

The Main Street **WIRE**

Roosevelt Island's Community Newspaper

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EXTRA**

In Landmark Ruling, State Appeals Court Rejects Residents' Southtown Challenge

Decision Says RIOC Can Ignore Residents, But Board Members Assert Resident Input Is Wanted

by Dick Lutz

The RIOC Board of Directors greeted the news of total legal victory positively Thursday morning, but two of its members hastened to reassure residents that their views are welcome on development and other matters.

Board member Leo Kayser, an attorney, gave his interpretation of what RIOC house counsel Kenneth Leitner characterized as "a very broad, sweeping decision."

"This is an exceedingly significant finding of the Court," Kayser said. "There was not standing [a legal term for a right] for people who are not privy of contract. When the Board and the Corporation enter into contracts for the sale of leases and various dispositions that it intends to make, people do not have standing to go to Court to challenge that contract if they're not party to it."

"The Court found that these people are merely incidental, and not intended beneficiaries within the concept of the third-party beneficiary law, under New York law... that the people who are going to go to Court and challenge this are essentially not entitled to even be



Leo Kayser said the Court decision smooths the way for RIOC's approach to Island development.

in Court for that challenge."

Furthermore, Kayser observed in interpreting the Court decision, the General Development Plan is effectively moot and cannot be used by residents to challenge RIOC decisions on development: "The Court expressly observed that the General Development Plan was illustrative only, and does not indicate the final form or location of the improvements... The Court was finding that the original vision was to give a lot of flexibility to the Board with respect to how it was to develop the Island and how the development plan was to be construed by the Board."

"This Board has the authority to, in its discretion, balance and weigh different manners in which to implement the purpose for which the [Roosevelt Island Operating] Corporation exists. And as long as

we are acting in good faith and reasonably apply our judgment, certainly with the assistance of experts, it gives a wide swath of authority to the Board to delegate to the



David Kraut lamented the outcome of the ruling that the Residents Association has no standing to enforce the General Development Plan.

[RIOC] administration the ability to proceed."

But Kayser hastened to affirm that the RIOC Board wants resident input: "I think it's important that the various people on the Island who have an interest in working... in giving input with respect to the direction that we go, know what their legal standing is, and what the authority of the Board is. [It is] all the more reason for this Board to be available for input from people because it's through the Board that people can express their ideas and have a chance for give and take. And so I'm sure the Board members are going to be very available to the people on the Island for input, as we proceed and have these public discussions on different contracts that come up, and as we begin to focus on how we're going to be handling dispositions of properties." Kayser added, "At the same time I think that the Appellate Division [of the State Supreme Court] has given a delineation with respect to the authority that exists in the Board."

[Kayser's full statement will be available on *Website NYC10044*, at www.nyc10044.com, along with those of his Board colleagues.]

In his comments, Kayser said the Court decision "will smooth the way for what the Board will be doing," and he made reference to an interview he gave to *The WIRE* (available in full on line at www.nyc10044.com/wire/2107/wire2107.html) in which he outlined a new "market-driven" plan for RIOC to lease Island parcels to developers, with an emphasis on "pre-capitalization" — that is, advance payments by developers that are intended to fund RIOC operations, including maintenance of the Island and its infra-

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Panel Says General Development Plan Is "Illustrative Only," and Leaves All Development Decisions to RIOC

by Robert Laux-Bachand

The Appellate Division of the State Supreme Court has dismissed a challenge to Southtown, allowing the long-stalled housing development to go forward.

The unanimous decision of the five-judge panel, handed down Tuesday (December 18), is a victory for the Roosevelt Island Operating Corporation (RIOC) and the developers it selected to build the 1,956-unit complex, the Related Companies, LP, and The Hudson Companies, Inc.

The first two buildings on the 19-acre site, which has been fenced off since early 2001, are expected to house workers from Upper East Side medical institutions.

The Hudson/Related plan and RIOC's approval of it in September, 1999, were challenged by three sets of residents: Roosevelt Islanders for Responsible Southtown Development (RIRSD); the Alternative Southtown Design Committee; and the Roosevelt Island Residents Association (RIRA).

