

**MINUTES OF THE HOUSING COMMITTEE MEETING  
HELD ON DECEMBER 10, 2007  
AT THE BOARD OFFICE, 5676 RIVERDALE AVENUE**

**PRESENT**

Jerald Kreppel  
Anthony Creaney  
Philip Friedman  
Reginald Martin  
Carol Martin  
Jack Kleinfeld  
Raymond L. Roof  
Nancy Sede

**AFFILIATION**

CB#8 Committee Chairman  
CB#8  
CB#8 Committee member

**General Discussion**

- Resident describes condition at an advance property in Van Cortlandt Park village of a 3-family house having 10+ parking spaces being rented to outside tenants (parking lot.)
- Discussion of CB8 website. Thoughts of requesting a sub-site for Housing Committee (and perhaps other committees) for posting of relevant information, hearing dates, events, etc. to be listed.

**Old Business:**

- Resolution for protection of trees on private property (started by Queens CB7) forwarded to Land Use Committee for further consideration. No response yet from committee chair.
- Other construction sites to continue monitoring:
  - 3482 Ft. Independence Ave.
  - 3631 Tibbett Ave (*'swimming pool' sized construction hole that could be a public hazard.*)

**Agenda Items:**

**Cannon Place Variance Hearing** (*appeal of demolition and stop work order for structures contrary to zoning*) *BSA Application # 160-07-BZ, 161-07-BZ & 162-07-BZ*

- Appeal by developer of Cannon Place properties recently heard at Board of Standards and Appeals (BSA).
- Construct of (3) attached structures contrary to filed plans for (2) detached structures and contrary to (5) zoning codes.
- Speakers against BSA granting a variance included State Assemblyman Dinowitz, CB 8 Chairperson Cassino, Housing Committee Chair Mr. Kreppel, a representative of City Councilman Koppell's office, representatives of the Fort Independence Neighborhood Association.

- Continuance granted for applicant to provide better filing of documents:
  - Applicant re-filing deadline – 1/15/08
  - Next hearing date with public comments -1/29/08
  - Hearings at 40 Rector Street
- BSA may to contact adjacent property owners of next hearing date. **The applicant will serve CB8 and Councilman Koppell's office with any additional submissions that are filed with BSA.**

**Proposed City Council Bill #638 (tenant harassment of landlords)**

- Bill proposed by several city council members including Maria Baez and Joel Rivera regarding harassment of Landlords by Tenants and Tenants by Landlords – both have some housing within their areas that could be considered in relatively poor condition (*articles from The Daily News is circulated – reference to article from Village Voice.*)
- Bill considered to be ‘pro-landlord’ suggesting eviction for tenants filing numerous frivolous court actions.
- As an alternate to Bill #638, other council members submitted Bill #627 which attempts to balance the rights of tenants and landlords.
  - **Resolution to Support Bill #627 (bill attempting to balance rights of tenants and landlords.):** (3 committee members in attendance)
    - **Approved** (2) In Favor / (1) Abstention

**New Business:**

None

Meeting End: 9:02 PM

Submitted by,

Philip Friedman

PF:db