

Coalition for a Livable West Side

Vol. 19, Issue No. 1, March-April 2005 Newsletter www.livablenewyork.org e mail:livablenewyork@erols.com

Nineteen years of keeping you, the community, informed about development and issues that affect the environment and the quality of life on the West Side. Join the Coalition. We need your support.

ALERT!

Enormous Development Projects - Major Construction Impacts on the Community!

In 2005 and 2006, there will be an enormous amount of development underway in a small area - 59th to 62nd Street, West End Avenue to Amsterdam Avenue. (See pages 2, 3 and 4).

The issues of safety and health during demolition/construction are of paramount importance. There is a critical need for monthly meetings at which residents affected by the construction can have their concerns addressed.

The affected residents need to know:

1. How will each company implement its planned demolition/construction?
2. Where appropriate, what is the plan for asbestos removal on a site?
3. How will each company protect the safety of nearby residents and school children during demolition/construction?
4. How will the construction affect the traffic flow?
5. How will the trucks containing construction material enter and exit the sites?
6. How will the community be able to prevent the obstruction of sidewalks and streets?

We strongly urge Community Board 7 (CB7) to once again create a "Construction Oversight Task Force". The Task Force would hold monthly meetings in which the construction company representatives, plus representatives from the 20th Police Precinct, the Department of Transportation and the Department of Buildings would address issues raised by the affected residents.

CB7's Riverside South Task Force, which met during the construction of five of the Riverside South buildings, was very helpful to residents.

Please call CB7 at 212-603-3080 and request the immediate establishment of the Task Force or send an e-mail to: office@cb7.org or write to CB7 at 1865 Broadway (4th fl.), New York, NY 10023.

Update on Ramp Closing Lawsuit

● October 18, 2004, New York Supreme Court Justice Ling-Cohan ruled that *before* closing the 72nd Street northbound off-ramp a new Environmental Impact Statement had to be prepared.

● December 2004, the City and Hudson Waterfront Associates appealed that decision to the NYS Appellate Court and an Amicus Brief was filed by the Riverside South Planning Corporation* supporting their appeal.

● January 18, 2005, the City Club of New York - one of the oldest civic organizations in the City of New York - filed an Amicus Brief **supporting** Judge Ling-Cohan's decision.

● On February 10, 2005, the NYS Appellate Court heard the appeal. The oral argument was very brief.

We await the court's decision and will keep you informed.

*The Riverside South Planning Corporation members are: the Municipal Art Society (see p.4), the Riverside Park Fund, New Yorkers for Parks, the Regional Plan Association and Donald Trump. The director of RSPC is paid by the Trump Organization.

OUR CHALLENGE GRANT WILL MATCH YOUR CONTRIBUTION

Coalition for a Livable West Side
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*Join the Coalition Today
We Need Your Help*

**Under Construction
W. 61st St. and WEA**

- Developer is Atlantic Development Group.
- HRH is construction company.
- 13-story subsidized SeniorCitizen Building.
- 120 studio apts. (av size - 412 sq ft.)
- Front of building on West 61st St.
- Entire building is Inclusionary Housing.
- Residents will be chosen by lottery.
- 50% of residents will be from the area.
- Building will be managed by Metropolitan New York Coordinating Council on Jewish Poverty (“Met Council”)
- Inclusionary Housing credits will be sold.
- 8,403 sq. ft. of retail space.
- Building is in Riverside South’s site “O”.
- Developers purchased the site.
- Building address is 33 West End Avenue.
- See **B** on page 3.

and

W. 61st St. and Freedom Place South

- New street - Freedom Place South will be west of West End Towers.
- Building is in Riverside South’s site “O”.
- 211 rental apartments.
- See **C** on page 3.

