

# The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association

info@pwvta.org

October 2010

## ***Columbus Avenue Buildings...***

### **MAJOR CAPITAL IMPROVEMENT RENT INCREASE**

Within the past week, all tenants in the three Columbus Avenue Park West Village buildings (784, 788, and 792 Columbus Avenue) received a Notice of MCI Rent Increase Application from the State of New York, Division of Housing & Community Renewal (DHCR).

***This is just a notification, and you are not required to pay any amount indicated on the notice at this time.***

This notice was discussed at the PWVTA Executive Board Meeting on Tuesday, October 19. The Rent Increase Application is being reviewed by a committee of the PWVTA Executive Board. You will be notified on how to respond individually to this notification within the appropriate timeframe.

Meantime, tenants with continued problems with leaks from the building exterior can help by documenting these conditions and provide your PWVTA Building Rep with this information, or write the Quality of Life Committee at: [quality@pwvta.org](mailto:quality@pwvta.org).

Be sure to attend the building meetings now being planned to discuss the MCI matters and other recent concerns we have.

## **COMMUNITY DEMANDS RIGHT TO PARTICIPATE!**

Park West Village neighborhood residents learned last year of the proposed construction of the Jewish Home Lifecare (JHL) nursing home on PWV property at West 100th Street — the “land swap” discussed at PWVTA’s Emergency Meeting August 19, 2009.

The NY State Hospital Review and Planning Council (SHRPC) had granted approval for JHL to construct a 14-story building on West 106th Street on August 7, 2008 — 18 months before JHL filed its application on February 2, 2010, to construct a much larger building on West 100th Street. The Council has never placed JHL’s West 100th Street application on the calendar of its Project Review Committee for public comment, even though this new applica-

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## **OUR COMMUNITY SPEAKS UP!**

Over one hundred members of our broad community heard concerns at the Community Board 7 meeting October 5 about the construction of the Jewish Home Lifecare (JHL) facility on Park West Village property.

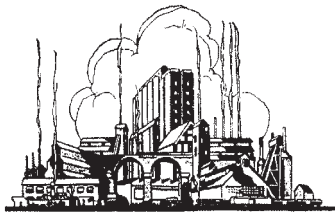
Speakers focused on: the quality of life of residents of the proposed JHL nursing home next to the police and fire stations on a heavily trafficked street; the impact of a 24-story building adding to the physical density of the neighborhood; the impact of the facility on already congested through streets; and the irregularities in the NY State Department of Health approval process for moving JHL from its current location at 106th Street to the PWV parking lot at 100th Street.

Speakers included Betti Weimersheimer, Executive Director of FRIA (Friends and Relatives of Institutionalize Aged); Joy Gramolini, Treasurer of Trinity Lutheran Church at 100th Street; Jean Green Dorsey, Westgate Tenants Association; Hillel Hoffman, Vice President of Westsiders for Public Participation; Cathy Unsino, Nursing Home Consultant and Advocate; Ed and

## **PWV Buildings Burn Dirtiest Oil**

As the weather starts to cool, we look forward to coming home to our warm apartments. But what effect does the fuel we burn have on our neighborhood and on the environment?

Last year, New York City health officials released a study of street-level air quality and found that oil burners from commercial and



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**PROTECTING RIGHTS, HELPING NEIGHBORS, BUILDING COMMUNITY** [www.PWVTA.ORG](http://www.PWVTA.ORG)

residential buildings contribute to a large portion of the city's air pollution.

Another report by the Environmental Defense Fund (EDF) identified the Upper West Side as having one of the highest concentrations of so-called "dirty oil" burners.

Many Upper West Side residential buildings burn No. 6 grade oil, known as residual oil or unrefined sludge. No. 6, along with No. 4, emits toxic soot and nickel, substances that negatively impact health and the climate. Although only 1% of New York City buildings burn No. 4 or No. 6, they generate 87% of the city's total soot emitted from burning oil.

Users of these highly polluting fuels are usually large buildings that have boilers that generate the amount of heat needed to burn this heavy oil. Very few buildings switch to cleaner fuels without incentives or regulation, since No. 4 and No. 6 are cheaper and it can be very expensive to convert boiler systems.

The EDF report encourages buildings to switch to No. 2 or natural gas and says this could reduce the amount of airborne pollutants in the city by 65% to 95%. Cleaner fuel also improves the efficiency of burners and reduces operating costs.

Mayor Bloomberg has promised legislation to ban No. 4 and No. 6 in the near future.

Currently, all seven buildings of the original Park West Village burn No. 6 oil. Although alternatives are continually being considered, no decision has yet been made to switch to a cleaner fuel.

## HEAT AND HOT WATER NOW

Heat season in New York City has begun. The law requires the landlord to provide heat at the following levels from October 1 through May 31:

From 6 am to 10 pm: If the outside temperature falls below 55 degrees, the inside temperature must be at least 68 degrees everywhere in your apartment.

From 10 pm to 6 am: If the outside temperature falls below 40 degrees, the inside temperature must be at least 55 degrees everywhere in your apartment.

Hot water at a minimum 120 degrees at the tap must be provided 24 hours a day, year round.

If you are not being provided adequate heat or hot water, please see the Met Council fact sheet on how to restore service:

[metcouncil.net/factsheets/heathotwater.htm](http://metcouncil.net/factsheets/heathotwater.htm)

Rhoda Green, longtime residents of Park West Village; and members of the PWVTA Executive Board: Francine Brewer, Albina De Meio, Emily Margolis and Cheryl Strong. The members of the CB7 Board were attentive to their presentations.

Reports from our local elected officials included Councilmember Melissa Mark-Viverito and Senator Bill Perkins. Both spoke about the community's concerns on the relocation of the JHL facility to the PWV property, and their support of the issues stated by the other speakers.

