

Next issue  
in three weeks:  
Sat., Oct. 16

# The Main Street **WIRE**

25th Year as Roosevelt Island's Independent Community Newspaper



Islanders gathered at the plaque and tree in Good Shepherd Plaza two weeks ago to be part of a candlelight memorial event for the fallen of 9/11/01.

## Briefly...

In **Southtown**, a prefab condo sales office has been erected east of the new Main Street. According to David Kramer of Hudson, Inc., there will be 230 apartments in Southtown building 3, on which construction has started. Cornell is buying 88 – four floors in the lower half of the building, and the remainder of 142, consisting of studios through three-bedroom units, will be up for sale, with pricing available in about a month. Occupancy is late 2005, says Kramer.

The **Roosevelt Island Tidal Energy** project, RITE, has been stalled by State and Federal Fish and Wildlife regulators, who are calling for a year-long baseline study of waterlife before giving a go-ahead for Verdant Power's initial six-pack of underwater-windmill power generators. This delay follows a three-month holdup waiting for the Army Corps of Engineers to issue a notice about the project. Trey Taylor of Verdant, which is a start-up company, says efforts are under way to get the government agencies to take a broader view, but adds that if the requirements stand, they'll kill the project.

**The Sheldrake Organization** will become the manager of Island House and Westview in October. Approval by the State Division of Housing and Community Renewal (DHCR) was delayed, but has now been granted. The action continues Sheldrake's march toward privatization of the buildings, while residents continue to seek a path toward resident ownership of their buildings.

**Democrat José Serrano** will challenge **Republican Olga Mendez** for her State Senate seat, which represents Roosevelt Island. In last week's primary election, Serrano won a 2-to-1 victory over Nelson Denis, who fared better on Roosevelt Island than in the district as a whole. On the Island, 492 voted. The voting breakdown:

	City		Island		*City vote counts do not yet include paper and absentee ballots, and are unofficial. Island votes are about 3.5% of the total cast in the district.
	Votes*	%	Votes	%	
<b>Serrano</b>	8,088	59.0	271	55.1	
<b>Denis</b>	3,949	28.8	193	39.2	
<b>Estrada</b>	1,676	12.2	28	5.7	
<b>Votes cast:</b>	<b>13,713</b>		<b>492</b>		

The Residents Association is attempting to arrange a debate between Mendez and Serrano on Roosevelt Island. Serrano has accepted, and Mendez's office says it is working on possible dates.

The **Residents Association** has scheduled two community meetings in the RIRA Common Council's continuing effort to revise the organization's constitution. An informational meeting is slated for Thursday, October 7. A Town Meeting for the actual vote is scheduled five days later, on Tuesday, October 12. Changes are listed starting on page 6.

Meanwhile, no candidates for the **RIRA Presidency** have stepped forward. The current president, Matthew Katz, announced in the September 11 *WIRE* that he will not seek a third term in November's balloting.

**The Public Safety Department** and a drive to get the City to put an NYPD substation on the Island were the focus of a meeting Tuesday of the Roosevelt Island Committee of Community Board 8. The goal, as stated by committee co-chair Deirdre Breslin, is to come up with an action plan aimed at getting results, after NYPD turned down a request for the substation based on low crime rates and budget considerations.

Island activists on the Public Safety question have long believed that low-crime figures result from the failure of NYPD to integrate Island crime figures in the totals for the City precincts, and from the split jurisdiction between the 114th Precinct (Queens) and the 19th Precinct (Manhattan).

Suggestions for getting attention to the matter ranged from a campaign to get Islanders to call 911 (police and fire emergencies) or 311 (quality of life matters), rather than Public Safety, when complaints arise, to the staging of a mock terrorist action that would demonstrate the Island's vulnerability, as well as the vulnerability it contributes to nearby Manhattan and Queens, where the largest power generation plant in the State could become a target.

Another meeting on the matter is scheduled for Tuesday, October 19, at 7:30 in Westview's lower community room.

## Eastwood Privatizing No Adverse Impact on 870 Subsidized Tenants, Says RIHMC; Meeting Set

by Dick Lutz

Eastwood is going private. The owner is moving to restructure both the building's financing and its tenant subsidies. The year-long process began last week with a formal notice sent to the State Division of Housing and Community Renewal (DHCR) and the Federal Department of Housing and Urban Development (HUD).

Aaron Silberman, President of Roosevelt Island Housing Management Corporation (RIHMC), called the plan a "win-win" in a Tuesday conversation with *The WIRE*.

RIHMC has scheduled a meeting for Eastwood residents for **Wednesday** (September 29) at **6:30**, in the **Chapel of the Good Shepherd**, as a general-information session. Additional informational sessions are planned over the next year, and there's a phone number to call with questions: **212-206-2475**.

Under the plan, Section 8 enhanced vouchers will replace current subsidies for the 870 apartments whose tenants qualify. In another 130 apartments, tenants who currently have no subsidies will experience rent increases similar to those for the City's rent-stabilized apartments, according to Silberman.

"This is a well-thought-out plan which will be a win-win situation for the residents, the Island, and the government agencies. It will enhance the quality of life for the residents of Eastwood," Silberman said. He said the General Manager of RIHMC, Doryne Isley, will lead the privatization effort, along with residents.

Earlier in the week, Isley also described the plan as a "win-win."

