



Margaret Lanucara stands on a bundle of rags to keep her feet dry in her building's basement. The water is from leaking pipes that the building's landlord, United Cerebral Palsy, won't fix.

S.I. Advance Photo by Frank J. Johns

## Chilly family says landlord not charitable

By ANEMONA HARTOCOLLIS

Carl Lanucara's family's landlord is a charitable organization, according to a leaflet published by the landlord. But the Lanucaras aren't so sure.

They live in Port Richmond in a frame house owned by United Cerebral Palsy of New York City (UCP), a non-profit private agency. On Christmas Day, the coldest day of 1980, their house didn't have heat or hot water. There wasn't any oil, the family said. When UCP gave them oil the next day, the sudden heat broke the frozen pipes, spurting water everywhere.

Lanucara, his wife and their two children believe UCP is trying illegally to muscle them out of the house where they have lived for nine years. Because there is no written lease, a Staten Island civil court judge has ruled that they can be dispossessed Feb. 28. But Carl Lanucara thinks UCP is trying to speed their departure by making them miserable.

"The pipes are still leaking like a

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# Port Richmond family coping with cold house owned by UCP

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sieve," Lanucara, who works for the city's Child Welfare Bureau, complained yesterday. Water drips from the pink plaster ceiling in the kitchen, dousing a gas burner on the stove every time it's lit. Pots and pans catch leaks in the bathroom, and wading ponds stretch over the basement floor.

UCP, Lanucara said, has steadfastly ignored his daily telephone calls for repairs.

Vincent Sclafani, the UCP official who Lanucara said acted as the house superintendent, said through his secretary yesterday that he would not speak to reporters.

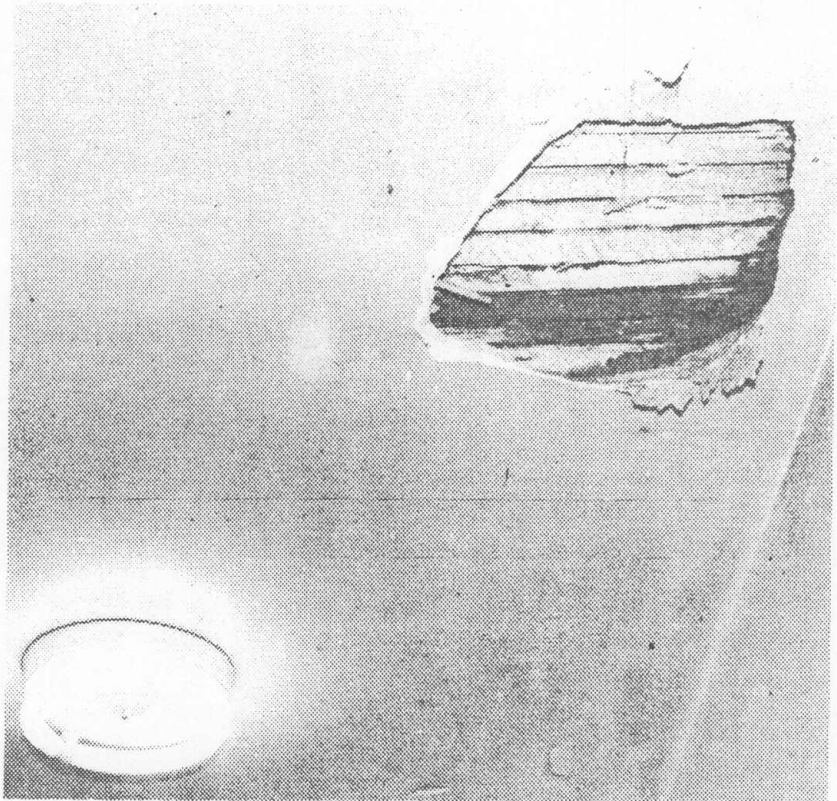
The agency bought the house at 96 Albion Pl. last winter as part of a package including two other frame houses at 281 Richmond Ave. All the structures are within a two-block radius.

Leslie Park, UCP executive director, said last summer that the houses would be razed to provide parking and loading space behind the Garber building, which would be renovated as a sheltered workshop for the handicapped persons served by his agency.

Initial community resistance to the demolition of the houses faded, and gradually the tenants in two of them moved out. Only the Lanucaras and Trixie Driscoll, an elderly woman living on the second floor of their house, refused.

Lanucara said UCP has referred him to two vacant apartments. One was too small for his family, and in the other, "I don't think even a cockroach would live," he said. Given his biweekly salary of \$379, he added, his housing options are limited.

Fifteen months after buying the Garber building, UCP has not yet begun renovating it. Park failed to return telephone inquiries yesterday. But Edward Reitman, the



Wooden lath is exposed after a piece of plaster fell from the kitchen ceiling.

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agency's associate executive director, said work on all four structures is planned "some time in the future."

In September, however, state Attorney General Robert Abrams began investigating allegations that UCP squandered agency funds in the purchase of the Port Richmond property. The four parcels cost nearly \$550,000, according to UCP officials. That investigation is "progressing," a spokesman for Abrams said yesterday.

Contradicting Reitman, a spokeswoman for state Mental Retardation Commissioner James E. Introne said yesterday that UCP had scrapped its plans to operate a workshop for the handicapped in the

Garber building. An application for state funding for the program had been withdrawn, according to the spokeswoman, Cora Hoffman.

Lanucara said he will return to civil court to fight the dispossession order against his family and Miss Driscoll, issued Dec. 30.

Wearing galoshes to do her laundry in the basement yesterday, Lanucara's 21-year-old daughter Margaret remembered when the pipes burst. Water rose to the height of the washing machine, she said, and the Fire Department sent a crew to bail out the room.

"I don't believe UCP," she said. "They're unreal. They probably figure it'll be a dream, and we'll disappear."