In an unusually-long 33-page opinion written by the presiding judge, Eugene Nardelli, a 1999 appointee of Governor George Pataki, the Court rejected all of the arguments presented by RIRSD and Alternative in their briefs and at the June 12 oral arguments. The judges also rejected the Residents Association's attempt to intervene in the proceedings, saying that the

Tompkins' rulings in his trial-court decision in July, 2000. His one error was confusing RIRSD with RIRA, and thereby finding that RIRSD was too late in filing its papers.



The Southtown construction site as it appeared Thursday afternoon, after the RIOC Board discussed the agency's victory in law suits opposing its layout.

In fact, the bulk of Nardelli's opinion is devoted to RIRSD's appeal, which was prepared on a pro bono basis by LeBoeuf, Lamb, Greene & MacRae, a large Manhattan law firm. The opinion contains only passing references to Alternative's appeal, which was prepared by Robert Chira, a lawyer and Island resident.

The Appeals-Court decision deals with three major questions:

- Was the RIOC board's 4-0 vote to approve the project valid?
- Did RIOC violate the State Environmental Quality Review Act (SEQRA) when it decided against ordering a Supplemental Environmental Impact Statement?
- Does the plan violate the Island's General Development Plan? The court describes the GDP as setting forth "a broad program for the development of the Island" into two distinct areas, Northtown and Southtown, which were to be separated by "approximately six acres."

On the first point, the Court concluded that "the unanimous vote by the four [RIOC Board] members present at the Sept. 22, 1999, meeting, who constituted a majority of the six members then in office, was a valid action by the board." RIRSD had argued that under New York's General Construction Law, the four members at the meeting failed to constitute a quorum because several of the nine Board slots were unfilled. Nardelli held that the explicit language of the RIOC act, allowing action by a "majority of the directors then in office," permits a variance from the General Construction law.

RIRSD had framed part of its argument on this question in broad terms, asserting that the RIOC Board "could conceivably dwindle to one member," thus defeating the basic purpose of a quorum requirement, which is to assure that governmental proceedings are democratic. The appellate decision does not stray into this territory. Nardelli also dismissed a claim

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Contending Parties

Attorney Stephen Kass, who represented RIOC:

I think the opinion was a clear vindication of the actions taken by RIOC, and I hope it will now clear the way for the Southtown project to proceed without further obstruction.

I think the opinion dealt comprehensively with all the issues raised in the litigation, and it made clear that while the petitioners certainly had their day in court, all of the objections they raised were unfounded.

The Steering Committee of RIRSD:

We are, of course, unhappy with the Appellate Court ruling. We're particularly disappointed that the court failed to even acknowledge our argument that the September 22, 1999 RIOC Resolution exceeded RIOC's power under the RIOC Act which is a statute, not a contract, making the court's argument regarding contracts moot.

In any event, their opinion that we, as residents and taxpayers, have no legal standing to sue the State for any contracts that the RIOC board chooses to pursue, no matter how harmful or misguided they may be, is appalling. It confirms our status as third-class citizens.

They actually claim that residents are merely incidental, rather than intended beneficiaries, of the GDP. Who then, one might wonder, are the intended beneficiaries of the GDP? The developers?

We further believe that Justice Nardelli erred in permitting RIOC to build *anything* in Blackwell Park, when the GDP clearly states that a six-acre park must be maintained between the new and old developments.

This decision proves again that our fundamental rights will continue to be violated until we have democratically-elected government on Roosevelt Island that works for the best interests of its residents rather than outside business interests.

Our attorneys are carefully reviewing the decision, and we are considering a further appeal at this time.

David Kramer, Hudson Companies

Needless to say, we're very satisfied with the Appellate Division's decision, which confirms everything we've said about the project. We're very excited to proceed with the development of Southtown, which we believe will be a tremendous addition to the Roosevelt Island community.

trial court acted properly when it excluded the organization, which filed its motion to intervene three months after a statutory deadline.

The decision supported all but one of Justice Harold

Then –
Ford to City: Drop Dead
 Now –
Court to Islanders: Ditto

The question of the day is how it feels to be, in Leo Kayser's words, "merely incidental" and "not intended beneficiaries" of the arrangements under which Roosevelt Island was brought into being as a residential community.

They are legal concepts, of course, and legal language, and one must hasten to add that Kayser himself said clearly that the RIOC Board will want to hear from residents about development and other matters, and that the ears of Board members will be available to those who live here and are, the Court notwithstanding, the beneficiaries of what was brought into being here a quarter-century ago.

