

# The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association info@pwvta.org December 2009

## PWVTA MEMBERS HEAR OF BUILDING PLANS, LAND SWAP, & BOROUGH PRESIDENT SCOTT STRINGER AT ANNUAL MEETING

The PWVTA held its annual general membership meeting at PS163 on 97<sup>th</sup> Street on December 15<sup>th</sup> with the biggest turnout in years. On the agenda: the land swap between the Chetrit Group and Jewish Home Life (JHL) that would allow JHL to build a new 22-story facility on the 792 Columbus parking lot.

PWVTA President Maggi Peyton said that if JHL's current building is moved, the development would have to go through ULURP (Uniform Land Use Review Procedure by the City Planning Commission), and therefore an EAS (Environmental Assessment Statement by the Dept. of City Planning) would be required which would study the traffic implications from the new development on West 100<sup>th</sup> Street.

Principal Virginia Pepe of PS163, and members of the school's PTA — architect Michael Gresty and Julia Heath, a resident of 784 — presented their proposal to resolve the JHL land swap by moving construction down the block to the lot currently used by Bloomingdale Library and the Department of Health, building new school facilities for PS163 with residential apartments above it, and converting the 784 and 792 Columbus parking lots into open space, with underground parking.

Manhattan Borough President Scott M. Stringer spoke about his long history here, stating that though he has seen development in every corner of the borough, he knows of no other community that has suffered more unfairly than Park West Village.

Noting that we are at a turning point in this community's future, he praised the initiative PS163 has shown, and encouraged us to dream big about the future of our neighborhood. He pledged to do everything he and his office can do to help improve life here in the over-stressed blocks of Park West Village.

In official business, the general membership set the dues amounts for the following year, retaining the current \$40 for members and \$35 for associate members (condo owners).

## Dave Powell Speaks at PWVTA Meeting for Tenants & Neighbors

At the membership meeting December 15<sup>th</sup>, Clare Dockery, Chair of the PWVTA Outreach and Action Committee, introduced Dave Powell of New York State Tenants & Neighbors Coalition. He explained that T&N is a dynamic grassroots organization that harnesses tenant power to preserve at-risk affordable housing in neighborhoods throughout New York State, and to strengthen tenants' rights at the local, state and national level.

Through tenant organizing, education, leadership development and grassroots mobilization, Tenants & Neighbors is building a strong and unified tenant movement that has the knowledge and power to effect real change.

A key component of its legislative agenda is the repeal of "vacancy decontrol," which incentivizes rent gouging and displacement by allowing landlords to deregulate stabilized apartments when the rent reaches \$2,000 upon vacancy.

Tenants & Neighbors is also a central force behind Stellar Tenants for Affordable Housing (STAH), a coalition of Gluck/Stellar tenants of which PWVTA is a part.

He noted that PWVTA is an organizational member of Tenants & Neighbors, thanking us for previous support — and "looking forward to helpful collaboration in 2010 and beyond!"

### Tenants & Neighbors

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

## DOG RUN TO BE BUILT AT 808

At a recent meeting of the CB7-PWV Construction Group concerning construction issues at "Columbus Square," Peter Rosenberg of Stellar Management proposed a new dog run for the use of dogs and their owners residing in 784, 788, 792 and 808 Columbus Ave.



The dog run would be located in an area behind 808 Columbus Ave adjacent to 792 Columbus. It will be gravel-covered and watered down daily. The hours are under discussion — possibly from early morning to a time period later in the day.

Your comments and suggestions may be addressed to [dogrun@PWVTA.org](mailto:dogrun@PWVTA.org), where they will be directed to the PWVTA President and to the Chair of the Quality of Life Committee.

We plan to publicize more about this development on our website and in forthcoming editions of our newsletter as conditions warrant.



## 382 CPW Elects New Rep

At the building meeting in the community room on December 8<sup>th</sup>, tenants of 382 Central Park West — including Olmsted condo owners as PWVTA associate members — discussed current building matters and neighborhood issues.

PWVTA President Maggi Peyton reported that the Ryan Health Center currently operating at 100<sup>th</sup> Street next to the library will relocate to the second floor of 801 Amsterdam Avenue, at the corner of 100<sup>th</sup> Street.

She also discussed the PS163 PTA alternative development plan and the new store openings on Columbus Avenue.

Elected as a new Building Representative: Delores Defore (7G). Other participants decided to attend Executive Board meetings with the possibility to serve later on the EB as Building Reps or Alternates filling vacancies.

**The PWVTA Executive Board** regularly meets on the third Tuesday of the month, except July and August (see [PWVTA.org](http://PWVTA.org) for info). The next Executive Board meeting will be held Tuesday, January 19, 7:30pm, location TBD. Please check back here next year! PWVTA members and associate members are welcome to attend.

Produced by the PWVTA Communications Committee. Contributors: Win Armstrong, Maggi Peyton, Dave Powell (T&N), Eileen S, and Chuck Tice. To help report, edit, compose, design, or distribute, call the PWVTA Hotline: 212-662-2610, or write [Commo@pwvta.org](mailto:Commo@pwvta.org). Submit content articles to: [Editor@pwvta.org](mailto:Editor@pwvta.org).

## 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\*: \$ .....

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.