time and labor cost which is especially relevant during this era of social distancing and the highly skilled labor shortages.

The advantages of having architectural products fabricated entirely off-site are:

1. Your Product QUALITY increases, dramatically.
2. Your product WASTE & COST come down.
3. You give the Builder or contractor the ability to SELF-INSTALL if they choose to.

Using fabricated custom railing systems that are 100% Stainless Steel Marine Grade and delivered to the jobsite ready-to-be-installed will result in high end consistent finishing of railings not possible when constructing railings “onsite”.

Teresa summarized the presentation of offsite railing fabrication and architectural products with a question-and-answer period. She was professional, enthusiastic, and well received by Chapter members. Teresa also volunteered to assist members with any of their projects and suggested that she welcomed their contacting her at:

Teresa Duncan  
Architect & Urban Planner  
Email: [www.agsstainless.com](http://www.agsstainless.com)  
Cell: 206-999-9353  
Office: 888-342-9492

2. The Minutes of October 21, 2021 were attached to the November meeting notices for members to review. A motion to approve the October Minutes was made by Julian Misiurski and seconded by Bill Caplan with the October 21, 2021 minutes then unanimously approved.
3. Next Meeting Dates:  
The Chapter again, reviewed and reaffirmed that meetings for the foreseeable future will be virtual and held at 6:00pm. Members continue to hope that the virus will abate, and a meeting venue can be found, to allow us to return to in-person meetings.

Therefore, the next Chapter meetings will be virtual and held at 6:00pm and the schedule to be:

December 16, 2021	at 6:00pm
January 20, 2022	at 6:00pm
February 17, 2022	at 6:00pm
March 12, 2022	at 6:00pm

4. Election of Bronx Chapter 2022 Officers:  
Ken Koon, Sr., the Chairman of the Nominating Committee, composed of former Chapter presidents, proposed for election the following slate for 2022.

Officers

Sara Djazari	President
Marty Zelnik	Vice President
Ken Koons Jr	Treasurer
Robert Esnard	Secretary

Directors

Ofe Clarke  
Ken Koon Sr.  
Julian Misiurski  
Josette Matthew

Ken reviewed the Bronx Chapter Charter officer's slate which was the same as presented at the October meeting, as the Chapter did not receive any other nominees or changes to the slate.

However, Ken suggested an addition, that the Chapter should "officially" elect Tony Freda to be the Chapter's representative at the "Architects Council of New York" meeting, as he has been attending as our delegate and following the council's activities for the last year. With that modification, Bill Caplan made a motion to approve the Officers, Directors, and the Chapter's Architects Council of New York representative. The motion was seconded by Tony Freda, and the vote was called and the slate with one addition was unanimously approved.

5. AIA National Component Accreditation - Check List for 2022

As the normal cycle of Chapter component accreditation was planned to take place this year, 2021, AIA National, due to the Covid Health crises, pushed the full accreditation to next year, 2022. Therefore, in order to be consistent with the National Institute's Charter each Chapter was to "informally communicate" by filing with National, a short "check-up accreditation". Each Chapter this year must describe their five key Core Member Services during 2021 in:

- Continuing Education
- Insurance
- Federal tax filing
- 2022 Officer Roster
- State corporate registration.

This application process has just started with the application portal for each Chapter's submission opening on November 15, 2021 and will close on January 15, 2022. The Chapter secretary, with the various Chapter Committees and consultants will develop the submission, hopefully in the next month and within the deadline.

6. DOB:

Local Law 108 of 2019

Bob Esnard reviewed a Local Law passed by the City Council in 2019. Since then the regulations for implementation was developed by the NYC Department of Buildings (DOB). The law involves penalties and sanctions incorporated in the Building Code related to professional-certified filings submissions. The DOB recently finished its work and published the final Rules and Regulations related to the law to be implemented in early 2022. Bob briefly reviewed the new powers that DOB will exercise concerning registered design professionals and their filing of projects. A design professional can have their "certifying" powers; limited when processing projects. From being put on probation, sanctioned, or permanently prohibited from filing. The penalties will be imposed when DOB finds that the applicant makes false statements, displays negligence, incompetence, submits plans not prepared by the applicant, or knowingly makes false or misleading statements, or is convicted of a criminal offence.