Planned

**245 West 60th Street
W. 60th-W. 61st St.**

WEA and Amsterdam Avenue

- Developer is Laurence Ginsberg’s LHL Realty Company.
- Preliminary information includes:
- LHL needs rezoning permit.
- Requires an Environmental Impact Statement.
- Public review in Spring 2005.
- Two residential buildings; one of 30 stories, and one 15-story building.
- Between 350 - 515 residential units.
- Parking for 185 cars.
- The sites included in this project are: 245 W. 60th St., 247 W. 60th St., 241 W. 60th St., 239 W. 60th St., 237 W. 60th St., 229 W. 60th St., 218 W. 61st St., 234 W. 61st St., 236 W. 61st St. and 240 W. 61st St.
- May be eligible for 20% Inclusionary Housing Bonus.
- See **E** on page 3.

**Under Construction
W. 59th-W. 60th St. and WEA**

- Developer is Ten West End Development.
- Received CB7 approval for requested zoning variances
- **Developer has reneged on promise to include 75 subsidized units in building.**
- Building 31-story tower with 300 condo apartments and *no subsidized units.*
- Retains Inclusionary Housing Bonus - building 20% larger than allowed.
- See **A** on page 3.

**Under Construction
225 W. 60th St.
WEA and Amsterdam Ave.**

- 20 story tower.
- Touro College for Women
- Plus 95 luxury residential units
- See **D** on page 3.

Proposed

**Red Cross Building
W. 66th St. and Amsterdam Ave.**

- Developer is A. & R. Kalimian Realty
- Not zoned for a tall building,
- Negotiating with NYC Opera to be part of new building.
- If the Opera agrees, project would require: approval of the NYC Planning Commission, other city agencies and CB7, an Environmental Impact Statement. and would go through Public Review.
- Lincoln Center could sell or transfer some air rights to the opera.
- If the Opera is part of the project, it might be possible to buy the air rights from Martin Luthe King Jr. High School.
- Should not be eligible for 20% Inclusionary Housing Bonus because it is R-8 zoning.
- See **J** on page 3.

**Construction In Summer 2005
W. 70th-W. 69th St. and WEA**

- Developer is American Continental Properties.
- Wanted to build 70-story tower which would have included a new PS 199. Negotiations failed.
- Site: closed A&P to Il Duomo.
- Two buildings: 26- stories and 15- stories.
- Not eligible for 20% Inclusionary Housing Bonus.
- Will make a presentation at a Community Board 7 meeting.
- See **G** on page 3.

Proposed

**W. 67th -W. 69th Street
W. side of Amsterdam Avenue**

- Developer is American Continental Properties.
- Can build 21-story tower “as-of-right”.
- May be in negotiation with two synagogues to buy their “air rights”.
- Could build a 60-70 story tower.
- Not eligible for 20% Inclusionary Housing Bonus. R-8 zoning.
- See **H** on page 3.

