

**COMMUNITY BOARD NO. 8 BRONX
MINUTES OF THE JOINT MEETING OF THE LAND USE AND
HOUSING COMMITTEE
HELD NOVEMBER 24, 2008**

PRESENT

Thomas Durham
Anthony Creaney
Philip Friedman
Thomas Giallorenzi
James Plaza
Margaret Groarke
Nick Judd
Lynn Schwarz

AFFILIATION

Committee Chairman
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Riverdale Press
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A. Introductions

Board Members

B. Brief chairs report

1. Announcing the new Department of Buildings (DOB) (Acting) Commissioner Thomas Fariello. The Borough President Adolfo Carrión is on president-elect Obama's short list to take over HUD.
2. Mayor's budget cut, seniors and homeless housing.
3. Homeless shelters that do not provide beds for more than five nights a week will not be funded.
4. The chair will be attending the Bronx Task Force on Housing Court tomorrow. The second item on the agenda, "wish list for law changes" and I will ask them to review the Padavan Law on the question of "saturation". This is in regards to targeting a neighborhood with an overwhelming number of supportive homes.
5. Buildings and construction sites photo file for Housing & Land Use Committee.
6. 146 Van Cortlandt Park South, private home to be knocked down and replaced by a four family rental. This block is zoned R7.

C. Agenda

1. 3882 Cannon Place Blue Print and DOB Applications
 - a. Presented the residents of Van Cortlandt Village and Kingsbridge Heights with the plans of the structure to be built on the site known as 3882 Cannon Place.
 - b. The structure planned, is a supportive home that will house ten residents and one staff employee.
 - c. The site is being built on a R4 site with a R4A designation. As long as the exterior walls of the structure on the lot are built within the R4 guidelines and regulations, the developer is in his right to build on his property.
 - d. The builder does not have a sponsor for this supportive home at this time. Although this application suggested the group "Volunteers Of America" no formal agreement has been reached. I call it a "Universal Supportive Home" whereas, the owner knows the open market is a tough sale but mayoral support on housing the homeless. He is hedging his bet that some organization will be interested in his building. One attendee suggested that we get in touch with Mr. Tim O'Neill, (Shrady Place Project) and see if his organization will be interested in 3882 Cannon Place. The chair agreed on contacting Mr. O'Neill.

- e. The residents of Van Cortlandt Village (VCV) and Kingsbridge Heights (KBH) agreed to attend the December meeting and spend more time reviewing the applications and blueprints. The chair reminded the committee, the DOB focuses on the structures and not on the politics of who and what residents are, unless there is an obvious breach in what the application says and the developer is using the space for something else. In cases where this happens, the Certificate of Occupancy can be removed.

2. Schervier's (Senior Resident) Parking Lot:

- a. The residents of Spuyten Duyvil that neighbor the Schervier parking lot expansion project voiced several complaints and they sought Bronx Community Board No.8's help.
- b. Trees – That were removed and trees that needed to be pruned because they are scraping against cars that are legally parked.
- c. Schervier is not in the natural are district and is not under the strict tree removal guide lines, however they did provide a tree replanting plan at the previous Land Use meeting. This plan included trees that will screen auto headlights from residents whose homes face the park. Schervier also will address the trees that are damaging the cars.
- d. Diesel generator – Loud generator being operated at time when it is most disturbing to residents.
- e. Schervier explained that all Senior Assisted Living Facilities are now required to have, and frequently test back up generators. Bronx Community Board No.8 did get Schervier to agree to test the generator at times when it will least impact the community. However if the generator is needed for emergency power, the residents are to understand that this can occur at any hour or on any day of the week.
- f. Street Cleanliness – Residents complain about the condition of the street with debris from construction workers and patrons using the parking lot.
- g. Schervier will have its maintenance and grounds keeper address this issue.
- h. Lot security and traffic control - the residents wanted to know, with the increased size of the lot, how it will control the flow of traffic in and out of the lot. Will this lot have some kind of security?
- i. Schervier said both issues will be addressed on this matter. First the lot will have a 24/7 attendant. All vehicles will be time stamped entering and leaving the parking lot. This will stem the flow of how fast cars enter on the public street. All employee vehicles will have some form of identification and a dedicated area in the parking lot. In addition, there will be new lighting and security camera monitoring.
- j. Access to fence off property – in an effort to secure the construction site, Schervier's security fence denied access of some residents. The driveways and yards of neighboring property were blocked.
- k. The Chairman clearly stated, give them access, either redesign, relocate or simply, remove the fence. The people need to gain access to their homes and property.

D. Old Business

Tulfan Terrace: Try to arrange meeting with Mr. Wagner and Mr. Bookle. Mr. Friedman will chair this meeting due to a conflict of interest.

E. New Business

1. Atria: to investigate, to see if the building is being used as a hotel.

Bronx Community Board No. 8 has received a letter stating that the Atria was booking rooms and overnight stays. This would be in violation of their Certificate of Occupancy

and application license. The board will look into these allocations to see if they are true or not and report their findings to either this committee or the general board.

2. Rotating taking the minutes at Land Use Meetings.

Board Chairman asked for volunteers to take minutes at Land Use Meeting. This issue will be addressed at the next Land Use Committee meeting.

3. Invite the DOB commissioner to Housing Committee Meeting.

We have invited Acting Bronx Building Commissioner Thomas Fariello to our January 26, 2008 Housing Committee meeting. Commissioner Fariello will introduce himself to our community and discuss the changes brought to the DOB with the citywide budget cuts.

4. Bad Purchase – Two brothers, (Gomez) had purchased a lot from our infamous Mr. Fernandez (owner/developer of 3882 Cannon Place) after the new 2005 zoning laws took affect, is now too small to build on.

The chair advised the men to go to DOB and apply for a variance and plead hardship. We also invited them to attend the meeting when the Bronx DOB Commissioner is our quest speaker.

F. Adjourn Meeting

Next meeting will be Monday, December 29, 2008.

Thomas Durham
Chairman

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