

Knickerbocker Villager

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SECURITY OFFICER COMMENDED

Security officer Frantz Desbrosses was awarded a commendation for excellent service recently. A tenant who was unloading her car prior to parking it left her pocketbook on top of her baby carriage. A visitor who was leaving the building snatched the pocketbook as he passed the carriage. Officer Desbrosses, who was just arriving at the building and was not yet on duty, made a report and identified the individuals involved in the incident. Security Director Mark Laurie forwarded the report and video footage of the incident to the Fifth Precinct. The perpetrator was subsequently arrested and is being prosecuted.

For his actions, officer Desbrosses was awarded Guard Of The Month by Cambridge Security and received an award from Cambridge and Knickerbocker Village.

In another incident, KV employee John Yodice & Security Director Mark Laurie were instrumental in detaining a suspect in another incident until NYPD arrived & placed the suspect under arrest. Thanks to them as well for helping to keep our community a safe place.

KV FIGHTS OCCUPANCY FRAUD

The difficulty of finding reasonably priced housing in New York City has been well documented. When a waiting list is opened for KV or other developments, thousands of applications are received. A limited number of applications are selected in a lottery and applicants then face a wait of several years. In the intervening years, there may be changes in the family composition. Many applicants are ultimately disqualified due to the changes which occur in their family composition between the time of their initial application and their processing for an apartment.

Regrettably, some applicants have tried to subvert the rental process by concealing or misrepresenting their family composition or in some cases their income, typically by submitting false documents. In many instances, the true circumstances become known after the family takes occupancy. Over the past two years, KV has brought many cases in Housing Court seeking eviction of those who have subverted the rental process. In a trial several weeks ago a tenant admitted having submitted a falsified tax record. Judge Maria Milin ruled against the tenant, who will now be evicted. Those who engage in such practices place their families at risk of eviction.

In an effort to preclude further problems of this nature, we have intensified the screening process. Certified Tax Returns are now required for all applicants. A smaller list (150 Applicants) was selected at the opening of the waiting list several months ago to reduce waiting periods.

SITE PROJECT

Reconstruction of the ramp between the lower & upper levels in the East Courtyard was recently undertaken. Unfortunately, some of the concrete work has been deemed not acceptable and will be removed and replaced. As we write this, we are awaiting a date for this corrective work. Once the concrete is to our satisfaction, safety rails will be installed on the ramps and stairways. The new ramp is longer than the previous one and has a more gradual rise. It is easier to use for those in wheelchairs, those with shopping carts, furniture deliveries and other uses.

Replacement of the sidewalks on Monroe St. at the East Court entry is planned in the near future.