

**MINUTES OF THE HOUSING COMMITTEE MEETING  
HELD ON OCTOBER 22, 2007  
AT THE BOARD OFFICE, 5676 RIVERDALE AVENUE**

**PRESENT**

**AFFILIATION**

Jerald Kreppel	CB#8 Committee Chairman
Tony Creaney	CB#8
Tom Durham	CB#8 Committee member
Philip Friedman	CB#8 Committee member
Judy Baier	Ft. Independence Park Neighborhood Assoc.
Lynn Schwarz	Ft. Independence Park Neighborhood Assoc.
Blanche Magill	
Thelma Woodard	Bronx Borough President's Office
Mwanaidi Tindi	Neighborhood Resident
Adiel Perez	Neighborhood Resident

The following items were discussed:

1) The Bronx Historic Preservation Project

This is a new community preservation initiative by the Bronx Borough President's office. The details of this program are set forth in the annexed letter from Bronx Borough President Carrion to Anthony Cassino, CB8 Chairman.

Ms. Thelma Woodard, a National Urban Fellow in the Borough President's Planning and Development Unit will coordinate the program.

Ms. Woodard was present at our Housing Committee meeting and gave a short talk on this program.

Ms. Woodard also handed out a list of landmarked and proposed landmark sites in CB8. She is interested in soliciting input from community residents and organizations on proposed landmark sites or historic areas in CB8.

Any community resident who would like to suggest a site or comment on one already on the proposed list should contact Ms. Woodard at (718) 590-3855 or at [twoodard@bronxbp.nyc.gov](mailto:twoodard@bronxbp.nyc.gov).

2) Enforcement of Street Address Displays

The Borough President's Office has also written Mr. Cassino regarding the enforcement of street address displays. A copy of this letter is annexed.

Proper display of correct street addresses on buildings is critical for emergency service responders such as police, fire department and EMS.

The Borough President has therefore requested in the annexed letter that neighborhood residents report any missing, incorrect, or not clearly visible house numbers to Mr. Dan Donovan of the Topographical Bureau at (718) 590-3047, so that these violations can be corrected.

3) Abandoned Construction sites

The Chairman reported on the latest Buildings Department actions on the apparently abandoned construction sites in CB 8 that the Housing Committee and neighborhood residents have been monitoring.

It was noted that the following sites have had recent declarations of emergency conditions by the Buildings Department.

- 3333 Giles Place (see also recent Riverdale Press article on this site).
- 3880 Cannon Place
- 3103 Sedgwick Avenue
- 3475 Cannon Place
- 3828 Orloff Avenue
- 3465 Fort Independence Avenue
- 3479 Ft. Independence Avenue
- 3190 Cambridge Avenue
- 3585 Greystone Avenue

The owners of these sites were sent the following letter by the Buildings Dept. Borough Commissioner Marshall Kaminer:

“The referenced building, or portion thereof, has been declared unsafe and in imminent peril. It must be repaired or demolished immediately. The responsibility to take such action is yours and, because of the severity of the condition, the work must begin immediately. If you fail to do so, the city will perform the necessary work and seek to recover its expenses from you. You are advised to contact the Borough Commissioner’s office to address this issue.”

Committee members also suggested that there be follow up on 3482 Ft. Independence Avenue, Oxford Avenue, and a long abandoned construction site at 3631 Tibbett Avenue.

A committee member also reported that 3800 Putman Avenue allegedly has no certificate of occupancy, but that people are allegedly living in the building. She suggested that this needs to be investigated.

Lastly, the chairman noted that the owner of 3880, 3882, and 3884 Cannon Place has applied to the Board of Standards and Appeals for a zoning variance to permit or complete the development of 3 attached residential buildings. The

docket numbers on these applications are: 160-07-BZ, 161-07-BZ and 162-07-BZ. There has been no determination or public hearing scheduled on these applications yet.

4) Mitchell-Lama Housing

The Chairman reported on a program he attended at Fordham University on September 29, 2007 entitled "Preserving Mitchell-Lama Housing" sponsored by the Bronx Mitchell-Lama Task Force.

Representatives from the Borough President's office, HUD, DHCR, and HPD spoke on topics such as:

- Mitchell-Lama Basics
- How to form a tenant association
- Legislative issues affecting Mitchell-Lama co-ops
- Strategies to Fight a Buyout

Also, a very informative "Mitchell-Lama Tenant Buyout Handbook" was distributed to program participants. The chairman has a copy of this 56 page Handbook for those who may be interested.

5) Resolution for Protection of Trees on Private Property

Queens Community Board 7 passed a resolution requesting that the City Council enact legislation to protect and preserve trees on private property.

The resolution calls for the enactment of specific regulations regarding what trees can be cut down or removed, a permit process, and certain exemptions.

A copy of the Queens CB 7 "Resolution for the Protection of Trees on Private Property" has been furnished to several Queens's council persons, other City officials, and to the NY City Community Boards.

We discussed this Resolution at the Housing Committee meeting and it was the sense of the Committee that this is a worthwhile resolution that our CB 8 should join in. The Chairman agreed to bring this up at the next meeting of the CB 8 Executive Board.

The meeting was then concluded at 9 pm.

Respectfully submitted,

Jerald Kreppel, Chairman  
Housing Committee

JK:db