

## BRONX COMMUNITY BOARD NO. 8

### MINUTES OF THE HOUSING COMMITTEE MEETING HELD ON MARCH 30, 2009

#### PRESENT

Thomas Durham  
Thomas Giallorenzi  
Philip Friedman  
Robin Glucksman  
Karen Ilse  
Nick Judd  
Howard Leventhal  
Howard Levinger  
Marilyn Newman  
Donald Ranshte  
Llewellyn Seaborn  
Mindy Schragger  
Lynn Schwarz  
Ann Zitrin  
Steven Zitrin

#### AFFILIATION

Chair, Housing Committee  
CB 8  
CB 8  
Park Reservoir Houses  
Park Reservoir Houses  
Riverdale Press  
Park Reservoir Houses  
Park Reservoir Houses  
Park Reservoir Houses  
Department of Buildings  
  
Ft. Independence Park Neighborhood Assn.  
Park Reservoir Houses  
Park Reservoir Houses

1. Introductions of Board Members
2. Approval of the February 23<sup>rd</sup> Housing Minutes:

Minutes were approved.

3. Chairman's Report

- In regards to 3882 Cannon Place, (the supportive home under construction) the Building Commissioner ordered an immediate Stop Work Order (SWO). The committee has no official news from the Department of Buildings, (DOB). The commissioner has ordered the developer to appear in his office within ten to fifteen days of the SWO. The day of this meeting, March 29<sup>th</sup>, was day 15 by the Chairman's count.
- Channel 12 Bronx News asked the Community Board for a background story on 3882 Cannon Place. This interview conducted on Friday before this Housing Meeting, and was aired late Sunday and on Monday leaving the impression that tonight's meeting agenda will address the 3882 Cannon Place issues. Everyone saw the interview but the Chair. We do not know the extent of the editing. This is quite troublesome due to the fact that tonight's agenda was posted weeks before I was asked to do the interview and most attended the meeting because of that news story. T. Durham forewarned that Mr. Donald Ranshte, (DOB) Community Affairs Executive was unaware of the airing and would not be prepared to answer any questions regarding 3882 Cannon Place. Mr. Ranshte is only prepared on the items on the agenda.
- Channel 12 called to attend the meeting and was told that Cannon Place was not on agenda for this meeting. Others in attendance naturally were welcome to stay with the

understanding that Cannon Place was not a part of the agenda. With all that said, twenty minutes into the meeting, Channel 12 showed up and sat ten minutes through the first item, the Promenade Houses, then asked a question about Cannon Place! The Chair and the quest speaker were not very happy!

#### 4. Agenda

##### A. The Promenade Houses (150 W. 225 St.)

- Mr. Lewellyn Seaborn represented the residents of the Promenade Mitchell-Lama apartment building with regard to its many problems. Most of the issues were the same that were reported in Councilman Martinez', Town Hall meeting such as: an open DOB violation with a temporary SWO regarding work on the building's terraces; the absence of the Fire Safety Plan; inconsistent elevator service; handicap accessibility; and questions regarding the experience of the building's superintendent.
- Why the concern over the Promenade? In comparison of the number of families that are affected in this State funded building that is being mismanaged, here are a few numbers. There are 257 registered homes in the Fieldston Property Owners Association. The 32 story Promenade Mitchell-Lama with ten apartments on a floor, houses 320 families. Over one thousand community Board 8 residents. There are four floors before you start counting the 32 residential occupied floors.
- It was made clear during Mr. Seaborn's presentation that there is a management problem at the Promenade Houses. Mr. Seaborn provided the Housing Committee with the new management team that will be put into place as of April 1<sup>st</sup>, 2009, R Y Management. R Y Management was invited to attend the April 22<sup>nd</sup> Housing Committee meeting to help the residents of the Promenade Houses resolve some issues, mainly, the removal of buildings violations; assured easy egress for the handicapped residents; and to address the many safety issues.

##### B. Guest Speaker, Mr. Donald Ranshte, DOB's Intergovernmental and Community Affair Executive

- New Law 105-3 and 105-4 – Notification of selected projects in the community.
- Mr. Ranshte opened his presentation by making a clarification that 105-3 & 105-4 are new RULES and not law. He handed us a power point presentation explaining how residents can challenge new construction projects proposed for their neighborhoods. These rules however, require challenges to be made in a 30 day window.
- **Question: How will none PC users find out projects and submit a challenge?**  
**Answer:** If you are not online, you can call 311, the Community Board and the sites will be published in the Daily Record. You can also call your Community Board or once the 311 operators have connected your call to the DOB both agencies will be able to submit your challenges.
- **Question: Are these 30 days, business days or calendar days?**  
**Answer:** I believe these are calendar days but I will get back with a definite answer. This raised a red flag with the chair and will be addressed after all is presented.

- **Question: What do you mean by 'selected projects'?**

**Answer:** Project such as new construction, additions or any plan that changes the footprint or the exterior envelope of a building. This also includes elevations. Interior renovations or rehabbing existing building are exempt from these New Rules. The committee will revisit the New Rules at its April 22<sup>nd</sup> meeting under the Old Business segment of that agenda.

C. Certificate of Correction

- The Certificate of Correction (COC) is a document filed at the Environmental Control Board (ECB) (magistrate division of the DOB) after the violation is physically corrected or remedied. If a COC is not submitted to the ECB, the violation will remain posted on the website even if the financial penalty has been paid.
- The Chair asked why should they accept any penalty or allow work to proceed without submitting the COC. This would eliminate chasing down old violations that were corrected and will ensure that all imposed monies would be paid.
- Mr. Ranshte explained that the COC intent is to not keep record of the violation, the ECB handles that, the COC job is to keep a record of the **non-compliant violator!** In other words, to protect and inform prospective buyer of the history or problems with any building, landlord, contractor, developer or property. It will be a red flag to look into liens or back taxes levied against all previously mentioned.

D. Fiscal Priorities and New Business

- Due to the unexpected number of residents in attendance following the Channel 12 news story the meeting was running late, and we voted to table the last items on the agenda for the April meeting.
- Next meeting is Wednesday, April 22, 2009.

5. Meeting Adjourned

Submitted by,

Thomas Durham  
Chairman  
Housing Committee

TD:pm