"Subsidized tenants will pay either their current rent or 30% of their income, whichever is greater," Silberman said in describing the financial structure for those living in the 870 subsidized units, "and the enhanced vouchers will pay the difference between that amount and market rate. Hence, [there will be] no rent increase [to the tenant]." Market rent is determined through "comparables" – the cost of similar housing. On Roosevelt Island, the market rate rents paid at Manhattan Park are likely to provide the "comps."

"The other 130 apartments, whose residents may not qualify for the enhanced voucher, will receive rent increases which will somewhat resemble rent stabilization increases," Silberman said. He added that recent increases on stabilized apartments have been 4 to 6 percent.

"This is an exciting opportunity to rejuvenate this 30-year-old building," Silberman said. "Millions will be invested for capital improvements and apartment renovations, security enhancements, maintaining the affordability for all the residents of Eastwood, and providing new subsidies to qualifying residents who don't currently receive a subsidy." He said improvements would affect the building's common areas like lobbies, but also would extend to

individual apartments.

Silberman was eager to point out that the plan is important to the future of the building. "If a plan is not developed, in about ten years the Federal Section 236 contract will expire. Astronomical rent increases would be required, and most residents could find themselves displaced without any alternative program of assistance." He said that making the change now can insure continuing occupancy by current residents.

DHCR now has up to six months to respond to the notice. "HUD will set aside the funds for the enhanced vouchers" during that period, Silberman said. "We will have various notices and meetings." He explained that a contract administrator will be appointed by HUD (it could be DHCR), with responsibility for handling applications for the enhanced vouchers. That's likely to take place in about six months, according to Silberman. The enhanced vouchers are often called "sticky vouchers" because they travel with the tenant – tenants can change housing and retain their subsidies.

Over the past few months, RIHMC has been relocating some residents, "staging the building" to insure tenants qualify for HUD's enhanced vouchers. Some tenants are being required to move into smaller apartments.

"We will have many meetings simply to provide information," Silberman said. "We expect to continue to work very closely with the tenants association and the various government agencies to insure that the needs of Eastwood are entertained under this plan. The objective is to enhance the quality of life for the residents of Eastwood."

Asked about RIOC's role, Silberman said, "We have not had any discussions with the Roosevelt Island Operating Corporation. Financing is in place utilizing the current ground lease." That ground lease expires in 2032. This is different from privatization efforts under way at Westview and Island House, where the owner must get a ground-lease extension from RIOC, and face a possible increase.

The restructuring of the building will give its owners a gradual long-term increase in value. When apartments are vacated, they will generally rent at market rate. Rent increases will respond to the market. With improvements, market value will increase.

However, Silberman added, "The objective of the plan is that not one family finds itself being displaced or moving. I want to make sure that is quite clear. The focus is not on any kind of turnover. The focus has been on the residents who are in place.



RIHMC President Aaron Silberman

Our plan is all based upon the residents that are here. We are not envisioning anything outside that box. There have been no projections about people moving out. We would believe that, with the type of investment to be made in the complex, people will continue to find the Island one of the best destinations in the City, and that, with the millions of dollars being invested, Eastwood will be the housing of choice."

Silberman said the series of meetings planned to inform residents, starting with Wednesday evening's session at the Chapel, are intended to set their minds at ease. "The greatest fear that residents find themselves with is the fear of substantial rent increases. We wish to immediately provide a statement, thus providing some comfort zone to residents, that they will *not* find themselves being displaced by dramatic rent increases. "The plan has two major points – the rejuvenation of Eastwood, and to provide and insure the continued affordability for the residents. The plan meets those two goals."

Silberman said that at the end of the one-year period that started last week, "as far as residents are concerned, it should be transparent, and plans will then be initiated and developed for enhancements in various areas." He said enhancements might include new windows, lobby areas, appliances, flooring. "Each apartment will be inspected, and repairs and improvements will be made."

The mortgage restructuring for Eastwood will involve paying off a \$50 million State loan, but Silberman said additional amounts will go toward capital improvements. With some units going at market rate, he said, "There will be additional funds available to maintain the property at an extremely high standard."

As for the future, Silberman had this to say: "Over the last few years, we've finally started to see some true economic changes occurring, and by the time all the processes are over, I think the Island will look very different and much more exciting as an Island. I've been involved with the Island for the last 16 years, and there's been a lot of traction these last number of years and I see an acceleration of positive economic change, and I believe it is a very good thing for the Island."

Roosevelt Island's  
Independent Community Newspaper  
**WIRE25**  
Marking our silver anniversary year

**The Editorial Page****Change**

We live on a changing Island, in a changing community, in a world of change.

Eastwood going private. Island House and Westview, too, though also with the compatible prospect of resident ownership. Condos going up in Southtown. The Octagon Apartments project possibly on a nearer horizon. Finally, serious proposals for a park at Southpoint.

And maybe, if the Governor will deliver on his moldering, unkept promise, more resident representation on the Board of Directors of the Roosevelt Island Operating Corporation.

As Aaron Silberman of Roosevelt Island Housing Management observed last week when asked to describe what the Island might be like in twenty or thirty years, it's going to be different. Beyond that, we don't really know. What we do know is that we'd like it to be better, and while residents can do very little to inspire or inhibit change that is ultimately under the control of others – after all, this is not a local democracy we occupy here – through public opinion we can encourage the change we would like and discourage change we believe would be bad. Through the power of public opinion, we may be able to *shape* the inevitable change.

