



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

Newsletter

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I Current Activities



April 21, 2022

AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:03pm.

Attendees:

Bill Caplan
Ofe Clarke
Sara Djazayeri
Robert Esnard
Antonio Freda
Michael Goldblum
Ken H. Koons, Sr.
Ken A. Koons, Jr.
Josette Matthew
Robert Markisz
Julian Misiurski
Bryan Zelnik

Guest

Dean Camastro
Northeast Regional Sales Manager
Duravit USA, Inc.

Agenda / Discussion

1. Seminar:

Dean Camastro, representative of Duravit USA, Inc. presented a seminar on “Smart Bathrooms – How Material Science and Technology are Advancing Bathroom Design.” Dean introduced Duravit USA, Inc. as a 100+ year-old German based company and discussed the subject matter of the seminar which is to clarify the four basic objectives of designing a bathroom which are:

1. Describing the advantages of well-designed bathrooms and high-quality bathroom products.
2. Examining how material science and technological advancements can contribute to “smart” bathroom design.
3. Reviewing the innovative materials and technological advancements that can be utilized in the four-bathroom activity areas.
4. Describing the four activity areas of a bathroom and how technology can make them better.

- Advantages of a designed bathroom.

The advantage of a well-designed bathroom was developed from rooms that historically served as “Wet Rooms” which people privately visited as briefly as possible. The advantage of a modern bathroom is to make it a place of cleansing and refreshing oneself. Unfortunately, it was and can still be one of the most dangerous rooms in any building. People easily slip, fall and children or the elderly, may not have the dexterity or balance to

safely navigate a slippery confined space. The goal is to design a high performing, hygienic space for people to wash hands, shower, use the toilet or prepare for both the start and end of the day. Over time, buildings codes and plumbing and handicap legislation reduced the physical dangers. However, health problems related to bacteria and the spread of germs was/is always a serious health problem. In recent times designers currently need to use water saving fixtures, as well as Nano technology-based services to seal ceramic fixtures so that dirt, lime, and germs do not stick to surfaces. The added value of designing a modern “refreshing” room can make a home, workspace, or public facility not only safer but more valuable as well to a seller or owner.

- Science and technology in a bathroom design.
Sanitary ceramic nano technology if used, will result in a hygienically smooth surface that is wear and scratch resistant, easy to clean, resists E. coli, and if used with metal ions, kills, and prevent bacteria from accumulating. Dean highlighted a new concept to save space and water by combining two fixtures, a bidet and toilet. Also, other than the fixtures, the cabinets, storage, and wall surfaces of a bathroom should have an acrylic finish, which has many of the same benefits of ceramics surfaces. In addition, the acrylic finish can have an additional advantage, if it is coated with anti-slip surface to make the room as safe as technologically possible.
- Additional materials/technical ideas in a bathroom.
Bathroom lighting can impact a person’s well-being. Good lighting illuminates’ spaces by making objects in the space clearer to see as well as, illuminate the task performed in the room. Down lights and/or spotlights concentrate on areas that need the most intense light. This handling of light can modify the room environment by having the lighting becomes lighter and bluer in the morning and dimmer and redder in the evening.
Wall and cabinet mirrors can be indirectly lit with anti-glare LED light fixtures to insure the appropriate illumination of the face. Sensors can be embedded in mirrors so that lighting levels can be changed by the wave of a hand and the mirror can be defogged with different specific hand movements without physically touching switches.
All bathroom furniture should be engineered to be in a wet environment and finished with surfaces that resist water. They should be constructed with appropriate base materials such as; 3-ply chip board, MBF-Board, Plywood or HDF-Board that will make the furniture last longer to be more useful within the bathroom.
It is also possible, to have Bluetooth technology built in the furniture controlling music, radio, and telephones with a minimum amount of touching or physical switching.
- The Bathroom four activities areas.
The design of a bathroom should start by defining the four areas of washing, shaving, showering and “Toileshing” (toilets, urinals, and bidets). These design areas should individually be thought and designed of so that; the washing is the area to refresh and makeup, the bathing area is where you relax and rejuvenate, and can use lighting and sound equipment, air or jet systems, the showering area for refreshing and recharging and should take advantage of anti-slip solid surfaces and the appropriate shower faucets and showerheads. The toileshing area is where the hygienic areas of the bathrooms are where people can stay clean and healthy.

