

BRONX COMMUNITY BOARD NO. 8

MINUTES OF THE HOUSING COMMITTEE MEETING HELD ON OCTOBER 25, 2010 AT THE BOARD OFFICE

PRESENT

Thomas Durham
Anthony Creaney
Colleen Hanley
Julie Reyes
Kirstin Hart
Margaret Groake
Karen Ilse
Jerald Kreppel
Howard Leventhal
Jack Martin
Andrew Sandler
Ann Zitrin
Steven Zitrin
Joan Passalacqua

AFFILIATION

Cmte Chair, CB8
CB8
CB8
CB8
FIPNA
FIPNA

Former CB8 Member
Park Reservoir

rep. Councilman G. Oliver Koppell

1. Introductions

- A. Introduce new committee members.
- B. Meeting started on time at 7:35 PM.

2. Brief chairs report:

- A. Department of Homeless Services (DHS) was overruled by the Bronx Supreme Judge in its building a supportive building on Zerega Ave. & Westchester Square in Community Board 10. The judge cited that the agency failed to follow the URLP and the guidelines of the city charter. This ruling is very important to Bronx County due to the DHS operating and installing many sites, housing and emergency shelters without community notification. And although this specific ruling is only for this one property in CB10, it set a precedent that the DHS must not take the Bronx residents for granted.

Due to the fact that the main item on the agenda is to discuss the September 24, 2010 letter from the Volunteers of America (VOA) the chair's report will end so we could listen to the community's thoughts and ideas on how they would like to proceed on the 3882 Cannon Place. A supportive home that was only allowed to be built with a variance on a R4A zoned lot.

3. Agenda

- A. To discuss the VOA September 24, 2010 letter in regards to the supportive house, 3882 Cannon Place.
 - a. The board office received a letter from the VOA on September 29th stating that the organization was no longer interested in putting a

program or occupying the building, 3882 Cannon Place. The letter stated that the developer, Mr. Fernandez did not bring the building in on time and has failed to communicate with the VOA on the building progress.

- b. Reading this letter CB8 Chairman, Mr. Damian Mc Shane suggested that we write a letter to the Department of Buildings (DOB) and request an order to tear the building down.
- c. The Housing Committee chairman thought best that we investigate to see if the developer did not file with another non-for-profit. We would also need to check the status of the building to see if it had its final inspections. The investigation showed that the building did not file for its mechanical inspections (plumbing, electrical, elevator) and that no other non-for-profit filed an application to obtain a Certificate of Occupancy (C of O).
- d. The Housing Chairman expressed looking at the idea of using the space to enhance the community. The community claim that a larger library is most needed. The Van Cortlandt Village library is small but packed wall to wall with residents of all ages. His idea was to get the city to look at the space and maybe leasing over the long term until a new library building can be found and funded. This idea will help the neighbors avoid another long demolition and construction site. This idea had a good response and the community thought that it was worth looking into. Other ideas were a museum but Committee member Julie Reyes suggested to tie the rich history into the library theme due to the fiscal reality that there is little funding for anything like a museum. Ms. Reyes suggested that we can look at other funded institutions that are spending money on tying culture event and centers such as the trolleys. We can take these items to Libraries and Cultural Committee for follow-up.
- e. In regards of 3882 Cannon Place the present supportive house, the communities overall stand suggested the Housing Committee write a letter to Mr. Fernandez asking what is his intent to do with the building now that the VOA has pulled out. That if he does not have a non-for-profit party of interest that meet the guidelines for occupying the space that is within the guidelines of the variance for this size structure in a R4A zone, this committee will request an Order of Tear Down from the DOB if we do not hear from him by November 19, 2010.

4. Adjournment

- A. Meeting adjourned at 9:15PM
 - a. Next Housing meeting is scheduled Monday, November 28, 2010.

Submitted by

Thomas C. Durham