But *that* takes **participation**.

For as long as most Islanders can remember, the form of that participation has been through RIRA, the Roosevelt Island Residents Association, and through its Common Council of mostly elected delegates who meet once a month and do the committee work that makes the organization's existence meaningful. There are other organizations specializing in narrow areas of interest (RISA, RISK, RITA, RIDA, RIVAA, RICLA, *The WIRE*, the PTA, the building committees, and more), but it is through RIRA that the broadest sweep of Islanders' community interests are addressed.

The political season is upon us and yes, this is a pitch for *your* involvement, *your* participation. Take all your wishes for a better community, all the times you've said, "They should..." and put them to work for yourself and for your fellow Islanders. Your serious involvement in an organization of your choice can go a long way toward making Roosevelt Island a better place to live. The Common Council of the Residents Association is one major opportunity occasioned by the coming election. Watch for the notices, and give some real consideration to running for a Common Council seat. Two years from now, you may be able to say, "I made this a better place to live. I got involved, and I have this specific list of new accomplishments to which I contributed..."

But a lot of that could go without saying. After all, people are always asking you to get involved, aren't they? This is another instance of that, but it's one that puts you into a ready-made environment where you can make some positive things happen.

**But there is more to what must be said about RIRA.**

At its best, RIRA has been a genuine force, undertaking projects that improve the quality of life here, and pressing the political structure for a better deal – maybe even a measure of democracy rather than the occasionally benevolent bureaucracy, RIOC, whose focus is so often on matters other than making this the best community it can be.

But at its worst, RIRA has been a bickering pit, where excessive stomach acid and unfortunate amounts of very bright collective mind have gone into meaningless spats. That's ideal for the higher political power structure: *Let them fight among themselves. Then they won't bug us.*

So *The WIRE* deplores the current wrangles over changes to the RIRA constitution. Negative motives and methods are charged. We even see accusations of lying and manipulation. All these serve no purpose other than to distract the RIRA Common Council, and residents, from what they could really accomplish by getting the needs for constitutional improvement behind them now, before the November election, so that a new RIRA administration can get on with sensible use of what little power RIRA has – the power to *shape* change, the power to undertake events that contribute to quality of life, and the power to gather and shape public opinion as a lever on the real power structure that controls most of what affects our lives here.

***The WIRE* endorses the proposed constitutional changes**, and urges the issue be settled. We further urge that a new, all-elected RIRA adopt a refocused concentration on what it can do quite well when circumstances – like today's – demand it: **Speak loudly for this community with a unified voice.**

DL

At press time, the **Public Safety Blotter** for the last half of September was not yet available. When it is ready, it will be posted on *Website NYC10044* at [nyc10044.com/wire/2502/blot2502.html](http://nyc10044.com/wire/2502/blot2502.html)

**Letters****To the Community:**

I want to thank *The WIRE* for allowing me the remainder of the available space in this edition to address the revision of the RIRA Constitution.

Mr. Katz has scheduled a wholly illegal Town Meeting for October 12 to attempt to ratify the second version of his new RIRA constitution, willfully ignoring our current constitution's straightforward ban on a Common Council vote on amendments at the same meeting in which they are proposed.

Mr. Katz had sole control of all factors needed to get a timely proposed final revision, which, in the very words of his new version, our current constitution is "deleted in its entirety, and replaced" with the new. He agreed to the necessary special measures that were needed in August to obtain a final version, then simply failed to comply with them.

In order to convince the Council to vote on September 8, he relied on a "parliamentarian" who was no longer a member of the Council, and therefore had no right to even speak at the meeting, who was not at the August meeting, and who missed the point: There was no constitution proposed at the prior meeting, whether in writing or verbally. The final document does not even conform to the points on which there was consensus. Katz deliberately withheld this non-member's status from the Council that night.

Katz intentionally did not list the constitution vote on the pre-published agenda for the September meeting. Had he done so, the votes to stop this meeting would have been present, and he knew that.

There are at least three items in this constitution that are contradictory to the Council votes taken on those items in August.

I had submitted a simple amendment in August to add three seats for Southtown that would have served as an alternative in the event his constitution was not accepted at the Town Meeting. A minority of six votes defeated it... Mr. and Mrs. Katz, Mr. and Mrs. Marcus, Ms. Feinmel, and Mr. Luce.

Katz is, of course, defaulting on his published promise to the community to allow these changes to be debated; instead he and Mr. Marcus will control the "informational" meetings.

He has removed the building committees from RIRA with this constitution; not from the Common Council, but from RIRA itself, without ever speaking with one of them.

It also eliminates the President of RIRA as RIRA's nominee for Resident RIOC Board member.

It allows incumbents to change the rules for an upcoming election.

**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; *letters submitted anonymously are not considered for publication.*

**Preferred form of submission:** E-mail to [Letters@MainStreetWIRE.com](mailto:Letters@MainStreetWIRE.com) (plaintext e-mail format preferred, or attach a file created using any common wordprocessing software, but no MSWord files containing macros), or on a PC-standard 3.5" disk left at the desk at 531 Main Street, addressed to *The WIRE*. **Alternatives:** Typed copy left at 531 Main Street. Clearly handwritten letters will be considered if brief, but we are not able to take telephone dictation of letters. **Letters are subject to acceptance and to possible editing for length and clarity.** Recommended maximum length, 300 words; longer letters will be considered if their content merits the required space.