Dean Camestro utilized slides/photos in his presentation which he concluded with a short question and answer period. He illustrated and urged that, all bathrooms can always benefit from design whether its’ an economical low-cost room, or a very upscale technologically filled space. Dean

indicated that Duravit specifically fabricates all its' products throughout the world. Duravit supplies everything for bathroom except certain specialty floor tiles. They manufacture; furniture, mirrors and all the fixtures and valving necessary for a bathroom. Dean welcomes questions and is willing to assist architects with their projects large or small. He can be reached at:

Dean Camastro
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Duluth, Georgia, 30096 USA
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Tel: 201-673-5516

2. Memoriam – Martin Zelnik, AIA
Vice President
Bronx Chapter

Sara Djazayeri had requested that the April Meeting Agenda be modified by starting the meeting with a few moments of reflection/discussion celebrating Martin Zelnik's life and his importance and significance to the Bronx Chapter AIA.

Sara Djazayeri outlined Marty Zelnik's contributions to the Chapter with his ideas, letters, and attendance. He was a force and presence at Chapter meetings and involved himself in many issues. In addition, Marty worked on planning and architectural Bronx concerns that he thought needed attention. Sara publicly thanked him for specifically helping her as the Chapter President and as an Architect. Marty had practiced architecture and been the Chair of the Interior Design Department at SUNY/Fashion Institute of Technology in Manhattan. In that role he recognized that Sara would be an excellent teacher and suggested that she consider becoming a teacher at the Fashion Institute of Technology. She indicated that becoming a teacher was something after 30 years of practicing architecture; she never thought teaching would be something she could or should pursue and is now exploring. Sara emotionally concluded that Marty Zelnik a kind, generous, thoughtful and supportive person.

Bob Esnard celebrated the fact that Marty Zelnik was part of Bronx Chapter AIA "Royalty." His father Simon was a founding member of the Bronx Chapter in 1945 and became a Fellow of the American Institute of Architectures in 1967. Marty joined the Bronx Chapter AIA approximately 10 years ago and his son Bryan joined several years later. As far as we know having three generations of architects in an AIA Chapter is extremely unique, and to have all three be active professionally, involved in community issues, as well as with the Bronx AIA Chapter is exceptional! Marty, from the moment he joined the Chapter aspired to broaden the public perception of architecture and what architects do. His letters and participation in meetings and events, working on zoning issues, building codes, and architectural projects for the greater good of the city was wonderful and kept the members working towards positive changes.

In the last few months Marty had commented and discussed the New York City "Open Restaurants Program" to utilize streets/sidewalks for restaurant eating to allow people to eat in unenclosed spaces. Marty's issue was that although it was a good idea to create safer covid eating places, there were safety issues, important traffic circulation impacts, and he urged the resultant reduction of parking spaces in neighborhoods must be considered in siting of these street eating spaces.

Bill Caplan pointed out that in addition to teaching and practicing Architecture, Marty co-authored a series of books on, Interior Design, Design Reference Standards, as well as Time Saver Standards for interior design and space planning.

The Bronx Chapter Web Master Bill Caplan also indicated that the Chapter will develop a permanent Memoriam Page at the end of the AIA website, where additional comments sent to the Chapter can be published. The concept is all notes/comments can be kept as a reminder of Marty Zelnik and in the future other members could also be remembered as is appropriate.

He was a role model for all of us! Chapter members universally expressed their condolences to the Zelnik family and heart felt wishes for Marty Zelnik to Rest in Eternal peace.

3. Adoption of the March Minutes

The Minutes of March 17, 2021 were attached to the April meeting notices for members to review. A motion to approve the March Minutes was made by Sara Djazayeri, which was seconded by Bill Caplan and the March 17, 2021, minutes were then unanimously approved.