The new Law is attached as **Appendix I** which all members are encouraged to review and be familiar with.

## Architects Council

Tony Freda indicated that council members of other boroughs are facing the same frustrations as our Bronx members are; not being able to communicate directly with DOB staff. Tony outlined a few experiences where applicants have been delayed on resolving issues or finalizing approvals simply because things must be formally written, submitted and then responded to all through email.

The issue is that filing professionals are having an intense experience, working through issues electronically, that can go from one or two emails to a dozen or so, that could be easily handled with a ten-minute conversation. It was discussed that the new Mayor and probably a new DOB Commissioner will shortly be in place. The current administration will leave at the end of December and Mayor Elect Eric Adams will put his administration in place. The expectation is that the new Mayor will have a more practical approach to government and how he solves issues. He has moved from an ordinary working person, to a Police Officer, to Elective Official and now the Mayor. Chapter Members are all **hoping** for the best.

### 7. Chapter Committees:

- Education:

Sara Djazayeri and Ofe Clarke reported that the Education Committee and its members finalized the Chapter Scholarship Program; the “2022 AIA Bronx Empowerment Scholarship”. Marty Zelnik, who knows some of the teachers and leadership at the City College of New York (CCNY) School of Architecture, wrote an introductory letter requesting their participation in selecting two students for Chapter awards. Marty Zelnik reported that he had a positive response letter from the acting Dean of the School of Architecture. All the letters including our Presidents’ are attached as Appendix II.

It is hoped that the school in the next thirty days or so, could choose the awardees which would allow the Chapter to publicly hold an event in February to present the awards. Sara Djazayeri arranged with a Manhattan showroom who will subsidize the event, supplying light food/drinks to encouraging participation at the event to allow for the participation of the School, Chapter members, interested members of the public and perhaps the press.

- Emerging Professionals (EP):

Bob Esnard indicated that there were several members who have not been able to attend meetings and emailed us indicating a desire to join and the Chapter EP Group. Ofe Clark and Josette Matthew are working with Brooklyn’s AIA EP Committee to participate in their License Exam Study Group. Members should note that the Chapters website manager Bill Caplan has included on our AIA Bronx website, a questionnaire/invitation to welcome, attract Bronx Chapter Study Group interest or possibly encourage them to join other Chapter efforts based on responses to the questionnaire.

- Chapter Cloud:

The AIA component accreditation checkup requirement of National AIA discussed previously at this meeting, underscores the importance of setting up this Cloud. Although Josette Matthew has been given a lot of information, unfortunately, but not enough or the in-depth information needed to simply go to the Cloud and download the requested material. We will have to have our tax filing, insurance documentation, and adopted budgets, etc., **annually** uploaded and included in the Cloud so that it will be available when

needed. This is going to be very important in the next year when a full Chapter accreditation cycle takes place.

- Bronx Blueprint:  
Bill Davis had to attend another business meeting and had to leave the Chapter meeting so there will a discussion at a future meeting.

8. New Business:

Bob Esnard indicated that he is working with the Bronx County Historical Society and Julian Misiurski to resume our tours. The goal will be to try to have the first tour since Covid hit the world, next spring and to plan another in the fall. The Bronx County Historical Society has started doing its' outdoor tours as the Covid issues have become more controllable. The Chapter hopes to join them again in scheduling its' first tour on a Spring Saturday in 2022.

The meeting ended at 8:43pm.

**III Next Meeting:**

Due to the continuing health crisis the next meeting will again be Virtual on:

**Thursday December 16, 2021,                      at 6:00PM**

**Appendix I -**

Local Law 108 of 2019

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**Appendix II -**

“2022 AIA Bronx Empowerment Scholarship”  
Correspondence – Bronx Chapter/CCNY

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## Appendix I

### Local Law 108 of 2019

[Local Law 108 of 2019](#) requires the NYC Department of Buildings to send annual notifications to Registered Design Professionals (RDPs) to advise them when they may be excluded, suspended or otherwise sanctioned in connection with submissions of professionally certified filings. As an RDP, it is your obligation to familiarize yourself and comply with all applicable [laws](#). Failure to comply with applicable laws subjects you to discipline as detailed in [Section 28 of the Administrative Code](#) and [Chapter 21 of the RCNY](#).