**To the Editor:**

I live in 575, on the first floor next to the Child School. I have written letters, called 311, and e-mailed RIOC. That air-conditioning unit still roars all night long. This is a serious issue but the abuse of our civil rights is much more serious. To handcuff our neighbors [*WIRE*, September 11] for documenting RIOC's incompetence is abuse.

Let me suggest a demonstration. As per the New York Chapter of the National Lawyers Guild, fewer than 20 people may stage a demonstration without a permit. We cannot use any amplification and must not block building entrances or more than half of the sidewalk. We could all bring cameras and meet at the little park between Island House and Westview at 8:15 a.m. It is also perfectly legal for us to walk over to security, taking photos along the way. We must not disrupt traffic but who would notice with all the school buses clogging Main Street?

Seriously, if you are harassed by Public Safety for documenting conditions on Roosevelt Island, call a lawyer. It is advisable to carry the following numbers: National Lawyers Guild, **212-679-6018**; New York Civil Liberties Union, **212-344-3005**.

Susan Sinisi

**To the Editor:**

I'm writing to inform concerned residents regarding the public tennis facility on Roosevelt Island. It seems that due to RIOC's recent resolution confining construction in Octagon Park to the footprint of the former insane asylum, it appears unlikely that Becker and Becker will need to put the present courts out of commission for more than one month, and the plan for temporary courts has been put aside, at least for the moment.

This change of plan, however, does not diminish, but in fact raises, the community's need for additional permanent tennis courts. Our growing numbers will not be sufficiently serviced by the quantity of courts that existed when the population of the Island numbered 5,000.

It's imperative that community planning make room and funds available for the additional public courts that the community needs.

Anyone interested in helping with this effort can contact me at [joyminch@aol.com](mailto:joyminch@aol.com).

Joyce Mincheff

Site Director, NY Junior Tennis League  
Founder and Past President, RITA**Letters deadline**

**for Oct. 16 issue:  
Tuesday, Oct. 12**

After deadline, letters are still considered on a space-available basis.

*This* election, if you go for it.

It also removes Community Board 8, although each and every time he has needed to accomplish something for RIRA in New York City, he himself has gone where you must go first – to CB8. He has many times simply lied in public about the CB8 participation in RIRA. There has been at least one member of CB8 on every Council since 1986. Two and three during his own terms.

He lied outright in his own last column about my own participation. I was elected in 2000, and did not take a RICO seat until May of

2003, and I have never voted in Council since I took that seat on any matter but the constitution.

He says over and over again that the current constitution is outmoded, difficult to work with, obscure... but go try and get him to once be specific and name a particular passage. He won't. There were things he wanted to change, not clarify, primarily to rid himself of those who opposed him. And because he did not like the individuals holding seats in this term, he seeks to change RIRA for all time.

Katz' behavior has been absolutely consistent since he walked out of the Town Meeting on June 15. In fact Mr. Katz has, over the last four years, repeatedly attempted to subvert the democratic processes embodied in the way RIRA works. This community must not allow that.

Karen Stewart

**The WIRE**<sup>TM</sup>

Published by **The Main Street WIRE**,  
©2004 Unisource2000<sup>TM</sup> Inc.  
531 Main St. #413, NYC10044

News **212-826-9055**  
Urgent news **917-617-0449**  
Advertising **212-751-8214**  
Circulation **212-935-7534**  
Fax (call first) 212-755-2540  
e-mail [editore@MainStreetWIRE.com](mailto:editore@MainStreetWIRE.com)  
is published in association with  
**Website NYC10044** – [nyc10044.com](http://nyc10044.com)

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A Happy New Year to everyone celebrating the High Holy Days. I understand that this is the year 5764 (I remember 5396 as though it were yesterday!). There's nothing like a long cultural history to give you perspective and to teach patience; good attributes for Roosevelt Islanders.

## The RIRA Column

A follow-up on the pigeon poop problem: The doors into Motorgate directly facing Gristede's are now closed and the urine effluvia banished. However, the pipes that act as pigeon perches are unaffected with the result that the ground is continually bombarded by pigeon presents. You may have noticed this summer that the sidewalk fouling on the block in front of the post office has been effectively controlled by the repair and installation of chicken-wire frames that interdict the perching sites. Congrats to the RIOC/Motorgate personnel who ended this perennial problem. The site in front of Gristede's is more problematic, because the pipe perches are so high and so exposed. I do hope a solution can be found that will prevent pedestrian pigeon poop perambulation into our purveyor of provisions.

After a two-week hiatus to fix a ruptured lining, the Westview swimming pool is again open for business. This star-crossed facility has had more than its share of closings during the past three years and I hope the present repairs will allow us swimmers to stay wet for some time to come.

Last week Eastwood and Island leaders, along with representatives of Speaker Miller, Assembly Member Grannis and Rep. Maloney, learned that Belson Associates intends to buy out of the Mitchell-Lama subsidy system within the year. Belson president Aaron Silberman assured the group that all tenants would be maintained under some form of subsidy, either Section 8 enhanced ("sticky") vouchers or a landlord assistance program. For those who assumed that Island House and Westview would lead the way out of Mitchell-Lama this news was an eye-opener. Mr. Silberman announced a follow-up meeting for all Eastwood tenants on September 29 and I would urge all Island residents concerned about the status of their housing to attend. I under-

stand details will follow from Housing Management.