4. Next Meeting Dates:

The next meetings will continue to be virtual as Members do not feel comfortable or safe participating in person or restaurant meetings at this time. However, the wish and need to have some in-person meetings was again proposed. Unfortunately, we have not been able to find a suitable meeting venue near mass transit with parking. Therefore, the Chapter meetings through June will continue to be virtual, and held at 6:00pm on:

May 19, 2022, at 6:00pm
June 16, 2022, at 6.00pm
September 15, 2022, at 6:00pm (Perhaps in-person)

5. 2022 AIA Bronx Empowerment Program

Sara Djazayeri organized and hosted the Chapters “Empowerment Program Awards Event” on Thursday evening at 6:00pm on April 7, 2022 at the Fisher Paykel Showroom in Midtown Manhattan. There were approximately fifty attendees which included the two awardees, their families, the Chair of the CCNY Architectural Program, June Williamson, with several faculty members who participated in the selection process. In addition, approximately ten members of the Bronx Chapter and several guests from the Queens, Brooklyn, and Manhattan AIA Chapters attended.

The event started with cocktails and hors d’oeuvres being served in a meet and greeted hour as attendees mingled. The space was large and comfortable allowing for easy circulating and schmoozing. On one wall had a large digital screen continuously showing a strip of slides/photos of Chapter members with a series of specific slides honoring our recently deceased AIA Bronx Chapter Vice President, Marty Zelnik.

At approximately 7:00pm Sara called for everyone’s attention to start the program. She introduced the event by describing the background and the birth of the Empowerment Program. The Bronx Chapter about two years ago discussed the human rights movement and the public discussion of improving life in the Bronx and trying to assist young Bronx people from modest means to succeed. Ofe Clarke, a Chapter Director, suggested that we as a Chapter specifically support a Bronx Architectural student with a Grant Program. After discussions over a few meetings the Chapter approved two \$1,000 grants for Bronx residents who are in their last years of architectural studies at CCNY, the closest School of Architecture to the Bronx. Early last year Ofe Clarke and Marty Zelnik worked out the program with June Williamson and the teachers at CCNY to choose the awardees.

Sara thanked the Fisher Paykel Company for providing and underwriting the venue for the event. She also mentioned that this event was the first in-person event of the Bronx AIA Chapter since the covid epidemic started. It was a pleasure not only for the long-term Chapter members but for many of the newer Chapter members who were able to meet each other for the first time. Although everyone now knows how each other look like, it was interesting to see who was tall, short, thin, and to see a whole person.

Sara then introduced Bob Esnard to discuss and celebrate Marty Zelnik who had passed away a few days prior to the event. Bob briefly reviewed Marty's career, how important he was to the Chapter, and that we will miss him professionally, personally and as a friend. The tribute ended with a moment of silence in honor of Marty Zelnik.

Sara then presented the \$1,000 grant award to the students:

Xavier Raymore, third year B Arch Student

Isaac Corneil, fourth year B Arch Student

She introduced Ofe Clark who had an Architect/Jewelry Designer, design/create two specific commemorative pins, which Ofe then pinned on each student's jacket lapel.

The event closed with a short statement from the staff of the Fisher Paykel Company who indicated how their company and staff enjoyed supporting this event and congratulating the awardees. Their company policy is to be involved in community issues and to assist the design/construction industry. Fisher Paykel is interested in continuing a relationship with the Bronx AIA Chapter and its' efforts to assist young architects.

6. Budget - 2022

Ken Koons Jr, the Chapter Treasurer submitted a proposed 2022 budget for Chapter approval but unfortunately, could not stay for the whole meeting and requested Bob Esnard present the Budget Committee's recommend budget for this year. Ken had developed a comparison chart of the 2021 budget and the proposed 2022 budget. Bob went through the changes, noting some increases due to inflation, as with insurance, AIA compliance consultant costs, and the Budget committees' assumption that the "Empowerment Program" would continue, the program went from \$1,000 last year to \$3,000.