But whatever the willingness of one or two or three current members of the RIOC Board to hear from residents and to consider resident views as Roosevelt Island is developed, the decision handed down this week by the Appellate Division of the State Supreme Court is a dangerous blow to democracy. No one can guarantee that a future RIOC Board will listen. No one can guarantee that the *present* RIOC Board will listen. Fact is, many residents who follow these matters closely feel strongly that the RIOC Board just doesn't listen or care, whatever the lip service.

Those who remember the tabloid *Drop Dead* headline when President Gerald Ford refused to help a financially crippled New York City will see the parallel in the Court decision. Not content simply to back the flawed decision last year by Justice Harold Tompkins, the Appellate Division *modified* his decision in a lengthy judgment, adding language that makes it clear that RIOC is empowered to ignore residents.

We are, as Leo Kayser interpreted the Court's words, "merely incidental," and we have no standing to challenge RIOC decisions in court.

If this decision stands – and it could – residents here will not only be disenfranchised and powerless. They will be *officially* stripped of the right to influence the course of matters on this Island and in this community.

You know where this is leading. Just as all roads once led to Rome, all political matters here lead invariably to one conclusion. **Roosevelt Island should be ruled by Roosevelt Islanders, not appointees of Albany.** The RIOC Board should consist of Island residents elected by Island residents, and that Board should be empowered to hire professional management to run this community efficiently and develop it with professional flair rather than with a bean-counter's bottom-line mentality.

Call it self-governance or call it what you will. It is the remedy this community needs – democracy, the recognized remedy for despotism, enlightened or not, court-endorsed or not.

DL

RIOC from page 1

structure.

Resident Board member Patrick Stewart, who was President of the Roosevelt Island Residents Association when it attempted to join, as an intervenor, in the law suit against Southtown, asked RIOC Chief Financial Officer Patrick Siconolfi to prepare an analysis of what the litigation over Southtown has cost. "My questions are basically to do with facts, notwithstanding the circumstances, however, of contention, animosity and so on amongst the community with regard to this..."

"Essentially, what I'd like to know is, what is the cost of such litigation? I would like to know what RIOC's attorneys cost, what the developers' attorneys cost, what the Roosevelt Island Residents Association's attorneys cost, what RIRSD attorneys cost... Has there been any loss of revenue to the community as a result of these lawsuits, namely ground rents and so on? The reason I ask these is certainly on behalf of the Board, [but] it is also certainly on behalf of the community. The community has in fact contributed time, money, effort, sweat and tears to this exercise. I think that it's important that we all understand these facts so that in future we may perhaps take a more reasoned approach to problems that divide us, problems that need solution, and have a way of getting to those solutions on an amicable across-the-table kind of basis.

"I suspect, for myself only, there was a tremendous amount of effort involved here, and I also suspect a tremendous amount of money that would have come to the community that has been spent on multitudes of attorneys and lost revenue. So if [at] some point in time, you could give us some sort of idea of what this has cost this community – the people of this community – I'd be grateful."

Siconolfi responded that he would prepare a report for the Board's next meeting, not yet scheduled but likely to occur near the end of January, according to Kenneth Leitner of the RIOC staff.

The only other Board member to comment on the decision was David Kraut. "The people, and any citizen, and any entity always have the right to bring a lawsuit. We understand that. And we can talk in terms of hypothetical losses of revenue while a lawsuit is resolved. In one sense, it is correct that we think this way. In another, it is not correct that we think this way because people always have a right to sue. And I, as a member of this Board, am not prepared to take the position that people do not have a right to sue.

"Having said that, I still regret that the Residents Association saw fit to attempt to intervene in this suit, because unfortunately we now have a court decision – unfortunately for the people of this Island and for the future of this community... a court decision which says that the Residents Association has essentially no say-so in these matters... when in fact the Residents Association has always had some say-so in these matters, based essentially on the political process and a certain amount of moral weight.

"We're now in a position where this Board, as an entity, can tell the Residents Association, 'We simply don't have to listen to you,' and I regret very much that one of the results of this lawsuit is that this has come to pass."