Were you at the Trust for Public Land meeting last week that presented three conceptual plans for Southpoint Park? Precious few Roosevelt Islanders were. I would say that the afternoon and evening sessions attracted only about fifty or sixty participants, including only a third of the RIRA Common Council membership. I thought the questions and comments were thoughtful and insightful; I just wish there had been more of them. This community will be asked to participate one more time, tentatively scheduled for mid-October, to offer comments on the Trust's final proposal. At that point, TPL, RIOC, and the realities of financing this project will determine the end product. We Islanders talk a lot about our love of parks and green space. It's time to put



**Matthew Katz**, President Roosevelt Island Residents Assn. e-mail: [MatthewKatz@rcn.com](mailto:MatthewKatz@rcn.com)

your money where your mouth is and help determine the nature of this park destined to endure for generations.

Many people commented on the need for a park maintenance plan and on-site stewards to oversee the property on a regular basis. The only cohesive plan presented to date has been the Living Library and Think Park that has evolved through three years of discussions here on Roosevelt Island. The representatives of United Nations NGOs (non-governmental organizations) made clear the present

need for conference space that could be rented at a profit. A plan to include agro-ecological gardens and greenhouses, charged with developing sustainable crops for third-world use, would make Southpoint Park a destination point for a worldwide audience as well as an educational center. My personal dream includes an international restaurant, perhaps accessible by water like the River Café and Water's Edge  
See RIRA, page 10

Fall really is a beautiful time. The colors are beautiful, and the weather is usually beautiful as well. Unfortunately, it also brings the hurricane season. The edges of the two hurricanes that drenched the City and brought the subway system to a halt did not cause major flooding at either end of the Island or on Main Street. I want to thank the grounds and maintenance crews for keeping an eye on the system and a watch on the most flood-prone areas of the Island.

As many of you know, the Public Safety office did not fare as well as the rest of the Island during the torrential rains. A pipe leaked right into the public area of the office, causing a flood that went all of the way to the back. We are working with Eastwood housing management to remove all remnants of the water damage. After that process is complete, the office will have new flooring and new paint to replace what was destroyed. We appreciate everybody's patience with the office's appearance as this process goes forward. Please continue to stop by the office at 552 Main

## The RIOC Column

Street, or call the office at 212-832-4545 during this time. Public Safety remains open for business. Public Safety issues remain a priority for me. The Office of Emergency Management was unable to hold its scheduled community meeting with the head of the Roosevelt Island Residents Association during the summer due to the demands of the convention and United Nations session placed on their time. We have placed several calls to them, and they have committed to having a meeting in early to mid October. We will update everyone as soon as we have more information.

We are also working to get the most up-to-date information about the bridge openings. We recently met with some members of the New York City Department of Transportation to review the raising and lowering of the bridge. The DOT is still unsure of the exact date when the openings will cease, but they did provide some heartening statistics. On average it takes nine minutes for the bridge to be raised and lowered. And, even though it appears that the bridge does get stuck in the upright position somewhat often, that is actually not the case. The bridge has actually gotten stuck only 1% of the time. The DOT is working to bring that number even lower.

We are also coordinating with the DOT to lobby the Coast Guard to have the boat traffic either redirected back to the west channel or at the very least to schedule the openings. To date the Coast Guard has not been receptive to this suggestion, but we will continue our efforts.

The work on the ramp to the bridge is also almost complete as I write this, and will in all probability be complete by the time this is published. The work was originally scheduled for when the bridge would not be operational, but that date keeps getting pushed out. It was necessary to complete the ramp repair before the cold weather set in to pre-

vent further cracking and spalling. The work was done in the least disruptive manner possible for a two lane bridge, and we appreciate everybody's cooperation and patience as the work progressed.

Please be aware that there is some more road work that will be performed in the near future. The road by Gristedes and Manhattan Park is also in need of repair. Work was delayed as the ramp work was completed so as not to block an additional lane of traffic. This road repair may take several weeks and will have an impact on any parking in that area. Please be assured that it will be done as quickly and efficiently as possible. This work must also be completed before the cold weather arrives. More permanent work on that area will start in the Spring.



**Herbert E. Berman**, President Roosevelt Island Operating Corp. e-mail: [HBerman@rioc.com](mailto:HBerman@rioc.com)

There is also a great deal of good news to report. Due to the efforts of the Roosevelt Island Historical Society and Judy Berdy, we will be receiving one of the old trolley kiosks that was at a museum in Brooklyn. We are working out the final details now, but within the next several months we should receive it and have it set in the ground. It will be accessible to the public and will make a nice introduction for visitors to the Island.

Work is also continuing on the plans for a park at Southpoint. The Trust for Public Land held two public meetings on September 14. Most people seemed to be generally pleased with the plans, but they did offer suggestions and modifications. New plans incorporating some of these suggestions are being developed and will be presented within the next several months. The results of this project will be enjoyed by generations to come. I invite everyone to review the plans if they have not already seen them. They can be viewed at <http://www.MarkKMorrison.com/roosevelt/pdf/concepts.pdf>.

