

The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association

info@pwvta.org January 2009

PWV CASE: QUESTIONS OF CITYWIDE IMPACT

In the case about Park West Village now before the NYC Board of Standards and Appeals (BSA), two issues may affect what else is built here — and in other New York City communities.

One issue is about who may use the open space on a building lot — everyone who lives on that lot, or only the residents of a particular building — and who gets to make that decision. The developer of 808 Columbus Avenue, with the approval of the NYC Department of Buildings, says the developer may reserve some of the open space exclusively for the residents of that new building.

Countering this, the neighborhood organization Westsiders for Public Participation claims that both existing law and practice require the open space to be available to all residents of that zoning lot, which includes the 784, 788 and 792 Columbus Avenue buildings. Traditionally, the benches, trees, walkways, park, and playing areas have been available to all who live on one building lot.

The second issue entails a judgment on whether the new stores, shopping, and parking areas are becoming big enough to be categorized as a “destination” for distant shoppers, or serve only as local neighborhood stores. The category “Use Group 6” covers stores serving primarily the neighborhood; “Use Group 10” covers bigger, “destination” stores which attract shoppers coming from outside the neighborhood, and thus involve more foot and vehicle traffic from outside the neighborhood. If stores are categorized as “Use Group 10,” an environmental review of the probable impacts may be required.

So far, no environmental review of the impact on the neighborhood of the five new buildings, garages, and three blocks of stores has been required — although the PWV project is reputedly one of the physically largest projects in ground area in New York City. Local organizations attest that it is difficult to plan cohesively or responsibly without such a review. The developers' advertisements for the new stores describe the area as “...the intersection of shopping and life.”

The offices of both Borough President Scott M. Stringer and Assemblymember Daniel O'Donnell gave supporting testimony at the hearing. (See at www.pwvta.org or www.preservewpn.org) Congressman Charles B. Rangel, the Park West Village Tenants' Association, the Coalition to Preserve West Park North, and concerned community residents have written to the BSA as part of its public hearing process to provide contextual information and experience on the two issues.

The BSA has scheduled the Park West Village case to be decided February 3. Residents may still offer their perspectives on the two issues before the BSA by mail or email, referring to the 808 Columbus Avenue Case 149-08-A. The BSA is located at 40 Rector Street, Ninth Floor, New York, N.Y. 10008. Website: www.nyc.gov/bsa.

392 Central Park West MEMBERSHIP MEETING

Wednesday, January 28, Apt. 11C, 7:30 pm. All 392 CPW tenants and associate members invited to hear news on construction and tenant issues, open discussion, and you may join/renew PWVTA membership for 2009. PWVTA members will elect three Building Representatives and three Alternate Reps.

RSVP Evelyn or Gloria: 212-662-2610 or info@PWVTA.org

Meet your neighbors — light refreshments!

NO NO. M10 BUS? The MTA public hearings January 14 revealed severe service cuts, including our M10! To restore MTA funding, write Albany legislators, Assembly Speaker Sheldon Silver, Governor David Patterson, Mayor Michael Bloomberg, and MTA Chair H. Dale Hemmerdinger. More info and addresses: www.MTA.info and www.PWVTA.org.

Community Board 7 Transportation Committee will address these service issues Tuesday, February 10, 7pm, 250 W. 87 St.

WPP Continues to Press Lawsuit

The BSA hearing referenced on page 1 was a milestone in the legal action brought by Westsiders for Public Participation to compel a public environmental review of the proposed "Columbus Village" as required by law. Both the City and the developers have used all their resources to delay or dismiss the lawsuit, but have failed to stop WPP.

WPP assures every community stakeholder the right to public participation in every decision made about the Park West Village community. These rights can only be assured if community stakeholders fulfill their own commitment to finance the success of WPP's pending legal actions. Contributions can be made now at <http://snipurl.com/westsiders> Or checks can be made payable to Westsiders for Public Participation and mailed to:

Westsiders for Public Participation, Inc.
P.O. Box 20093, Park West Station
New York, NY 10025

Legislature Lobbying Day January 27

Day trip by van to Albany (and back!) to lobby legislators to Stop Vacancy Decontrol and Repeal the Urstadt Law on Tuesday, January 27. For info and locations, call Pat Coleman, 212-608-4320 ext. 306.

The PWVTA Executive Board regularly meets on the third Tuesday of the month. PWVTA members are welcome to attend. Next meeting: Tuesday, January 20, 7:30 pm. Door opens 7:00 for cookies & community. At the Ryan Health Center, 110 W. 97th Street, downstairs.

ARE YOU BEING OVERCHARGED?

If you have moved into an apartment in 784, 788 or 792 Columbus Avenue, there is a strong possibility that you are being overcharged.


These buildings are covered by the New York State Rent Stabilization Law which requires landlords to follow a specific formula when setting new rents following an apartment vacancy. The owners of Park West Village have a history of overcharging new tenants by inflating the costs of apartment renovations

What should you do? Call the New York State Division of Housing and Community Renewal (DHCR) at 718-739-6400 and request the rent history on your apartment.

Upon receiving the rent history, call the PWVTA Hotline at 212-662-2610 to set up an appointment with a member of the Overcharge Committee who will help you through the process.

For more information go to www.pwvta.org and click on homepage link "PAST PWVTA NEWSLETTERS." There you'll find details on PWV's history of rent overcharges in the March 2008 newsletter.

Produced by the PWVTA Communications Committee.
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 **JOIN YOUR NEIGHBORS – RENEW NOW!**

PLEASE RETURN THIS MEMBERSHIP / ASSOCIATE MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE OR MAIL TO:

Park West Village Tenants' Association
P.O. Box 20339, Park West Finance Station, New York, NY 10025-0339

Name: Building: Apt.: Phone:

Rent-stabilized tenant Market-rate tenant Renting from private owner Owner Email:

Check for 2009 membership dues enclosed, **payable to PWVTA** \$40 Other*: \$.....

Check for 2009 associate membership dues enclosed, **payable to PWVTA** \$35.....

Check includes additional contribution to Legal fund. Amount:

★ If you cannot make full \$40 payment of your annual dues, please pay what you can.
Your membership card will be delivered to you.