Attorney Robert Chira declined to comment on behalf of the Alternative Southtown Design Commit-

Letters

To Robert Ryan, President of RIOC:

Roosevelt Island is not a prison, and its residents are not RIOC's inmates.

By which authority do you, a public – my – servant, decide to "fix" the Tram during the holiday season for an unlimited period accompanied by cutting down the bus service on the Island?

Who are you and by which authority do you restrict my mode of transportation, rendering me a hostage of RIOC?

After a shutdown for four weeks you post a notice five days before Christmas that the Tram will continue to be shut down until further notice? This after shutting down the Tram for more than a week for painting when, in reality, nothing was done.

To remind you, I am the taxpayer, and RIOC is operated by my and other citizens' money. Instead of providing a service to the taxpayers, by your actions you infringe on my freedom and civil rights, causing me severe damage, robbing me each day of invaluable time, forcing me to use abhorrent transportation.

Not only was the Tram stopped, but the frequency of the bus service was reduced to once every half-hour.

I demand the immediate restitution of my citizen rights – the immediate return of the Tram to service.

Nurit Kalderon

To the Editor:

How many of my fellow Island residents made it to the Main Street Theatre benefit show this year? Not that many, judging from the sparse audiences that attended most of the ten performances. Unfortunately, they missed a show as entertaining and clever and joyous as any show on or off Broadway. The cast, our neighbors, consisted of all ages, and every one of them showed tremendous heart and talent. The whole production was impeccably devised, directed, choreographed, and costumed by theater professionals.

But this show is not produced each year just to entertain us (which it surely does). It is a benefit. Its most important purpose is to raise funds for the Main Street Theatre and Dance Alliance's scholarship fund. This fund allows needy students to take dance and theater lessons, where they learn new skills, discover the delight of performing, build their self-esteem, and find a safe haven on the Island. The

To the Editor:

I'm sure everyone at Westview is happy and thankful that there'll be a new bus stop across the street. However, I'm amazed that two red-bus drivers have told me they're not supposed or even allowed to pick up passengers at the new Q-102 stop in front of the school. That's where Manhattan-bound residents of 625 could be sheltered from the rain when they're waiting for the bus! How does that make any sense?

In addition, I'm outraged that nothing has been done about the traffic pattern, and perfectly understand cabbies being furious when you ask them to turn left into Main Street from the ramp off the bridge.

Claude Lestelle

fewer people who support the benefit show, the fewer dollars that go into the scholarship fund. And that's the truly sad part about the half-empty houses at the performances this year.

Jinny Ewald

Letters Policy

The WIRE welcomes letters to the Editor, to the community, and to/from officials. Publication on a *Name Withheld* basis will be considered, but the writer's name, address, and phone number must be provided for verification and for our records.

Preferred methods of submission:

By e-mail to Letters@MainStreetWIRE.com (ASCII text preferred or use any word-processing software, but no MSWord files with macros), or PC-standard 3.5-inch floppy disk left at 531 Main Street for *The WIRE*. Alternatives: Typed, double-spaced copy left at 531 Main Street or faxed to (212) 755-2540. Clearly handwritten letters will be considered if brief, but we cannot take telephone dictation of letters. All letters are subject to acceptance and to editing for length and clarity. We recommend observing a maximum length of 300 words, but will consider longer letters if their content merits the required space.

Letters deadline for
Jan. 12 issue: Jan. 8
 Letters received after deadline
 will be considered on a
 space-available basis

Exclusive Website NYC10044 feature
www.nyc10044.com

Paris Journal
 Gabrielle Parnes

Website NYC10044
 It's not just for the insiders

tee. The RIRSD Steering Committee issued a statement, as did RIOC outside counsel Stephen Kass, and

Hudson Companies' David Kramer. Their statements appear on page 1.



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I don't know how you feel about the Southtown development plan as it now exists, or about the legal suits to modify it that were filed almost two years ago. I don't know anyone who isn't in favor of further development of the Island; that's never been what the quarrel was about. We need to increase our population to enhance Island revenues, provide customers to Island merchants and fulfill the plan for Roosevelt Island envisioned by our founders over 30 years ago. What has always profoundly disturbed me is that there has never been a legitimate place at the table for community input. Yeah, they sometimes listen to us politely, but we are utterly ignorable.