Finally, I would like to take this opportunity to thank Matt Katz for all of his efforts on behalf of the residents during his time as president of the Roosevelt Island Residents Association. He never hesitated to call or write on any issue that he thought would have an impact on the quality of life for Roosevelt Island residents. I give him credit for his dedication and tenacity. They have served the residents well and I wish him the best of luck with whatever he decides to pursue.

I hope that everybody enjoys the cool and crisp weather. It reminds me that the Halloween parade is approaching, one of my favorite Roosevelt Island events. I look forward to providing more information on this wonderful event in the next few columns.

## COMING UP

### — This Weekend —

No events submitted.

### — The Coming Week —

**Montauk Credit Union's** last day of operation on Roosevelt Island, **Wed., Sept. 29**, 9:00-12:00.

**Eastwood Residents-Management Meeting, Wed., Sept. 29**, 6:30, Chapel of the Good Shepherd. Discussion of privatization plans.

**The Art of Tyson Hall**, Island resident, in the Rivercross Window Gallery, **Fri., Oct. 1** through November 30; presented by the Mother Earth Committee.

### — Future Events —

**Icla da Silva Foundation Annual Fundraising Awards Reception, Thur., Sept. 30**, 6:00-9:00 p.m., Avalon Hotel, 16 East 32nd Street. \$50 ticket includes raffle entry for two round-trip tickets to any Continental Airlines destination in South America, and other prizes. Additional information at <http://www.icla.info>, or call 212-813-1515 for raffle tickets.

**Rescheduled:** Residents Association Common Council Meeting scheduled for **Wed., Oct. 6**, 8:00 p.m., moved to **Wed., Oct. 13**.

**Informational Meeting** on proposed changes in the Residents Association constitution, **Thur., Oct. 7**, 7:30 p.m., Chapel of the Good Shepherd.

**Town Meeting** to ratify the revised Residents Association constitution, **Tue., Oct. 12**, 7:30 p.m., Chapel of the Good Shepherd. Informational presentation at 7:30; quorum call (100 required) at 8:30, followed by a vote if quorum requirements are satisfied.

**Residents Association Common Council meeting, Wed., Oct. 13**, 8:00 p.m., Chapel of the Good Shepherd.

**The Main Street WIRE** — next issue **Sat., Oct. 16**. (To receive e-mail bulletins between issues, send an "Add Me" message to [Bulletins@MainStreetWIRE.com](mailto:Bulletins@MainStreetWIRE.com).) **Deadlines:** Advertising in the paper, **Fri., Oct. 8**; decision on inserts for *The Bag*, **Mon., Oct. 11**; inserts due **Thur., Oct. 14**. **Future issues:** Oct. 30 (pre-election issue); Nov. 6 (post-election issue), Nov. 20 (Thanksgiving issue); Dec. 4, 18 (two December holiday issues). **In 2005:** Jan. 8, 22; Feb. 5, 19; Mar. 5, 19; Apr. 2, 18, 30; May 14; June 4, 18; July 2, 30; Aug. 27; Sept. 10, 24; Oct. 8, 22; Nov. 5, 19; Dec. 3, 17. **Phone/fax** for news, 212-826-9055/755-2540; urgent matters 917-617-0449. **Phone/fax** for display and classified advertising placement and information, 212-751-8214/755-2540. **To list your organization's Island-related event in this column**, please e-mail information to [ComingUp@MainStreetWIRE.com](mailto:ComingUp@MainStreetWIRE.com), or leave it, addressed to *The WIRE*, at the desk at 531 Main Street; provide a telephone number for follow-up questions; there is no charge for such listings.

**Fall Tree Walk** with State Forester Bob Bealin, **Sat., Oct. 16**, 10:00 a.m., sponsored by the Roosevelt Island Tree Board. Meet at Blackwell House.

**Historical Society Tour — the Powerhouse, Sat., Oct. 16**, 11:00 a.m., guided by an engineer. Reservations: 212-688-4836, or e-mail [RooseveltIslandHistory@USA.com](mailto:RooseveltIslandHistory@USA.com).

**Historical Society Tour — Manhole Covers, Sat., Oct. 16**, 12:00 noon, guided by author Diana Stuart, an expert on manhole covers. Reservations: 212-688-4836, or e-mail [RooseveltIslandHistory@USA.com](mailto:RooseveltIslandHistory@USA.com).

## Senior Center

Monday	Friday
10-11, <b>Latchhook Class</b>	9:30, <b>Yoga</b>
10-11:30, <b>English as 2nd Language</b>	10:30, <b>Computers</b>
10:30, <b>Blood Pressure Screening</b>	1:00, <b>Bridge</b>
12:30, <b>"Oldies" Movies</b>	6:00, <b>Dance &amp; Relax</b>
1:00, <b>Tai Chi</b>	7:00, <b>Games (RISA)</b>
7:00, <b>Dance Class (Beginners)</b>	<b>Saturday</b>
	7:30, <b>Bingo (RISA)</b>