#### **Less Than Full Examination of Application for Construction and Related Document Approval**

- **28-104.2.1.3 Mandatory program requirements.** Registered design professionals participating in such program shall be subject to sections 28-104.2.1.3.1 through 28-104.2.1.3.2.
- **28-104.2.1.3.1 Probation.** A registered design professional shall not be eligible to participate in the program during any period of probation imposed as a sanction by the board of regents pursuant to section 6511 of the education law.
- **28-104.2.1.3.2 Mandatory sanctions.** The commissioner shall, after the opportunity for a hearing before the office of administrative trials and hearings in accordance with department rules, exclude, suspend or otherwise condition the participation of a registered design professional who (i) knowingly or negligently submits a professional certification of an application and/or construction and other related documents that contains false information or is not in compliance with all applicable provisions of law, or (ii) submits two professionally certified applications for construction document approval within any 12-month period containing errors that result in revocation of an associated permit or that otherwise demonstrate incompetence or a lack of knowledge of applicable laws, or (iii) knowingly orders or directs another registered design professional to submit a professional certification of an application and/or construction and any other related document that contains false information or is not in compliance with all applicable provisions of law or that otherwise demonstrates incompetence or a lack of knowledge of applicable laws, or with knowledge of such specific conduct, ratifies or assents to such conduct or with knowledge of such specific conduct and while acting as a supervisor otherwise fails to prevent it. The commissioner may, after the opportunity for a hearing before the office of administrative trials and hearings in accordance with department rules, exclude, suspend, or otherwise condition the participation of a registered design professional who submits two professionally certified applications for construction document approval within any 12-month period containing errors that result in a stop work order. The term “otherwise condition” shall mean limitations on such professional’s participation in the program, such as, but not limited to, audits and monitoring of the registered design professional’s applications and other submissions. For the purposes of this section, a professionally certified application shall include the professional certification of construction and other related documents and the satisfaction of objections issued at plan examination.



- **28-104.2.1.3.2.1 Reinstatement.** A registered design professional who is excluded from the program in accordance with section 28-104.2.1.3 may apply for reinstatement one year or more after such exclusion. An applicant who the commissioner finds is qualified to resume participation in the program shall be on probation for a period of not less than 6 months after reinstatement and during that time shall as a condition of such reinstatement attend one or more training or continuing education courses, approved by the department, related to compliance with the building code and related laws and rules and the zoning resolution. The professional shall submit satisfactory proof of the successful completion of such training or continuing education courses to the department.
- **28-104.2.1.3.2.2 Mandatory permanent revocation.** The commissioner shall permanently revoke, without the opportunity of restoration, the professional certification privileges of an engineer or architect who, while on probation, professionally certifies an application, plans, construction or other related documents that contains false information or is not in compliance with all applicable provisions of law or who otherwise demonstrates incompetence or a lack of knowledge of applicable laws, and (ii) may permanently revoke the professional certification privileges of an engineer or architect who knowingly orders or directs another registered design professional to, while on probation, professionally certify an application, plans, construction or other related document that contains false information or is not in compliance with all applicable provisions of law or that otherwise demonstrates incompetence or a lack of knowledge of applicable laws, or with knowledge of such specific conduct, ratifies or assents to, or with knowledge of such specific conduct and while acting as a supervisor otherwise fails to prevent it.
- **28-104.2.1.3.2.3 Construction.** Nothing herein shall be construed to limit the commissioner's power, consistent with state and local law, to adopt rules that include additional grounds to limit the filing privileges of or otherwise sanction registered design professionals, after the opportunity for a hearing, who it determines, knowingly or negligently submit applications or other documents to the department that contain false information or are not in compliance with all applicable provisions of law or that otherwise demonstrate incompetence or a lack of knowledge of applicable law or standards.
- **28-104.2.1.6 Notice to the state department of education.** The department shall provide written notice to the New York state department of education of any registered design professional who was the subject of any disciplinary proceeding where there has been an adverse determination or sanction by the department including any settlement agreement that is reached between the parties that resulted in a sanction of privileges being imposed by the department. Such notice shall be sent within ten business days after a determination is made in any such disciplinary proceeding or after a settlement of such proceeding has been reached, and shall include the name, and business firm name and address of such registered design professional, as well as any supporting documentation for the sanction imposed. The department shall also provide such notice to the state department of education of any registered design professional that has been the subject of any disciplinary proceeding where there has been an adverse determination or sanction by the department within the five calendar years immediately preceding the effective date of this section.