The RIRA Column

At the RIOCI Board meeting Thursday morning, it was announced that the Southtown suit, pending in the Appellate Division of the New York State Supreme Court, failed on all counts. The appeal was argued last June and the ruling is dated December 18. The RIRA Common Council voted on January 5, 2000, to intervene in the suits by RIRSD (Roosevelt Islanders for Responsible Southtown Development) and Alternative Southtown Design Committee.

The suits were brought to question RIOCI's compliance with both SEQRA (the State Environmental Quality Review Act) and GDP (General Development Plan) requirements. The Court unanimously ruled that there was no violation of RIOCI's quorum rules, that RIOCI was not obliged to order a supplemental EIS (Environmental Impact Statement) for the new Hudson/Related Southtown plan and that the GDP requirement for a six-acre buffer between Northtown and Southtown was not compromised. Further, questions of shadows cast on Blackwell House, the blocking of views from Northtown to the Queensboro Bridge and the reduction of retail and commercial space from the original Ramati plan were dismissed. In addition, a motion to seek a preliminary injunction was denied. Finally, it was determined that the RIRA motion to intervene was filed three months after the expiration of the applicable Statute of Limitations and was denied on this basis and without any ruling on the merit of its arguments.

The ramifications of this ruling are potentially devastating. By stating that the GDP is "illustrative only" the Court has made it more difficult for us to enforce the minimal zoning restrictions that the GDP provides. And by claiming that RIRSD as a third party can't enforce a contract between two other parties (that is,

RIOCI and any developer) we residents have been told that we are not the "intended beneficiary" of that contract. In other words, just because we live here doesn't give us any rights as to how our Island is used.

While the Court didn't specifically exclude RIRA as an "intended beneficiary" (having already excluded us from the suit by virtue of failing to act timely), David Kraut made the inference at the RIOCI Board meeting, stating that the residents' rights to have a real say in any RIOCI decisions had been compromised. Board member Leo Kayser said that resident organizations would be consulted, but we remember how the RIOCI Planning and Development Advisory Committee, composed of Island residents, was "consulted" on development questions and then ignored and abandoned.

Personally, I see our opportunities to impact the Octagon development and the various plans for Southpoint disappearing. More than ever, we are vassals of Albany. Despite being a viable community for over a quarter-century, despite having been declared "self-sufficient" and removed from State subsidy for the last five years, we are still denied access to local government with clout. Those of us who have been working to bring representative, elected government to Roosevelt Island for the past four years have done so with an eye cocked to the status of the various development proposals being considered by RIOCI. Our goal was to win the right to self-determination before the Island was paved over. That dream has been dealt a mortal blow. RIOCI can build what it chooses now, and the GDP be damned.

I hope we can find a use for Southpoint that will preserve the majority of its thirteen acres as parkland and I hope we can convince RIOCI to sacrifice high ground rents in order to provide a better quality of life for the residents of this little community. I intend to make pursuing this goal my New Year's Resolution, and I hope you will too.



Matthew Katz
RIRA President
e-mail: matthewkatz@rcn.com

Ruling from page 1

that the board members representing the State housing commissioner and budget director were improperly designated because they came from a pool of designees.

On the second question – compliance with the State environmental law – Alternative and RIRSD contended that RIOCI should have ordered a Supplemental Environmental Impact Statement on the Hudson/Related plan, which differs greatly from the original 1990 plan for the site.

But the Court approved of the way RIOCI handled the matter, noting that, at RIOCI's direction, Hudson/Related hired the same company that prepared the full Environmental Impact Statement for the original project – a 600-page report – to do an environmental assessment of the changes planned for Southtown. The trial court held this was a sufficiently "hard look" at the possible effects, and said the changes fall short of the extensive requirements for additional studies.

The size of Blackwell Park figures in this part of the ruling:

"Petitioners first assert that the Related/Hudson site plan reduces the size of Blackwell Park by more than a third, from approximately six acres to 3.86 acres, although they fail to acknowledge that the park was actually encroached upon by prior development in connection with Northtown.

"Further, the Related/Hudson site plan increases the total amount of open space from 8.2 acres to 15.1 acres, with 5.4 acres of open

space between Northtown and Southtown, which is 'approximately six acres,' even though the space is not contiguous.

The Court's open-space finding closely follows the arguments presented by the respondents' law firms, Carter, Ledyard & Milburn, for RIOCI, and Sive, Paget & Riesel, for Hudson/Related.

