

# The Park West Tenant

Vol. 34, No. 3

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

March 2009

## ANNUAL ELECTION MEETING

Tuesday, March 24 7:30PM

Ryan Health Center 110 W. 97 St.

**Election of officers:** President, Vice President, Treasurer, Secretary, Membership Secretary

### Committee reports and information:

- How to deal with management
- Cuts to bus and subway service
- Construction plans and security changes
- Parking lots removals to underground garage
- Albany legislation for tenants' rights

### Guest speaker:

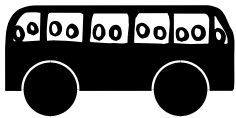
**Community Board 7 District Manager Penny Ryan**

*On the West Side and Park West Village*

**Membership renewal for 2009!**

**Come at 7PM to meet your neighbors!**

The PWVTA Executive Board voted February 17 to contribute to **Tenants and Neighbors** for their continuing work for tenants' rights. To help: call/write Patrick Coleman 212-608-4320, ext. 306 patrick@tandn.org www.tandn.org



## PWVTA EXEC BOARD VOTES TO OPPOSE MTA SERVICE CUTS

Andrew Albert, Co-chair of the CB7 Transportation Committee, addressed the Executive Board February 17 on the proposed MTA service cuts and fare hikes.

He urged PWVTA members to write Assembly Speaker Silver and Senate Majority Leader Smith to protest. He said that petitions are also useful, and to send them to elected officials before a scheduled March 25 vote.

This motion passed unanimously: *Whereas the PWVTA residents depend upon MTA services to sustain their mobility and way of life, and whereas these services will be severely curtailed by the proposed cuts, we call upon the MTA to retain the current level of bus and train service now operating in our community.*

More info and a petition at [www.PWVTA.org](http://www.PWVTA.org).

## RELOCATION OF PARKING – Part 2



Last month we reported on the pending relocation of the 784 and 792 Columbus Ave parking spaces to the underground garage in 808 Columbus Ave — see article in website under *newsletters*: February 2009 “PARKING” (*Part 1*). We asked our readers for their opinions on the plans. To date we have received ten responses from rent-stabilized tenants whose lease terms include parking.

Three tenants have indicated unqualified opposition to the plan, citing the inconvenience and delay in getting to their car under 808. Two tenants have indicated satisfaction with the plan, so long as the calculation of rent remains the same. (The landlord is obligated to calculate the parking as they do now, inasmuch as parking is an “ancillary required service” for rent-stabilized tenants.)

Four tenants have reserved an opinion pending answers to these questions:

- Will there be 24/7 access without delays to go to your car, to drive it in or out?
- Will there be dedicated spaces as we have outside?
- Will there be valet service and, if so, what about tipping?
- Will there be vehicle and personal security, and adequate lighting at all times?
- Will there be any special charges or limitations on emergency services that may be required for your car?
- Will there be indoor passages from garage to 784 and 792?
- What accommodations will be made for handicapped drivers?

We are trying to get answers to these questions, and we will pass them on as soon as we can.

Many of the respondents indicated that they were just as concerned about what was likely to happen on the parking lots after the spaces were cleared. Will there be more construction

continued on page 2

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continued from page 1

with the resultant noise and pollution we have suffered for the past two years? Will our feeling of light and open space be further diminished?

Just when this will happen is not yet clear — stay tuned to our website: [www.PWVTA.org](http://www.PWVTA.org) You can still send reports to [Legal@pwvta.org](mailto:Legal@pwvta.org).

**...follow-through on the walk-through**

The developer's plans for parking referenced during the February 4 "walk-through" with PWVTA reps (see the February newsletter on the website) included the following points:

Underground parking spaces will probably start being allocated around July.

Auto entrances to underground parking will be from 97th and from 100th Streets.

An elevator at the back of 808 will take residents to and from the parking area. Residents of 784, 788, and 792 can walk to and from their buildings through the planned park area behind 808. A Security Office will also be located at the back of 808.

The current 784 parking lot is to be planted with grass and trees. The 792 parking lot plans include a playground.

These and other matters are under discussion with the developer, and will be further reported in the upcoming April newsletter.

**The PWVTA Executive Board** regularly meets on the third Tuesday of the month. PWVTA members are welcome to attend. Next meeting: Tuesday, March 17, 7:30 pm. Door opens 7:00 for cookies & community. At the Ryan Health Center, 110 W. 97th Street, downstairs.

**WPP REPORT February 26, 2009**

**Westiders for Public Participation Back in Court**

On February 3, 2009, the New York City Board of Standards and Appeals (BSA) denied WPP's claim that the mixed-use building at 808 Columbus Avenue has been constructed in blatant disregard of pertinent zoning laws, and thus not "as of right."

On February 26, 2009, Westiders for Public Participation, Inc., sued the BSA in New York State Supreme Court for arbitrary and capricious abuse of administrative discretion in making that determination, and demanded that the Court annul the building permit for 808 Columbus Avenue.

The developer, 808 Columbus Avenue LLC, is also named as a defendant in the lawsuit. Hearing dates will be announced as they are calendared.

WPP: <http://westiders4public.blogspot.com/>

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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<sup>☆</sup>: \$.....

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.