### Special Events

10:00, <b>Computers</b>	<b>Fri., Oct. 1</b> , Farewell Get-Together for Yoga instructor Nurit Marcus, 10:30
10-11, <b>Dance &amp; Relax</b>	<b>Tue., Oct. 5</b> , Stop and Shop trip, time TBA
1:00, <b>Bingo</b>	<b>Mon., Oct. 11</b> , office closed, Columbus Day
6:00, <b>Yoga Class</b>	<b>Thur., Oct. 14</b> , Farmers Market trip, time TBA
7:30, <b>Games (RISA)</b>	<b>Wed., Oct. 20</b> , Atlantic City trip
<b>Wednesday</b>	<b>Tue., Oct. 26</b> , Flu shots, 1:00-2:30
9:15, <b>Stay Well</b>	<b>Sun., Oct. 31</b> , Halloween Party
10:00, <b>Spanish Class</b>	
10:30, <b>Shoppers' Bus</b>	
12:30, <b>Sculpting</b>	
7:00, <b>Pokeno (RISA)</b>	
<b>Thursday</b>	
10:00, <b>Tai Chi</b>	
10:30, <b>Creative Arts</b>	
12:30, <b>Movie</b>	
1:00, <b>Drawing with Pastels</b>	
7:00, <b>Dance</b>	

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Please join us for:

### Homecoming Sunday

**When:** October 3, 2004

**Where:** The Church of the Good Shepherd,  
Roosevelt Island

**Time:** Sunday Service: 10:00 a.m.

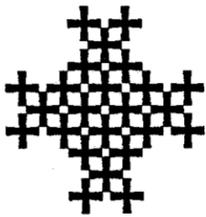
Hymn Sing: 9:45 a.m.

Sunday School: 9:00-9:45a.m

\*\*\*Coffee hour immediately following service\*\*\*

*The Church of the Good Shepherd worships at the red brick chapel of the Good Shepherd 543 Main Street, Roosevelt Island. We are an Episcopal congregation with roots in many Christian traditions.*

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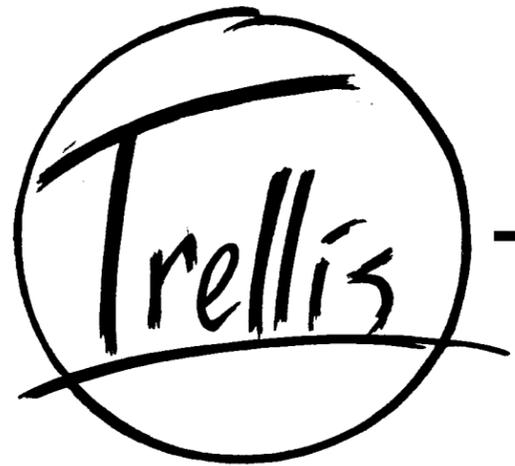
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# Proposed Changes to the Residents Association Constitution

## DEFINITIONS

As used herein the following terms shall have the following meanings:

1. Common Council – Deliberative body of RIRA. The Common Council meets regularly to discuss and vote on issues of relevance to the community.
2. Council Officers– the President, Vice President, Secretary, Treasurer and Committee Chairs.
3. District Representative – Council Members elected to represent local residential districts, or those duly appointed to replace them in an unfilled District seat.
4. Alternates – Candidates who run for District Representative positions who do not receive sufficient votes for elective office.
5. Majority vote – a vote in which the number of Aye votes cast exceeds the number of Nay votes cast on a matter properly presented at a duly convened meeting at which a quorum is present. Abstentions shall not be counted as a vote cast either for or against any motion.
6. Two-Thirds vote – a vote in which at least two-thirds of the votes cast are in favor of a matter properly presented at a duly convened meeting at which a quorum is present. Abstentions shall not be counted as a vote cast either for or against any motion.

## ARTICLE II. RIRA MEMBERSHIP

### Section 1. Membership.

All individuals who live in residential housing on Roosevelt Island are members of RIRA.

### \*\*\* REMOVED \*\*\*

Residents employed by the Roosevelt Island Operating Corporation (hereinafter referred to as 'RIOCC'), the New York State Urban Development Corporation or its subsidiaries, the New York State Division of Housing and Community Renewal or its subsidiaries, the New York State Mortgage Loan Enforcement Corporation or any agents for Island management or services are members of RIRA but may not serve in any elected position in RIRA.

## ARTICLE III. COMMON COUNCIL

### Section 2. Membership.

(a) There shall be 28 Common Council Members elected by District. There shall be eight Council Districts consisting of: 546 Main Street in Eastwood; the rest of Eastwood; Rivercross; Island House; Westview; 2 River Road; 4 River Road; and the rest of Manhattan Park (10, 20, 30, and 40 River Road combined). There shall be two Council Members elected from the 546 Main Street District in Eastwood; seven Council Members elected from the rest of Eastwood; three Council Members elected from each of Rivercross, Island House and Westview; one Council member elected from 2 River Road; one from 4 River Road; and eight from the remainder of Manhattan Park (10 River Road, 20 River Road, 30 River Road and 40 River Road combined). In addition, there shall be five Council Members who shall be appointed by the Roosevelt Island Council of Organizations (hereinafter referred to as "RICO") and shall be governed by the same rules that apply to elected Council members.

(b) The President, the First Vice President and the Treasurer (if the Treasurer is not an elected Council Member) shall be voting members of the Common Council.

(c) All members of the RIOCC Board of Directors and members of Community Board 8 and School Board 2 who are residents of Roosevelt Island shall be entitled to vote at meetings of the Common Council.

(d) Each Council Member shall also serve as the president or chairperson of a community service organization recognized by RICO, or as a member or officer of at least one RIRA committee or as an officer of RIRA.