Nardelli also rejected the assertion that the 1999 environmental assessment failed to adequately evaluate the impact of shadows on Blackwell House. Hudson/Related's buildings will be closer to the landmark house, he noted, but they will also be considerably shorter than the buildings envisioned in the 1990 plan.

On another matter, Nardelli wrote, "Alternative also complains that the northernmost building of Southtown will block views, from Northtown, of the Queensboro Bridge, but photographs disclose that the current view of the bridge from Northtown is extremely limited due to the canyon-like effect of Northtown's close buildings." The Court similarly dismissed objections based on the new plan's potential effects on pollution and traffic, and on its different treatment of retail space and "small-town character."

Nardelli concluded that RIOCI's review of the site's environmental assessment was, indeed, a "hard look," and that its decision was not arbitrary or capricious.

On the final question, "the GDP Requirements," the Court defined the GDP as a contract, "in that it is incorporated into the lease" between the city, which owns

Roosevelt Island, and RIOCI, the State agency that runs the Island. He wrote that RIRSD failed to show that it has legal standing to enforce this contract. To have standing, a party must be an "intended beneficiary" of the contract, "rather than merely an incidental beneficiary," the opinion says, quoting case law.

"There is no dispute that RIRSD is not a party to the GDP and, in my view, it lacks standing to challenge any breach of that plan," Nardelli writes.

With regard to the reduction of Blackwell Park, Nardelli wrote, "RIRSD additionally argues that RIOCI's prior attempt in 1990 to amend the GDP and reduce Blackwell Park from 'approximately six acres' to 'approximately three acres' is inconsistent with RIOCI's current position and, therefore, should not be accorded deference." He then responds, "I reject this argument, however, for as RIOCI notes, it merely sought to amend the GDP to formally recognize an encroachment that had already been effected by the construction of Northtown. It is unclear why that amendment was rejected by the [City's] Board of Estimate, as no explanation was provided at that time," the judge notes.

Under the Hudson/Related plan, which replaces the sports field south of Rivercross and Eastwood with new fields near the Tramway, the 5.4 acres of open space between Northtown and Southtown will be divided by a road – 3.86 acres on one side, 1.54 acres on the other. Given the history of the Blackwell

COMING UP

Compiled by WIRE staff – Fax information to 755-2540
e-mail ComingUp@MainStreetWIRE.com
or click on the e-mail link at www.nyc10044.com

Sat., Dec. 22, 12:00 noon, **Beacon Program Christmas Parade** with Santa and Rudolph, from Blackwell House; followed by...

Sat., Dec. 22, 1:00 p.m., **Magic AI**, magician performance, PS217 auditorium, presented by the Beacon Program. Free.

Sat., Dec. 22, 7:00 p.m., **The Accidentals** in a Beacon Program concert of Christmas and seasonal music, PS217 auditorium. Free.

Mon., Dec. 31, 9:00 p.m.-1:00 a.m., **Roosevelt Island's New Year's Eve Big-Band Dance Party** featuring, on-stage, the live music of **The Ray Abrams Big Band** under the baton of Ervin Simpson, presented by River Music, the PTA of PS 217, and *The Main Street WIRE*; Manhattan Park Theater Club. **Only 200 tickets available.** Price reduced to \$25 per person (no dinner), benefiting the PTA and River Music. Cash bar. Call 223-1975, 339-0016, or *82-588-0388.

2002

Sat., Jan. 5, all day, **Blood Drive**, Senior Center, sponsored by RIRA, the Icla da Silva Foundation, and the New York Blood Center. Sign up at www.icla.org/signup, on Saturdays at the Farmer's Market, or by calling 593-1807.

Wed., Jan. 9, 8:00 p.m., **Residents Association Common Council Meeting**, Chapel of the Good Shepherd.

Fri., Jan. 11, 10:00-11:30 a.m., **Adult Computer Class: Basic Internet**, Library. Pre-registration required; call 308-6243; limit of four in class.