There was a brief discussion about the budget and Ken Koons, Sr. a member of the Budget Committee, indicated the income we will receive will result in a balanced budget. He also reviewed the fact that the Bronx Chapter has always operated with a balanced/conservative budget. Ken then made a motion to approve the 2022 Budget as presented and Julian Misiurski seconded it and the 2022 Budget was approved (Appendix I).

7. Chapter Webinar – Reducing Embodied Carbon:

Bill Caplan our chapter Webmaster, had volunteered to host a Webinar for 1-CEU credit to be available to all AIA members in the New York City region based on a book Bill authored, "Thwart Climate Change Now". The Chapter had preliminary discussions and ultimately an agreement with Valerie Brown, the executive for Westchester + Hudson Valley AIA Chapter to have their Chapter zoom account to facilitate the seminar for 50+ participants. The goal was to allow attendees to automatically; register, attend the seminar, and for each to receive CEU credits on their AIA Education Transcripts. Valerie will arrange for the Bronx Chapter to be the seminar/originator host and handle broadcast for no charge. Sara Djazayeri, Bob Esnard and Bill Caplan in a video

conference last week with Valerie finalized the details/scheduling for the seminar to be midday at 12:00pm-1:00pm on May 10, 2022, for 1-CEU HSW credit.

The one change from the discussion of the seminar over the last few months was changing from a no charge to a fee for seminar attendance. The Westchester Chapter strongly recommended that a minimum charge be made as their seminars always reach the max attendees allowed in their zoom account. They found that people will attend the zoom if there is a modest fee of \$5.00. Without the fee, the actual attendees are a fraction of the signed-up participants that register. Westchester and Bronx AIA are going to utilize both their email their lists and contacts to broaden the invitation to allow as many architects to attend as possible. The hope is to highlight our involvement in this important goal of minimizing carbon generation in construction activities. We are attempting to raise public awareness of Bronx AIA Chapter's activities beyond our borough. The invitation is now in our website, (Appendix II).

8. DOB – Update

Tony Freda briefly discussed a new Local Law 91 of 2020 that took force on April 12, 2020. This requires a new DEP Permit for any construction job disturbing 20,000 sqft. + of soil. Or creating 5,000 sqft. + of impervious surface, (Appendix III).

In addition Tony reported that the mayor has not appointed a new DOB Commissioner and unfortunately, Bronx practicing Architects will continue to have many day-to-day concerns and frustrations to deal with the DOB only remotely through computers without in-person contact at all! The mayor has appointed an acting Commissioner; Constadino “Gus” Siraki PE, a former Deputy Commissioner, who unfortunately will only be continuing what the prior mayor's administration had implemented. He will/cannot significantly change the existing remote processing or the current DOB experience. The hope will be that the next Commissioner will understand these “real” problems and address them. Currently, all DOB Borough Commissioners and their staff, including the Bronx DOB office will and cannot interface with applicants with any in-person meetings.

9. Chapter Committees:

Emerging Professionals:

Several newer Chapter associate members who are Emerging Professionals (EP) attended the Chapters Empowerment Presentation Event on April 7th. Informally, they indicated a desire to be more involved with Chapter activities. Ofe Clark who was at the event thought it might be possible to plan an event or two, virtually or in person, where the new associate members could be more involved with the Chapter. Ofe at the last meeting had invited all associate members to join an AIA State Podcast. Josette Matthews, in the past pre covid period, had been involved in planning and/or attending events such as a Yankee Stadium event or with other Chapters and State AIA activities. Also, in prior meetings the idea of joining a Brooklyn AIA study group for licensing was discussed but not implemented and might/should be popular. After a brief discussion and with the observation that as covid issues are becoming less of a threat, possibly between Ofe Clarke and Josette and activities could be suggested for associates to participate in.

They discussed perhaps a first step may be to join other Chapter's events. It might be easier; having Bronx members participate in other Chapter's ongoing events rather than creating new activities. Perhaps after working/cooperating with other Chapters we could then branch out and create specific activities involving our associates to work on Bronx issues.