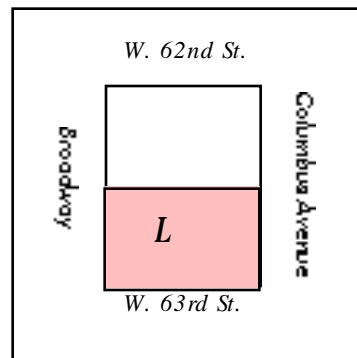
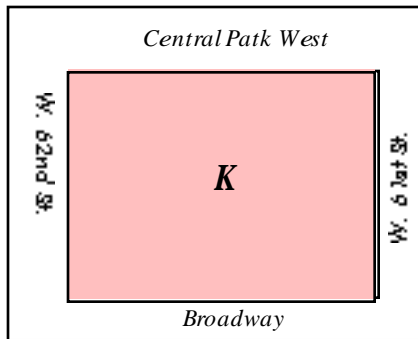
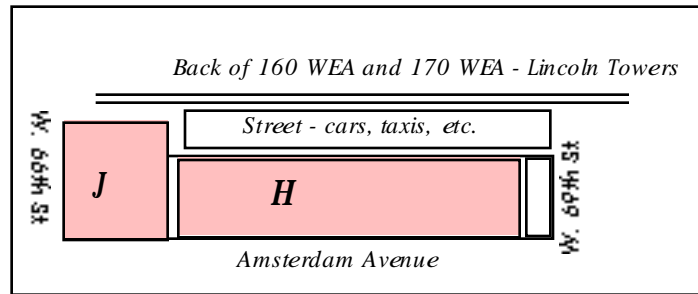
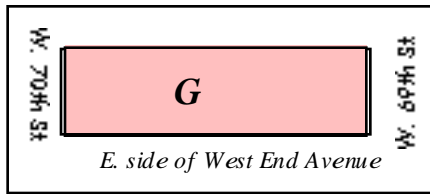
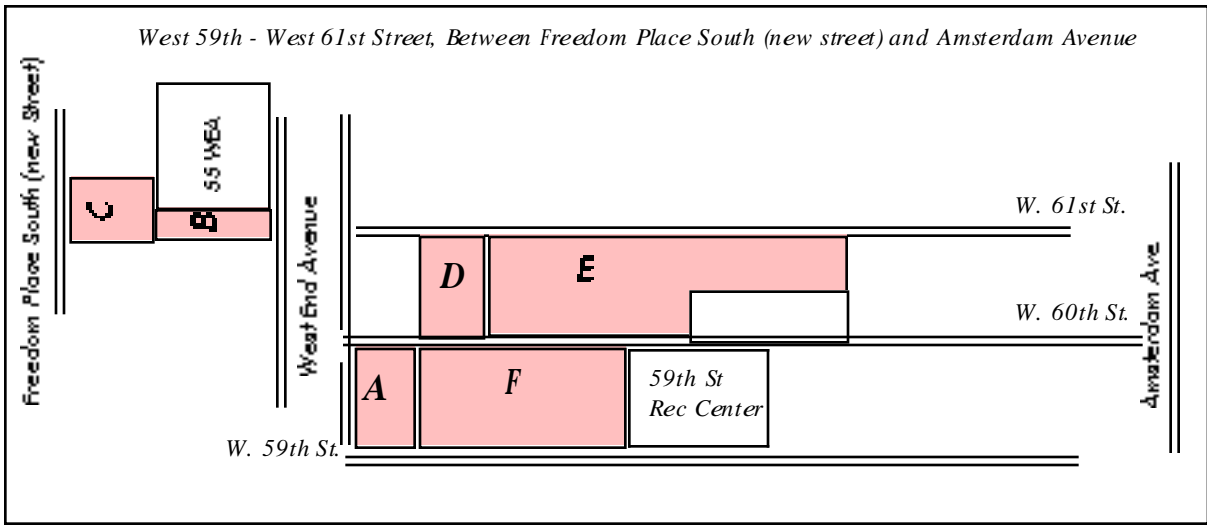
Planned

**W. 59th-W. 60th St.
WEA and Amsterdam Avenue**

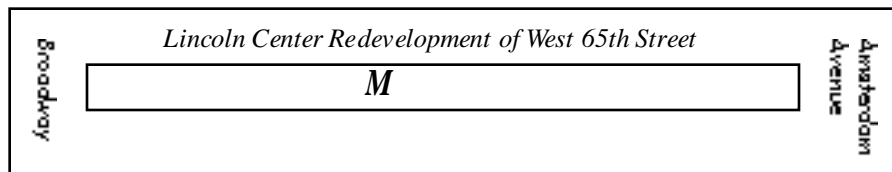
- Developers are: Moshe Dan Azogui’s Brack Capital and Continental Equities.
- Co-founder of Continental Equities is a NYC Planning Commissioner.
- A 35-story glass tower would sit on a one-acre site.
- Would include: indoor and outdoor swimming, basketball and tennis courts.
- The sites included in this huge project are: 555 W. 59th St., 543 W. 59th St., 541 W. 59th St., 236 W. 60th St., 238 W. 60th St. and 240 W. 60th St.
- May be eligible for 20% Inclusionary Housing Bonus.
- See **F** on page 3.

