

## Community Board No. 8 Bronx

### MINUTES OF THE HOUSING COMMITTEE MEETING HELD ON JANUARY 28, 2008 AT THE BOARD OFFICE, 5676 RIVERDALE AVENUE

#### PRESENT

Jerald Kreppel  
T.C. Durham  
Tracy Feerick  
Daniel Bowman  
Cathy Fulwood

Manny Grossman  
Michele Kirby  
Jessica Lorenzen  
Brendan McHugh  
Jeffrey Otto  
Pamela Otto

John Snider

Mary Taylor  
Michael Wilcox

#### AFFILIATION

CB#8 Committee Chairman  
CB#8 Housing committee member  
CB#8 Housing committee member  
College of Mt. Saint Vincent  
Jericho Project-Associate Executive  
Director

Riverdale Press  
College of Mt. Saint Vincent  
College of Mt. Saint Vincent  
Manhattan College

KRVC Development Corporation  
Executive Director

Jericho Project-Director of Social  
Service

Jericho Project-Director of Development  
Manhattan College

There were two main items on the agenda:

1. Review of the current status of 3880-3884 Cannon Place
2. Presentation to the Housing Committee by the Jericho Project; Re: Proposed Homeless Veterans Residence at 2701 Kingsbridge Terrace.

1. Status of 3880-3884 Cannon Place

The developer recently notified the Board of Standards and Appeals that it is withdrawing its application for a variance, and will instead develop a "community facility" on this site.

The Chairman of the Housing Committee advised the Committee that he wrote a letter to the developer's attorneys inquiring;

- 1) Whether the developer intends to demolish the existing structure or to use the existing structure for his proposed community facility.
- 2) What type of "community facility" will be constructed?
- 3) What section of law or the zoning resolution permits the construction of this proposed "community facility" as of right on this site, as claimed by the developer's attorney?

A copy of this letter, dated January 9, 2008 is annexed hereto. As of this date the

Community Board received no response to this letter. The Chairman advised the Committee that he will send a follow up letter to the developer's attorney.

2. The Jericho Project

The Jericho Project is an organization that "houses and rehabilitates homeless men and women recovering from substance abuse and mental illness." See Jericho Project information sheet, annexed hereto.

The Jericho Project has entered into a contract to purchase land at 2701 Kingsbridge Terrace for the purpose of constructing a Homeless Veterans Residence that will house and rehabilitate some 70-75 homeless military veterans.

The Jericho Project asked to be permitted to make a presentation to the Community Board Housing Committee regarding this plan to construct a residence for homeless veterans.

They were invited to address the Housing Committee and the above listed Jericho Project personnel gave presentations and answered questions for about one hour. Also, the Jericho Project submitted a brochure about their organization, newspaper clippings and letters of support from people such as United States Senator Charles Schumer, Dr. Roscoe Brown, Jr., Director of the Center for Urban Education Policy, CUNY Graduate Center, and from officials of the U.S. Department of Veterans Affairs.

After hearing the presentation of the Jericho Project, the Housing Committee suggested to the Jericho Project representatives that they may want to make their presentation to the Community Board Land Use Committee, because at this point their plan is more of a land use issue than a housing issue, particularly in light of the fact that:

1. The Jericho Project has not even bought the property yet. The closing is scheduled for April 1, 2008.
2. The property is presently a vacant lot, and no construction has begun or any permits issued for any construction on the property.

Accordingly, after discussion in closed session the Housing Committee decided to recommend to the Community Board that this Jericho Project proposal be referred to the Community Board Land Use Committee for their review and consideration.

The Committee meeting was concluded at 9:00 PM.

Respectfully submitted,

Jerald Kreppel  
Chairman  
Housing Committee

Enclosures (2)  
JK:db (February 1, 2008)