10. New Business

Julian Misiurski followed-up on last months' report reviewing AIA New York State Association listed Livable and Sustainable Bronx project of 2005; "The South Bronx Gateway Project". He had contacted Bob Fanuzzi one of two local park activists that Michael Goldblum had suggested, to discuss Bronx parks and the Gateway Project. Mr. Fanuzzi knew about Gateway, but thought other projects might be more important for the State Association and our Chapter to be involved with. Julian also agreed it might be a better idea for our Chapter to find a project that currently has some traction with community people, activists, and elected officials so that with our members assisting, the project could be a more realistically implemented and that community people would appreciate the help. Julian promised to follow-up and report back to the Chapter.

The meeting ended at 8:05pm.

IV. Next Meeting:

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

Thursday May 19, 2022,

at 6:00PM

IV Appendix's

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Appendix I

2022 Bronx Chapter Budget

January 2022

American Institute of Architects Bronx Chapter

PROJECTED BUDGET FOR THE YEAR 2022

EXPENSES

MEETING VENUE	\$	1,500
INSURANCE	\$	2,100
WEB SITE	\$	700
EXPENSES FOR OFFICERS TO ATTEND CONVENTION	\$	900
AIA COMPLIANCE CONSULTANT	\$	2,000
ARCHITECTS COUNCIL	\$	550
MEMBERSHIP OUTREACH	\$	400
ZOOM/FACEBOOK	\$	750
AWARDS PROGRAM	\$	3,000
LEGAL	\$	4,000
ACCOUNTING	\$	<u>400</u>
TOTAL PROJECTED EXPENSES	\$	16,300

PROJECTED INCOME BASED ON YEAR 2022 \$ 18,000

Appendix II

Webinar Announcement

“Reducing Embodied Carbon”

May 10th, 1 LU|HSW at Noon: Reducing Embodied Carbon



AIA Bronx presents: "Reducing Embodied Carbon to Reduce Global Warming" from 12-1pm, May 10, on Zoom. 1 LU|HSW (AIA-BX 08).

[Click for more info and registration](#)

The presentation will provide attendees with the following learning objectives:

- Understand why it is urgent to reduce Carbon emissions immediately;
- Learn the relationship between “embodied” and “operating” emissions in building design, and their respective relationship to global warming;
- Understand why material database and compilation tools are difficult to use, and need more development;
- Learn how to reduce “embodied” emissions now, until user-friendly tools are available.

Presented by: Bill Caplan is the author of “[Thwart Climate Change Now: Reducing Embodied Carbon Brick by Brick](#)”.

Hosted on the AIA Westchester + Hudson Valley Zoom platform.

<https://www.amazon.com/Thwart-Climate-Change-Now-Environmental/dp/1585762334>

Appendix III

“SERVICE NOTICE - New DEP Permit Required”



April 11, 2022

SERVICE NOTICE

NYC Department of Environmental Protection (DEP) Permit Required for Work Disturbing 20,000 Square Feet of Soil

Applicants for work that will result in an amount of soil disturbance greater than or equal to 20,000 square feet, or in the creation of 5,000 square feet or more of impervious surface, are required to submit DEP Stormwater Construction and Stormwater Maintenance Permits. This requirement is not limited to work in an MS4 Area. See [Local Law 91 of 2020](#) and [Chapter 19.1 of the Rules of the City of New York](#).

Beginning April 12, 2022, applicants who indicate on the PW1 Plan/Work Application that the work will result in soil disturbance of 20,000 square feet or more, or in the creation of 5,000 square feet or more of impervious surface in any area in New York City, will be required to submit the following documents prior to plan approval and prior to sign-off:

- **Prior to Approval:** To satisfy the DEP Stormwater Construction Permit Required Document, submit either a DEP Stormwater Construction Permit or a DEP Determination of Non-Jurisdiction; and
- **Prior to Sign-off:** To satisfy the DEP Stormwater Maintenance Permit/Notice of Termination Required Document, submit either a DEP Stormwater Maintenance Permit or a New York State Department of Environment Conservation Notice of Termination.

For more information about DEP Stormwater Permits, visit www.nyc.gov/dep.

To submit an inquiry about DOB NOW, visit the DOB NOW Help Form at www.nyc.gov/dobnowhelp.

The End