

The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association

info@pwvta.org

November 2010

Here We Go Again!!!

NEW MCI APPLICATION FILED BY LANDLORD

On or about October 18, rent-stabilized tenants in 784, 788 and 792 Columbus Avenue received notices from the DHCR (Division of Housing and Community Renewal) informing them that their landlord had filed an application for an MCI (Major Capital Improvement) Rent Increase based on "pointing and related engineering services" in each building over a period from April 2006 through February 2009.

The increase applied for was \$6.58 per room per month for 784, \$6.25 per room per month for 788, and \$7.24 per room per month for 792.

The PWVTA has retained an attorney to legally contest the MCI application, and the attorney has already filed a request for a 30-day extension (which is usually granted as a matter of course) as well as a request for the application itself.

This will prevent a determination for now, and permit time for an analysis of the application and the preparation of a response. It is likely that the response will require the retention of an engineer to examine the nature, scope and quality of the work done.

"Pointing" essentially involves the repair and restoration of the brick and masonry of the exterior of the building, a major purpose of which is to prevent leakage into the building through the walls, around the windows and terraces.

It is extremely important to the legal challenge of this application to hear from any tenants who may still be experiencing leaks and damage to their apartments. We urge tenants to respond by reporting such matters to us at Quality1@PWVTA.org, or call 212-662-2610 as soon as possible.

As in the past, it may take several months before the DHCR makes a determination on

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Changes In Parking!



The anticipated relocation of cars from the two Columbus Avenue parking lots is now fact. Early this autumn representatives from PWV Acquisition stated that the move was imminent.

The PWVTA has been notified by lawyers for the owners of their intent to eliminate the current parking spaces and relocate tenant parking to the private garage under 808 Columbus Avenue.

The relocation of parking facilities for tenants who lease spaces presents significant change in the way they can access their cars. Rather than self-parking cars in assigned spaces, tenants will now have valet parking.

They will access the underground parking garage either through an elevator that is only in service from 6:00 a.m. to 9:00 p.m. or — outside these elevator service hours — tenants will have to walk down long, steep, and poorly-lit ramps (entrances at either 100th Street or 97th Street) that have no pedestrian walkways.

This limited access situation will pose significant problems to those tenants who are

PARKING CHANGES continued on page 2



December 21 MEMBERSHIP MEETING

The PWVTA's Annual Membership Meeting will be held Tuesday, December 21, 7:30 p.m. at the Ryan Health Center, 110 W. 97th St.

We will discuss current issues, including the proposed plans for a 22-story JHL nursing home, and set the dues amount for 2011.

All Park West Village residents are invited!

the owner's application and, unless and until such a determination is made and a notice sent to affected tenants, the landlord cannot bill the claimed MCI increase to the tenants.

Even after a notice is delivered, the PWVTA, on behalf of the tenants, may appeal the determination, as it has in the past. The appeal process has sometimes taken over a year.

We will report to our readership as the MCI legal challenge proceeds. Tenants can help by documenting the leaks and damage and report to us as indicated above.

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disabled, elderly, or have temporary difficulties in walking.

Major concerns with the parking service change include: having timely access to one's car; the need to 'tip' parking attendants; limited hours for elevator access to the parking garage; and security and safety issues.

Also pertinent to this issue is the Rent Stabilization Code. The law prohibits the landlord from moving the parking spaces to a location less accessible or inconvenient to the tenants or that otherwise constitutes a decrease in the level of parking services provided to tenants.

The Rent Stabilization Code unequivocally provides that a landlord cannot modify or substitute required services prior to DHCR's approval of a landlord's application for such modification or substitution. Many rent-stabilized tenants lease parking spaces as part of their lease.

The PWVTA has engaged the services of legal counsel to pursue the rights of tenants in regard to the elimination of current parking spaces and the relocation to the 808 Columbus Avenue parking facility.



Photo by Pam Tice



Photo by Pam Tice

Food drive collection basket in 372 CPW

Food for the Holidays for All

Subject: Park West Village Food Drives
To: Park West Listserve <list@pwclist.com>

Dear Neighbors,

A few years ago, Linda LeShanna started a food drive in 372 CPW in response to mounting needs of neighbors on the upper west side.

This year our food drive extends from November 14th through December 10th. And I now understand that 400 CPW has also had a food drive for several years.

It would be wonderful if all seven buildings within Park West Village were each to participate, perhaps staggering the dates to assure steady supplies of donated food. It requires setting up a table in the lobby with a large basket or other container.

Someone would need to design flyers for each building that participates and periodically bring accumulating donations to a locked room for safe keeping until you're ready to bring full cartons to each of the places that distributes food.

Non perishables in cartons, cans or plastic containers well before expiration dates would be welcome.

Think about whether you might organize this with and for your building. We know that an increasing number of people rely on these donations to carry them through the winter.

As holidays approach, a good preparation is this kind of effort to help others enjoy them too. You may want to talk about this among your neighbors to spark interest and surface volunteers.

Best wishes,
Cathy 372 CPW

TRAFFIC STUDY NEEDED!