## False Statements

- **28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction.** It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.
- **28-211.1.2 Additional penalty for false statements.** In addition to any other penalty provided by law, the commissioner may refuse to accept an application or other document submitted pursuant to or in satisfaction of a requirement of this code or of a rule of any agency promulgated there under that bears the signature of a person who has been found, after a hearing at the office of administrative trials and hearings pursuant to the department's rules, to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency promulgated there under.
- **28-211.1.3 Notification to other government agencies.** Where the department makes a determination that a person has violated section 28-211.1, the department shall send written notice to the council, the department of investigation, New York state division of housing and community renewal and the state tenant protection unit and shall refer such finding to the district attorney of the country in which the property is located and the state attorney general.

## 1 RCNY §21-02 Exclusion from Limited Supervisory Check and/or Professional Certification Programs

- *Grounds for exclusion.* The Commissioner may exclude an architect or engineer from the Department's programs for limited supervisory check and/or professional certification of applications, plans and removal of objections if the Commissioner finds that the architect or engineer has:
- Displayed negligence or incompetence with regard to, or lack of knowledge of, the Building Code, the Zoning Resolution, the Department's regulations, or other applicable laws, rules or regulations as demonstrated by plans, applications, certifications, or inspection reports submitted by the architect or engineer to the Department; or
- Submitted plans, applications, certifications or inspection reports to the City that were required to be prepared by the architect or engineer or under his or her supervision but that were not prepared by the architect or engineer or under his or her supervision; or engaged in conduct evidencing a delegation of professional responsibilities to a person where the architect or engineer knew or had reason to know that such person was not qualified, by training, by experience or by licensure, to perform them; or
- Knowingly or negligently made false or misleading statements on or knowingly or negligently falsified, altered or allowed a person under his or her control and/or supervision to falsify or alter any certificate, form, signed statement, application or report filed with the City, or knowingly or

negligently failed to file a report or obtain any approval, certification, waiver or reconsideration required by law or the City or willfully impeded or obstructed such filing, or induced another person to do so; or

- Been convicted of a criminal offense where the underlying act arises out of the architect or engineer's professional occupation or business dealings; or
- Had knowledge that any project or application filed with the Department with which the architect or engineer is involved in any capacity was fraudulent or dishonest in character and failed to report such fraudulence or dishonesty to the Department, the Department of Investigation or other relevant authority; or
- Engaged in misconduct regarding his or her Department-issued Photo Identification Card; or
- Engaged in any conduct related to any activity performed in connection with his or her profession that evidences a failure to comply with the provisions of Federal, State or local law, rules or regulations or a Department order or requirement; or
- Impeded, obstructed, or failed to cooperate with an investigation or inquiry of or failed to provide documents requested by the Commissioner or his or her designee or the Department; or
- Made a material misrepresentation to persons not affiliated with the Department regarding the status of applications and/or plans filed with the Department; or
- Altered, defaced, or destroyed Department property, or removed Department property, including permitted folders, from Department premises; or
- Offered or attempted to offer a bribe or unlawful gratuity to a Department employee or other public servant; or
- Failed to maintain a copy of plans and/or related documents approved by the Department for six years after the applicant has been issued a letter of completion, a Certificate of Occupancy, or an application sign-off, whichever occurs later; or
- Permitted the improper use of, or had knowledge of or failed to promptly report to the Department any improper use of his or her professional stamp, signature, or license number; or
- Within a period of six months, failed two Department audits that resulted in revocations.

For more information about Local Laws, visit: <https://www1.nyc.gov/site/buildings/codes/local-laws.page>.



