

# The Park West Tenant

## UPDATE

In our last issue we mentioned that the stores on Columbus and Amsterdam Avenues between 97th and 100th streets had received notices to vacate by September 30, 2005. As you can see, some of the stores such as the 24-hour convenience store and AJO Lumber have closed. But Central Park Café, Tandoori North, C-Town, Covenant Discount and several on Amsterdam Avenue are protesting and still open for business. Many people in the area, including the PWVTA, consider these businesses to be essential and form the heart of the community.

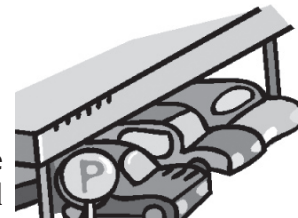
A meeting was held at the offices of our State Assembly Member Daniel O'Donnell in September, attended by representatives of the Manhattan Borough President's Office, the Columbus/Amsterdam BID (Business Improvement District), the Community Free Democrats, and the PWVTA, as well as several storekeepers and the minister of Trinity Lutheran Church. As a result of that meeting a petition to save our community businesses was drafted and a letter sent from Assembly Member O'Donnell to the owners of Park West Village indicating opposition to the eviction of the current businesses (see letter on reverse side). Anyone who has not already signed the petition can do so at the Central Park Café, Tandoori North, or C-Town.

The owners of Park West Village are still reluctant to divulge their plans for the property, but do not deny that they are extensive. CPW condo owners and rental tenants in other buildings in the area have expressed their concern about preserving the quality of life in the neighborhood we call home. Imagine the blight that will be created on the Avenue should all the stores be shuttered. PWVTA is concerned about parking, the possible loss of light and air, and our open spaces.

Community Board 7 is aware of the developments at PWV and shares our concerns. We will keep you informed of further developments.

**TO TENANTS IN 788 COLUMBUS AVENUE:**  
The notice granting an MCI increase was sent in error by DHCR. The PWVTA attorney had filed a response and has asked that the order be reversed.  
**DO NOT PAY THE INCREASE ON NOVEMBER 1**

## PARKING EVICTIONS



At least thirty tenants here at Park West Village received notices to vacate their parking spaces by September 30. These evictions have set off a flurry of tenant concern and the formation of a new Parking Committee within the Tenants' Association to help sort out this unsettling and complicated issue now facing PWV residents.

It is our understanding that in preparation for large-scale construction, PWV Acquisition wants to empty the 788 parking lot completely, consolidating all parking into the 792 and 784 lots. It seems that primarily tenants who signed a month to month parking lease, separate from their apartment lease, were targeted for eviction. At a recent meeting Sam Himmelstein, a lawyer for the PWVTA, fielded questions from angry and concerned tenants and made it clear that a parking space belonging to a rent-stabilized tenant is considered, by law, an "ancillary service" and cannot be arbitrarily taken away. A letter was sent by Himmelstein to management's attorneys stating that, and therefore on September 30<sup>th</sup>, the spaces were not vacated.

Once it was clear that the rent-stabilized tenants weren't about to vacate their parking spaces, lawyers for PWV Acquisition proposed finding replacement parking in the garage on 97<sup>th</sup> street. The tenants' position on this proposal is that it is not in their best interests, and that this offer should be refused. The eviction of thirty tenants from their parking spaces may be only the beginning of a much larger story that will impact ALL tenants.

Special thanks are due to the Parking Committee members: Howard Berger, Sue Brisk, Laurie Dawson, Gregg Rubinstein, Alan Schankweiler, David Taylor (chair), Bernie Wright, and Daisy Wright.

## SAVE THE DATE: TUESDAY, NOVEMBER 15 GENERAL MEMBERSHIP MEETING

Produced by the PWVTA Communications Committee.  
Contributors: Francine Brewer, Jackie Brown, Vivian Dee, Lois Hoffmann, Mary Livingston, Emily Margolis, Chuck Tice, and Daisy Wright. To help report, edit, compose, or distribute, call the PWVTA Hotline: 212-662-2610.

**Flea Market Report from Lois Hoffmann  
to the Women of the Park West Village Tenants' Association:**

Y'all are the greatest. Women of all ages, all cultures, helped make the sale successful. You collected donations, you sorted, priced, set-up and toted, sold the items, and when it was over you carried every remaining thing back to the storage area.

Special thanks to the two lone men who helped us: one a tenant, John Gouvier, and the other a visitor, Richard Stanczak. A special thanks to Renee Burley for making lunch for us. Thank you also to management for providing us with a room in which to work for this event.

Forgive me if I miss a name. *Thank you! Thank you! Thank you!*

Liz Boyd, Lois Hoffmann, Maria Tezanos, Vivian Dee, Carol Stanczak, Francine Brewer, Sylvia Makarage, Carolyn Stevens, Emily Margolis, Lucille Donte, Anne Wanhg, Anne Jackson, Daphne Myers, Helen Hoffman, Joan Hodge and Sue Brisk.

**LETTER FROM ASSEMBLY MEMBER DANIEL O'DONNELL  
TO JOSEPH CHETRIT OF THE CHETRIT GROUP, SEPTEMBER 30, 2005**

Dear Mr. Chetrit:

I am writing to express my opposition to the eviction of several local businesses that border Park West Village, on Amsterdam and Columbus Avenues from 97<sup>th</sup> to 100<sup>th</sup> Streets. I also am concerned about the rumored pending development of the sites which these low-rise businesses now occupy.

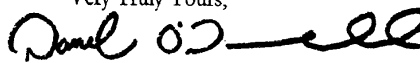
I have met with residents of the surrounding area who are very upset and feel that the loss of these stores will negatively affect the entire neighborhood. First, these businesses and their owners are a vital part of our community. Evicting them raises many concerns regarding the future of these merchants and their scores of employees and their families, as well as their customers' access to affordable services. For example, the loss of a large supermarket in an area already underserved by groceries would greatly inconvenience the residents of Park West Village, as well as Frederick Douglass Houses.

Second, when businesses shut down, the quality of life goes down, too. Community members expect that closing two bustling commercial strips would inflict an instant blight on the neighborhood. Rows of deserted stores invite rubbish, vermin and the return of drug dealers, creating unsafe conditions for our many seniors, and for the hundreds of elementary pupils walking to and from PS 163 and Holy Name School. This spells tragedy for a community that has struggled for decades to get to the relatively safe and prosperous point where it is now.

In regards to future development at this location, it is my belief that the current building configuration of this area reflects its full zoning capacity. I also am concerned that the surrounding park land and a stream under the historic Trinity Church would be negatively impacted by any new construction.

Any information you can provide regarding these issues would be greatly appreciated. Please contact my office at (212) 866-3970.

Very Truly Yours,



Daniel O'Donnell  
Assembly Member



**JOIN YOUR NEIGHBORS – RENEW NOW!**

**PLEASE RETURN THIS 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: .....

Check for 2005 membership dues enclosed, payable to PWVTA.  \$40  Other: \$ .....

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.