The PWVTA raised a more specific issue at the October 12 meeting of the CB7 Transportation Committee meeting. Emily Margolis spoke on the potential repercussions of increased traffic volume on both West 100th and West 97th Street resulting from the insertion of the JHL facility into the neighborhood. With current high levels of congestion on both streets, the addition of more forms of vehicular traffic, including delivery trucks, vans for daycare clients, cartage services, and the constant flow of vehicles for visitors and staff will create an impossible traffic problem that needs to be solved before it happens.

She called upon the CB7 Transportation Committee to endorse and support a traffic study for West 100th and West 97th Streets, and a comparable study for streets contiguous to the current JHL facility at West 105th and 106th Streets. The CB7 Committee voted to present a resolution at the full board meeting of CB7 in November to pursue a traffic study from Central Park West to Riverside Drive and from 97th Street to 110th Street.

Participation by the Park West Village community at both of these CB7 meetings is a great step forward in voicing our opinions on the impact of development on our neighborhood.

We encourage all of you to join in our efforts and increase our voices to preserve and further our quality of life. Contact your elected officials: Assemblymember O'Donnell [212-866-3970], Senator Perkins, [212-222-7316] and Councilmember Mark-Viverito [212-828-9800] to register your concerns.

The PWVTA will continue to communicate information through newsletters, announcements and the website [www.pwvta.org](http://www.pwvta.org)

tion warrants an entirely new approval process.

*The NY State Department of Health granted approval to JHL to construct a twenty-story nursing home on West 100th Street without public notice.* The site, currently a narrow parking lot that is part of the PWV grounds, is on an extremely busy block, where the massive new facility will add even more congestion threatening the health and safety of the residents of the proposed nursing home and the surrounding neighborhood.

Park West Village resident Hillel Hoffman, Vice President of Westsiders for Public Participation, has created a petition [[petitiononline.com/wppnycjh/petition.htm](http://petitiononline.com/wppnycjh/petition.htm)] 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 on the proposed nursing home.

The PWVTA has set up a task force to collect more petition signatures within Park West Village and the surrounding community.

The petition details the overwhelming problems with the current approval process, including noncompliance with the 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 much smaller building on West 106th Street.

*It is crucial that both the State Department of Health and the New York State Hospital Review and Planning Council are made aware of the community's insistence for public hearings through the collection of signatures regarding the issues on the construction of the nursing home on West 100th 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 the issues!*

### MEETING ON AFFORDABLE HOUSING

The next Predatory Equity Working Group meeting is Wednesday, November 3 at 7 pm at the Tenants & Neighbors office, 236 W. 27 Street, 4th floor.

For more information, call Katie Goldstein, Tenants & Neighbors, 212-608-4320 ext. 400, or write her: [kgoldstein@tandn.org](mailto:kgoldstein@tandn.org).

## SAVE THE DATE!

Tuesday, November 16, 6–8 pm

Roberta Brandes Gratz, author of

*The Battle for Gotham: New York in the Shadow of Robert Moses and Jane Jacobs*

will speak at

Trinity Lutheran Church  
160 West 100th Street



*How did one period's battle shape the current ones?*

Sponsored by the  
Park West Neighborhood History Group



### FREE EVENT:

**THURSDAY, OCTOBER 28, 6 pm**

**NY Youth Hostel 891 Amsterdam**  
(between 103rd – 104th Streets)

### CREATING A WESTSIDE LANDMARK

*891 Amsterdam Avenue – from 1883 as home for “respectable aged indigent females” to 1990 as New York’s first official youth hostel*

**Pam Tice, Former Executive Director**  
**Hostelling International New York**

*Presented by:*

Hostelling International New York

Park West Neighborhood History Group

Columbus/Amsterdam BID

[www.ColumbusAmsterdamBID.org](http://www.ColumbusAmsterdamBID.org)

Further information: 212-666-9774

# LAST CHANCE TO JOIN THE PWVTA FOR 2010!

The PWVTA is *your* organization, and the all-volunteer work done on behalf of members often benefits all PWV residents. The more members we have, the greater our strength for all.

## Why you should support it now:

- When affordable apartments are disappearing from New York City, and excessive development disrupts neighborhoods, we must join together with other residents to protect our homes now.
- Yet another massive building threatens our complex, with special concern for elderly residents in the proposed JHL nursing home, including major traffic disruptions, relocation of current parking slots to less-accessible valet lots, plus a dog run directly behind us.
- The PWVTA helps tenants in the Columbus Avenue buildings with problems of rent overcharges, poor maintenance and security. We help tenants in the Central Park West buildings when threatened with unfair eviction.
- We have helped to ameliorate the disruptions of long-term construction. We have favorably engaged officials and city departments to help what happens in our neighborhood for all.
- We get to know and appreciate neighbors, and join too with other associations in our neighborhood, city and state to advocate for beneficial rent stabilization laws and protections for tenants. We organize social get-togethers for fun too, like flea markets and picnics.

**PLEASE RETURN THE COUPON TODAY!**

## A Tree-Lined Columbus Avenue in 2011?

Most of the street trees along the west side of Columbus Avenue from 97th to 100th Streets survived the past several years of construction.

The 21 trees on the east side of Columbus were moved to other places, and will be replaced with new trees next spring when construction is completed.



Photo by Lauren Hamid-Shapiro October 24, 2010

The PWVTA Executive Board regularly meets on the third Tuesday of the month. The next Executive Board meeting will be held Tuesday, November 16, 7:30 pm at the Ryan Health Center downstairs (110 W. 97th Street). Doors open at 7 pm for cookies and community. PWVTA members and associate members are welcome to attend.

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.

Your membership card will be delivered to you.