## Appendix II

### “2022 AIA Bronx Empowerment Scholarship”

**From:** Sara Jazayeri <[sara@studio360s.com](mailto:sara@studio360s.com)>  
**Sent:** Friday, November 5, 2021 1:39 PM  
**To:** June Williamson <[jwilliamson@ccny.cuny.edu](mailto:jwilliamson@ccny.cuny.edu)>  
**Cc:** Bob Esnard <[BEsnard@dzco.com](mailto:BEsnard@dzco.com)>; MARTIN ZELNIK <[panzel1@aol.com](mailto:panzel1@aol.com)>; Ofe Mentor Clarke <[clarke.ofe@gmail.com](mailto:clarke.ofe@gmail.com)>; Tony Freda <[fredadesign@hotmail.com](mailto:fredadesign@hotmail.com)>  
**Subject:** Re: [EXTERNAL] Proposed 2022 Bronx AIA Empowerment Scholarship

June,  
Thank you so much for your consideration.  
Looking forward to hearing from you,  
Sara

On Fri, Nov 5, 2021 at 1:27 PM June Williamson <[jwilliamson@ccny.cuny.edu](mailto:jwilliamson@ccny.cuny.edu)> wrote:

Dear Martin et al.,

Thank you SO MUCH for this proposal! It is very exciting, and we are most grateful for the support of the Bronx AIA Chapter.

I will be speaking with some colleagues at the School about your proposal, and we reach out next week to arrange a time to talk.

All best – enjoy the weekend!

June

**June Williamson, Assoc. AIA, RA, LEED AP**  
Architecture Department Chairperson and Professor  
Bernard and Anne Spitzer School of Architecture  
The City College of New York  
[jwilliamson@ccny.cuny.edu](mailto:jwilliamson@ccny.cuny.edu)

Zoom Meeting ID: 857 546 0137 <https://ccny.zoom.us/my/jwilliamson>  
(direct) 917-861-7298  
Public Director, AIA New York  
NEW BOOK: [Case Studies in Retrofitting Suburbia](#)  
WEBSITE: [RetrofittingSuburbia.com](http://RetrofittingSuburbia.com)

*For appointments please contact Nicole Smith, Assistant to the Chair, at [nsmith1@ccny.cuny.edu](mailto:nsmith1@ccny.cuny.edu)*

**From:** MARTIN ZELNIK <[panzel1@aol.com](mailto:panzel1@aol.com)>  
**Date:** Wednesday, November 3, 2021 at 9:31 PM  
**To:** June Williamson <[jwilliamson@ccny.cuny.edu](mailto:jwilliamson@ccny.cuny.edu)>  
**Cc:** Sara Jazayeri <[sara@studio360s.com](mailto:sara@studio360s.com)>, Bob Esnard <[BEsnard@dzco.com](mailto:BEsnard@dzco.com)>, Ofe Mentor Clarke <[clarke.ofe@gmail.com](mailto:clarke.ofe@gmail.com)>, Tony Freda <[fredadesign@hotmail.com](mailto:fredadesign@hotmail.com)>  
**Subject:** [EXTERNAL] Proposed 2022 Bronx AIA Empowerment Scholarship

4 November 2021

To: Prof June Williamson, Dept. Chair  
Bernard and Anne Spitzer School of Architecture/CCNY

Fr: Martin Zelnik RA/AIA  
V.P. Bronx AIA Chapter

Re: Proposed 2022 Bronx AIA Empowerment Scholarship

Dear Prof Williamson:

The Bronx AIA Chapter has voted unanimously to establish and award two (2) \$1000 “scholarships” to two Bronx residents enrolled full time in the Bernard and Anne Spitzer School of Architecture/CCNY. As Vice President of Bronx AIA, I have been authorized to reach out to you in order to formalize this award.

Below you will find a *preliminary* draft outlining the relatively simple criteria that we have established. While we have identified criteria, it is the intent to have the two students identified by the CCNY faculty and/or any faculty driven committee that presently exists.

After you have had the opportunity to review this draft and discussed with faculty, I would be pleased to discuss same with you as we are open to suggestions and / or any possible rewording.

My cell no is 646-549-0142

I look forward to speaking with you at your earliest convenience.

Yours sincerely,

Martin Zelnik RA/AIA  
**Martin Zelnik RA/Architect**  
**Kinlez Associates**  
[61 Sigma Place](#)  
[Bronx, NY 10471](#)

**Sara Jazayeri, AIA, DPLG, CID, LEED AP BD+C**  
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**President AIA Bronx**

**THE END**