

# The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association

info@pwvta.org

Summer 2015

## ON BEHALF OF TENANTS

After all the hope and hoopla that the renewal of New York's rent laws might bring major changes, the laws on rent stabilization were renewed for four years. Legislators made only minor changes that increase the rent level to decontrol an apartment from \$2500 to \$2700.

Builders received a four-year renewal of the Section 421-a subsidy program. The infamous "poor door" was eliminated so that all tenants, both in "affordable" and market-rate apartments, will enter through the same door with access to the same common areas.

As the Summer has progressed, a dispute is developing over the language of the law concerning when an apartment can be deregulated. Some have interpreted the new law as

written to say that an apartment can only be deregulated if the prior tenant was paying at least \$2700 a month in rent. Under the old law, the

deregulation could take place if the rent was raised to the threshold rate on a vacant apartment.



## RGB VOTE UNPRECEDENTED

The 7-2 vote on June 29 by the NYC Rent Guidelines Board (RGB) froze rents on one-year leases for rent stabilized apartments. Two-year leases will see a 2 percent increase when the new rates go into effect, October 1, 2015, and are in effect until September 30 of the following year for the city's one million plus rent-stabilized tenants.

Crowds of tenant advocates gathered outside Cooper Union urging an RGB rent freeze.



Photo Credit to William Alariste

## ACTIVATE YOURSELF!

We invite you to take an active role — serve as a PWVTA Building Representative or an Alternate Rep, join the Executive Board on a committee, or serve as a PWVTA officer. Just write Maggi Peyton at [President@PWVTA.org](mailto:President@PWVTA.org).

We welcome your participation. Send us the coupon and help make the PWVTA work even better for you and the entire Park West Village community!

## JOIN YOUR NEIGHBORS — RENEW NOW!

PLEASE RETURN 2015 MEMBERSHIP COUPON TO YOUR PWVTA BUILDING REP

or MAIL to: Park West Village Tenants' Association, P.O. Box 20339, Park West Finance Station, New York, NY 10025-0339  
PLEASE PRINT CLEARLY!

Name: ..... Building: ..... Apt: ..... Phone: .....

Email: .....

Check for 2015 membership dues enclosed, payable to PWVTA  \$ 50  Other\*: \$ .....

Condo owner Check for 2015 associate membership dues enclosed, payable to PWVTA  \$ 35

Check includes additional contribution for Legal Fund. Amount: \$ .....

\* If you cannot now make full \$50 payment for your annual dues, please just pay what you can.

Your status:  rent-stabilized tenant  market-rate tenant  condo owner *Your membership card will be delivered to you.*

I want to be more involved. Here are my interests: .....

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

# JHL PLAN CHALLENGED

There are two lawsuits challenging Jewish Home Lifecare's proposed plan to build a twenty-story nursing home in the West 97th Street parking lot.

An Article 78 proceeding in the Manhattan Supreme Court against the New York State Health Department claiming that it failed to do a proper environmental study of the hazardous wastes in the parking lot and failed to provide adequate remedies to protect us from the dangers of unleashing toxic chemicals.

Parents of the children attending PS 163 have filed a similar lawsuit claiming that both the noise and the toxic dust will harm their children.

# NYC DEPT OF BUILDINGS CHALLENGED

A second lawsuit before the New York City Board of Standards and Appeals challenges a determination made by the NYC Buildings Department that there is sufficient open space on the Park West Village zoning lot to permit the construction of the twenty-story nursing home in spite of the fact that the 808 Columbus Ave rooftop gardens are still not accessible to all Park West Village residents.

The lawsuit claims that because of a change in the zoning law, the rooftop gardens must now be excluded from the open space calculation, and thus reduce the available open space below the amount required to construct the building. This lawsuit will be decided on August 18, and an appeal may be necessary.

The Article 78 proceeding will be heard this summer, but it cannot be determined yet when a decision will be forthcoming.

# CITIBIKE STATIONS NEXT

This summer Citibike docking stations will arrive on the Upper West Side, with one planned on the west side of Central Park West between 97th and 100th Streets, on the sidewalk. While some thought the wide sidewalk between Columbus and Amsterdam Avenues would be chosen, NYC-DOT skipped this location because of "the likelihood construction project by Jewish Home Lifecare."

The city has recently slowed the CitiBike rollout, adding stations only to 86th Street, not all the way to 107th. Stations above 86th Street are to arrive in "early 2016."

Another pending bicycling decision concerns the proposed

**CITIBANK STATIONS NEXT** *continued top of next column >>*

**CITIBANK STATIONS NEXT** *continued from first column*

bike lane to allow bikes to move northward on Amsterdam Avenue. Community Board 7 has voted in support of the lane, and is pushing NYCDOT for action.



## BUILDING REPORTS

### 372 CPW BUILDING REPS RE-ELECTED

We held our annual building meeting/election April 23rd. Three Reps and 3 Alternate Reps were re-elected. The Reps are Charles Berger, Francine Brewer and Palmer Tome. Kim Lawrence, Anna Muir and Chuck Tice were elected as Alternates. Complex-wide issues were discussed. The rental laws that expire in June were of particular interest.

### 392 CPW BUILDING REPS FOR 2015

Our PWVTA Building Reps: Francey Rothschild, Gloria Scorse, and Lorraine Williamson. We welcome new members -- just write 392CPW@PWVTA.org now!

Meanwhile, all paid-up members receive a copy of the NYS Tenant's Rights Guide. Thanks goes to Pat Loftman for making this suggestion at the April Executive Board meeting.

### PWVTA Executive Board Meeting Tuesday, September 15 7:30pm

Ryan Health Center 110 W. 97 St.

Agenda: Officers & Committee Reports  
Update on JHL proposed building  
Tenant parking for 784 and 792

PWVTA members/associate members welcome  
**Info@pwvta.org / Hotline 212-662-2610.**

**Produced by the PWVTA Communications Committee.**

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