Sat., Jan. 12, next issue of *The Main Street WIRE*. **Deadlines:** Advertising in the paper, Fri., Jan. 4; decision on staffers for *The Bag*, Mon., Jan. 7, with materials due Thur., Jan. 10. **Future issues** generally every two weeks as follows: Jan. 26, Feb. 9, Feb. 23, Mar 9, Mar 23, Apr. 6,

Apr. 20, May 4, May 18, June 1, June 15, June 29 (Fourth of July issue), July 27 (reduced summer schedule), Aug 24, Sept. 7, Sept. 21, Oct. 5, Oct. 19, Nov. 2 (pre-election issue), Nov. 9, Nov. 23, Dec. 14 (holiday issue). **Phone/fax** for news, 826-9055/755-2540; phone/fax for advertising inquiries, 751-8214/755-2540; to list your organization's Island events here (no charge), fax information to 755-2540, or e-mail ComingUp@MainStreetWIRE.com.

Sat., Jan. 12, 10:00 a.m.-12 noon, **Adult Computer Class: Introduction to Microsoft Word**. Pre-registration required; call 308-6243; limit of four in class.

Tue., Jan. 15, 6:30 p.m., **Book Discussion, Interpreter of Maladies** by Jhumpa Lahiri, Library. Advance registration required.

Thur., Jan. 17, 6:30 p.m., **Nuts & Bolts of Writing Fiction** with Island novelist Gwynne Forster, Library. Pre-registration required; call 308-6243.

Fri., Jan 18, 10:00-11:00 a.m., **Adult Computer Class: E-mail for Beginners**, Library. Pre-registration required; limit of four in class; call 308-6243.

Tue., Jan. 29, 6:30 p.m., **Magician Matess**, Library. Free. Children of all ages are welcome.

Wed., Feb. 6, 8:00 p.m., **Residents Association Common Council Meeting**, Chapel of the Good Shepherd.

Tue., Feb. 19, 6:30 p.m., **Book Discussion, Surfacing** by Margaret Atwood, Library. Advance registration required.

Senior Center

Monday

10:30, **Blood Pressure Screening**
12:45, **Arts & Crafts (RIDA)**

Tuesday

10:00, **Jazzercise**
1:30, **Games (RISA)**

Wednesday

9:15, **Stay Well Exercise**
10:00, **English as 2nd Language (beginner)**
11:00, **English as 2nd Language (intermediate)**

Thursday

10:00, **Tai Chi**
10:30, **Creative Arts**
12:30, **Movie**
7:00, **Dance Class**

Friday

9:00, **Citizenship**
10:00, **English as 2nd Language (beginner)**

10:15, **Yoga Stretch**
11:00, **English as 2nd Language (intermediate)**
11:15, **Stay Well**
7:30, **Lotto**

Saturday

7:30, **Bingo (RISA)**

Special Events

Sat., Dec. 22, 6:00 p.m., **Holiday Party**

Mon., Dec. 31, 10:00 a.m., **Health Lecture, Blood Pressure Screening**

Mon., Dec. 31, 7:00 p.m., **New Year's Eve Party**

Thur., Jan. 10, various times, **Cardio Vision Screening.** Limited availability – call 980-1888 for appointment.

Mon., Jan. 14, 11-12:30, **MetroCard Bus**

Home-delivered meals available: 744-5022, ext. 1203

site, the judge says, and the fact that the open space will still be about six acres, "I conclude that RIOCI's decision not to interpret the GDP as mandating [addition of] compensatory acreage from Southtown was not arbitrary and capricious."

Finally, Nardelli dispensed with a claim regarding the income mix of the planned housing, writing, "I

find no support in the record for petitioners' claims that the Hudson/Related site plan does not conform to the GDP requirements concerning the allocation of subsidized housing and accommodations for families with children."

The complete opinion will be available next week on *Website NYC10044* at www.nyc10044.com.

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CABRINI CATHOLIC CHRISTMAS TIME MASS SCHEDULE

*Saturday, Dec. 22
5:30 p.m.*

*Sunday, Dec. 23
8:15 a.m. & 11:15 a.m.*

*Monday, Dec. 24
8:00 p.m.*

*Tuesday, Dec. 25
8:15 a.m. & 11:15 a.m.*

*Saturday, Dec. 29
5:30 p.m.*

*Sunday, Dec. 30
8:15 a.m. & 11:15 a.m.*

*Monday, Dec. 31
5:30 p.m.*

*Tuesday, Jan. 1
11:15 a.m.*

