

BRONX COMMUNITY BOARD NO. 8

MINUTES OF THE HOUSING COMMITTEE MEETING HELD ON JANUARY 23RD, 2012 AT THE BOARD OFFICE

PRESENT

Thomas C. Durham, Chair
Steven Balicer
Georgia Santiago
Julie Reyes
Andrew Sandler

AFFILIATION

CB8
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rep. Councilman G. Oliver Koppell

1. Introductions

- A. Meeting started at 7:35 PM.
- B. Approved the minutes of the last Housing Committee Meeting, November 28, 2011

2. Chair's report:

- A. The chairman welcomed the committee back and the start of 2012.
 - a. City administration asked all Housing and Safety Committee Chairpersons to make a public safety announcement at their January meeting in regards to the aging Carbon Monoxide, (Co2) detectors. All Co2 detectors installed in the winter of 2007/08, when detectors became mandatory by law to be installed in ALL residential housing, have a five to seven year life span and are aging out of their service life. NOT LIKE SMOKE DETECTORS, Co2 detectors are designed to start beeping when they need to be replaced. If you try to install a replacement battery and the beeping continues, the detector itself needs to be REPLACED! All NYC residents are responsible for maintaining the Co2 detectors in their home. For renters, landlords are responsible for the new replacement detectors.
 - b. The Department of Buildings (DOB) and the Department of Housing Preservation & Development (HPD) issued a Negative Declaration for the closure of 215 West Kingsbridge Road. This is an abandoned unoccupied multi dwelling that was refuge for a few homeless squatters. This building had a fire (origin still under investigation) and was further damaged by water from fighting the fire and was declared unfit for human occupancy in its present state.
 - c. Housing Committee is still inquiring into previous funding for security cameras allocated by former Councilman Martinez for the Marble Hill Houses (NYCHA).

- d. On January 30th, 2012 the Department of Homeless (DHS) services will conduct operation HOPE, the Homeless Population Estimate. This is where thousand of volunteers go out on the streets of the city and count the number of people or families that are living without proper shelter required by city standards. Our Housing Committee member Colleen Hanley and members of her family will be volunteering their time to this effort.

3. Agenda

- A. To discuss the Department of Environment Protection's (DEP) Property Water Overflow Amendment (PWOA).
 - a. The PWOA is a new rule put into place to monitor the volume of water entering the sewer systems from property run off. Like previous DEP amendments that brought us residential water metering and the present heat conversion rules, look for DEP to start metering water discharging from residential property into the sewer system.
 - b. The chairman explained that this could be accomplished by knowing how much water enters the property by the existing water meter. Every building or house has a common "house trap" that all of the water whether domestic use or drainage pipes, from roofs, courtyards or floor drains flow through before discharging into the city's sewer systems. By monitoring the flow of water through the discharge pipe is greater than what enters the house through the water meter, the difference is the "property's water overflow".
 - c. DEP claims that its study shows that property water run off is tasking the system leading to more maintenance to an over worked and aged sewer infrastructure. The PWO will appear somewhere in the near future as another affordable living burden for all NYC residents.

- B. To discuss the February 27, 2012 Heat Conversion Forum.
 - a. The next order of business was deciding the venue. CB8's District Manager Nicole Stent and the chairman visited the American Legion Hall on Colear Avenue between West 230th Street and West 231st Street. The American Legion main hall was huge and accommodating, however the building is not handicap accessible. Two other sites were discussed, the first being Manhattanville Rehab Center and Julie Reyes suggested that we look at the new TD Bank on West 230th Street. TD Bank did express that they would like to take part in supporting community programs.
 - b. We discussed our format and potential guest speakers.
 - c. We agreed on supplying the guest speakers with a list of questions so that they'll be equipped to respond with the correct information.

4. Old Business

- A. Housing committee member Kristin Hart sent in an announcement that the Historic Districts Council, (the advocate for New York City's Neighborhoods) named Van Cortlandt Village (VCV) one of the six neighborhoods chosen for Historic Preservation. This is a huge step to get the designated blocks submitted by VCV to Historic Land Mark status.

5. New Business

- A. Looking into NYC purchasing 3882 Cannon Place as an annex for the undersized yet over crowded VCV library.
 - a. 3882 Cannon Place, an unoccupied 10 unit supportive housing built in 2010 is now sitting with a \$54,000.00 lien against the property. Kristin Hart volunteered to research this property on behalf of the Housing Committee. This building was to obtain a Certificate of Occupancy (C of O) before all of its permits expired on August 29, 2011. The owner has not met any of the criteria set by DOB to bring this building online.
 - b. The Housing Committee agreed and asked Mr. Andrew Sandler (rep. for Councilman Oliver G. Koppell) to ask the councilman to look into purchasing the property as a possible site for an annex for the VCV Library. There is no place for expansion at the library's present location and limited available or affordable property in the neighborhood of VCV. We think this would be a great opportunity to turn a negative into a very positive situation and a more welcomed need to this neighborhood. Mr. Sandler agreed to have the Councilman look into the Housing Committee request.
- B. The Housing Committee agreed that we would like a meeting in the spring with NYCHA's housing Commissioner Margarita Lopez to discuss our growing concerns with the NYCHA complexes in CB8.

6. Adjourn

- A. Meeting adjourned at 8:50PM
 - a. Next Housing meeting is scheduled Monday, February 27, 2012.

Thomas C. Durham
Chairman
Housing Committee