There has been movement on a traffic study as reported in the October issue of **The Park West Tenant** with the approval by the full board of Community Board 7, at their November meeting, of the resolution for a traffic study from Central Park West to Riverside Drive and from 97th Street to 110th Street.

The call for this study by Emily Margolis, Executive Board member of the PWVTA, came from observable current high levels of congestion on both West 100th Street and West 97th Street — and the potential repercussions of increased traffic volume with the insertion of the JHL facility into the neighborhood.

Of great concern is the length of time it will take to implement a major traffic study in the area. Funding opportunities are being sought for a fast-track study of traffic patterns on West 100th Street and West 97th Street, as well as the “in and out” traffic at the existing Jewish Home facility on West 106th Street.

MARK YOUR CALENDAR!



**Joan of Arc
The Maid of the
Upper West Side**
Thursday, January 6,
2011 at 6:30 pm
New York Youth Hostel
891 Amsterdam Avenue
(between 103rd & 104th Streets)

Valerie Thaler, Independent Researcher
Celebrate Joan of Arc's 599th birthday and learn the fascinating story behind the statue at 93rd Street and Riverside Drive

Presented by:

**Park West Neighborhood History Group
Columbus/Amsterdam BID
Hostelling International — New York**

Further information call: 212-666-9774

FREE

PETITIONS CALL FOR PUBLIC HEARINGS ON JHL BUILDING

The October issue of **The Park West Tenant** reported on the efforts of the community to call attention to the concerns of the effect of the construction of the Jewish Home Lifecare (JHL) nursing home on Park West Village property.

As reported previously, a petition has been developed to send to Richard F. Daines, Commissioner, New York State Department of Health and Jeffrey Kraut, Chair, New York State Hospital Review and Planning Council--- calling for public hearings.

The petition details the overwhelming problems with the approval process for this facility, including non-compliance with the State Hospital Code, and circumventing the Public Health Law and the State Hospital Code by treating JHL's application as a 'modification' of a previously approved application for a smaller building on West 106th Street.

As a member of the Park West Village community, please make every effort to sign the petition and make our voices heard to demand a public hearing on these issues.

PWVTA members, with petitions in hand, will be available in each of the building lobbies to collect signatures. Please do sign!

Textiles Recycled at 392 CPW

Residents of 392 Central Park West had the opportunity to clean out their closets for the building's first-ever textile recycling drive in November.

The 392 Green Committee enlisted two organizations to pick up the items and give them a second life. “Interview clothing” was collecting for the Fortune Society for former offenders re-entering the workforce.

All other items went to *Wearable Collections*, which collects secondhand clothing for charities and sends unusable textiles to facilities to be made into new products. (Wearable Collections also accepts donations every Friday at the 97th St Greenmarket, from 8 a.m.–2 p.m.)

Dozens of bags of textiles were gathered for the drive and residents very much appreciated the opportunity to donate to a good cause.



NEW FOLKS ALL WELCOME!

It is gratifying to see an influx of so many young people to Park West Village. It reminds us of the early days of Park West Village when so many young pioneers came to live here in a daring experiment of diverse living.

To begin with, anything above 96th Street was considered dangerous territory and here we were, living side by side, people of all nationalities and color. And we banded together to create a neighborly community with common interests and goals. This is the history of Park West Village.

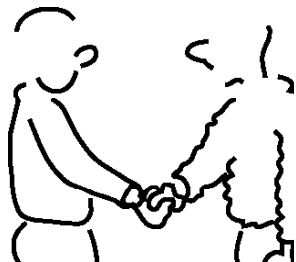
So we welcome you with the hope that you too continue the legacy of Park West Village in the spirit of diversity and community, with neighborly participation for the benefit of us all.

We invite you to join the Park West Village Tenants' Association to give us your fresh insights and energy in dealing with issues that are of vital interest to the well being of ALL the residents of this community.

WELCOME ASSOCIATE MEMBERS!

The PWVTA welcomes the support and participation of the condo owners of Park West Village who have already joined us!

Let others know we can cooperate on the common issues that concern all of us in Park West Village.



HISTORY CORNER

Park West Village: History of a Diverse Community

More Park West Village history can be found online at www.parkwestcommunitynetwork.org and www.pwvta.org.

Call 212-865-3078 to request the brochure *Park West Village: History of a Diverse Community*.

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except in July and August.

The next Executive Board meeting will be held Tuesday, December 21, 6:30 p.m. at the Ryan Health Center, 110 W. 97th St. Doors open at 6 p.m. for cookies and community. PWVTA members and associate members are welcome to attend.

The Annual Membership Meeting begins at 7:30 p.m. All Park West Village residents are welcome to attend, though only PWVTA members and associate members may vote.

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 **2010 membership dues** enclosed, payable to PWVTA \$40. Other*: \$

[Condo owner] Check for **2010 associate membership dues** enclosed, payable to PWVTA \$35

Check includes additional contribution to Legal fund. Amount: Check for MCI Legal Fund only:

☆ If you cannot make full \$40 payment of your annual dues, please pay what you can.