Development - Under Construction, Planned or Proposed W. 59th to West 62nd St. In 2005 and 2006

Drawings are for locational purpose only. Not drawn to scale



AND



More Development

Development Site Radisson/Empire Hotel W. 62nd -63rd Street Broadway-Columbus Ave.

- We have heard that the hotel will be demolished when the last Rent Stabilized tenants have "moved out."
- No plans have been submitted.
- Within the Lincoln Square Special Zoning District which limits the height of the new building (about 31 stories)
- May be eligible for 20% Inclusionary Housing Bonus.
- See **L** on page 3.

Fordham University Plan

- Proposed 2,378 million square feet of new development - W. 60th-W. 62nd Street between Amsterdam and Columbus Avenue.
- More information in next newsletter.

Under Demolition Mayflower Hotel W. 61st - W. 62nd Street Broadway to Central Park West

- Hotel being demolished.
- Within the Lincoln Square special Zoning District which limits the height of the new building (about 31 stories)
- Eligible for 20% Inclusionary Housing Bonus.
- Site at 210 W. 102nd Street has been mentioned as the location of a new building for low-income tenants.
- No plans have been released.
- See **K** on page 3.

Lincoln Center Redevelopment Plan

- The reconstruction of West 65th Street is expected to begin in 2006
- See **M** on page 3.

What Is the Inclusionary Housing Program?

The city's Inclusionary Housing Program allows developers to build bigger than zoning laws permit in exchange for the construction or rehabilitation of affordable housing near the original site.

The number of low-income units built is very small. For example the 24-story condominium at Broadway, W.106th-W.107th St.- which contains 64 apartments, each approximately 1,700 sq. ft.- received the Inclusionary Housing Bonus and built a condominium building was 20% larger than would have been allowed under the zoning. In return, they built a mere 5 low-income apartments of approximately 700 sq. ft. each, off-site.

A bad bargain for the community!

*An Historic Letter by the late
Brendan Gill, famed New Yorker,
writer and civic leader.*

"Why Municipal Art Society Shouldn't Have Endorsed Riverside South"

To The Editor:

"I cringe whenever the Municipal Art Society, on whose board of directors I have had the honor to serve for several decades, is mentioned among the backers of the Riverside South project on Manhattan's West Side (news article, July 26).

"It is a project designed not to benefit those millions of New Yorkers for whom the society claims to act as a watchdog but to provide tens of millions of dollars for the project's developer, Donald J. Trump, and whatever financial entity he happens to be seeking profits for. In an earlier stage of the project it was Chase Manhattan bank, and now it appears to be some strangers from Hong Kong..

"... it strikes me that the occasion is ripe for the Municipal Art Society to re-examine its position."

Brendan Gill

Printed in the New York Times,
August 4, 1995.

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Please make checks payable to: CALW, Inc. - Write Challenge Grant in lower left-hand corner of check.
Mail to: **CALW, Inc., P.O. Box 230078, New York, N.Y. 10023.** Contributions are tax deductible [section 501c3]

I wish to support the **Coalition's** lawsuit to overturn DOT's approvals of ramp closing and WIP. []
I wish to support the **Coalition for a Livable West Side's** efforts on behalf of the community . []
My contribution () \$500. () \$250. () \$200. () \$100. () \$75. () \$50. () \$25. () other
Annual dues \$25. [] New member [] Renew - Year 2005 Dues [] Pre-pay Year 2006 Dues

If your company has a Matching Gift program, please apply on behalf of the Coalition. **We now can accept gifts of stock.**
We have no paid staff. If your membership has expired (see label), please renew. If you are not a member, please join.

I can help with publicity. () I can distribute the Coalition newsletters, important flyers, etc. in my building. I need ()
copies. I can attend important meetings, hearings, etc. () I can help with _____