(e) Alternates who have been elected to the Common Council shall attend all Common Council meetings and, in the event a regular Council member is absent, the first alternate for that seat may vote. If the first alternate is not available, then the second alternate may vote, and so on.

### \*\*\* CHANGED TO \*\*\*

The Common Council shall be comprised of RIRA members of legal voting age who are either elected in RIRA elections, or who are filling a vacancy, each as specified herein.

(a) The following table details the Districts and number of Council Members:

District	Number of Council Members
546 Main Street in Eastwood	2
The rest of Eastwood	7
2 River Road	1
4 River Road	1
10, 20, 30, and 40 River Road combined	8
Westview	3
Island House	3
Rivercross	3

Southtown Buildings – Number of the existing units divided by 130 and then rounded to the nearest seat

(b) The President and Vice President shall be selected by an Island-wide election and shall be voting Members of the Common Council.

(c) Candidates who run for District Representative positions who do not receive sufficient votes for elective office shall be designated as Alternates. Alternates shall attend all Common Council meetings and, in the event a regular Council Member is absent, the first alternate for that District may

The Residents Association Common Council voted 15-4 on September 1 to send proposed constitutional revisions to a Town Meeting for approval.

An **Informational Meeting** about the proposed changes is scheduled for **Thursday, October 7**, at 7:30, in the Chapel of the Good Shepherd.

The **Town Meeting** to vote on the proposed changes will take place **Tuesday, October 12**, at 7:30 (quorum call at 8:30), also in the Chapel.

**The Main Street WIRE** publishes this document, describing the differences between the current Roosevelt Island Residents Association (RIRA) constitution and the proposed revised constitution, at the request of the RIRA Common Council. Its contents are supplied by the Constitution Committee, which takes responsibility for its accuracy and completeness.

Full copies of the current Constitution and the proposed revised Constitution are available at the Island Library, or call one of the following to ask for a copy: Margie Smith, **212-813-1515**; Sherie Helstien, **212-935-7534**; Vicki Feinmel, **212-223-1108**.

vote. If the first alternate is not available, then the second alternate may vote, and so on.

(d) Each Council Member shall also serve as member or chair of at least one RIRA committee or as an officer of RIRA. Each Alternate shall serve as member of at least one RIRA committee.

### Quorum.

For all meetings of the Common Council, the quorum shall be 15 or one-half plus one of the current membership, whichever is smaller.

### \*\*\* CHANGED TO \*\*\*

For all meetings of the Common Council, the quorum shall be the presence of at least one-half plus one of the current Membership.

### Meetings.

The Common Council shall meet at least once each month on a regularly scheduled basis. Special meetings of the Council shall be called by the President or upon the petition of five Council Members. All meetings of the Council shall be open to the public, and the first fifteen minutes of each meeting shall be open for public question and comment. However, the Council may be called into executive session by a two-thirds vote of the Council Members present and voting; no votes may be taken while in executive session.

During the months of July and August, all matters before the Council that require a vote may be acted upon by a majority of the Council through a ballot by mail. However, no matter may be decided in this manner if five Members of the Council register their objection to the President or Secretary, in which case a meeting of the Council shall be called.

### \*\*\* CHANGED TO \*\*\*

The Common Council shall meet at least once each month on a regularly scheduled basis at least during the months from September through June. Additional meetings of the Council may only be called by the President or upon the petition of five Council Members. All meetings of the Council shall be open to the public and the first fifteen minutes of each meeting shall be open for public question and comment.

However, the Council may be called into executive session by a Two-Thirds vote of the Council Members. Executive sessions are not open to the public and no votes may be taken at any executive session.

When the Common Council is not in session, matters that require a vote may be raised by the President or at the request of at least five Members of the Council. Such matters shall be communicated to Members in a manner prescribed by Common Council bylaws.

### Rules of Procedure.

Except as elsewhere provided, all meetings of the Common Council shall be governed by Robert's Rules of Order (newly revised edition).

### \*\*\* CHANGED TO \*\*\*

Except as elsewhere provided herein, all meetings of the Common Council shall be governed by the then-current edition of Robert's Rules of Order.

### Section 7. Vacancies.

In the event of the resignation, expulsion or death of any elected Council member, the position shall be filled by the highest ranking Alternate, if there is one (see Section 8 of Article VIII), or by a majority vote of the remaining Council Members from the District represented or the other PICO Council Members or if there are none by the President, in either case subject to the advice and consent of the Council. Vacancies in the position of Alternate shall be filled promptly by the Building Committee or Board of Directors for that District.

### \*\*\* CHANGED TO \*\*\*

In the event of the resignation, a move from the voting District, expulsion or death of any elected Council Mem-

ber, the position shall be filled in the following order:

- a) by the highest ranking Alternate, if there is one
- b) by a majority recommendation by the current Council Members from that voting District
- c) If no recommendation has been made pursuant to (b), in the Council meeting following the creation of the vacancy, then by written recommendation by the Building Committee or Board of Directors for that District
- d) If no recommendation has been made pursuant to (c) within two Council meetings following the creation of the vacancy, then by a recommendation of the RIRA President.

Alternates who have adhered to the committee participation requirements (noted in Article II, Section 2 (d)) shall be automatically accepted as Council Members. All other individuals are subject to the Majority vote of the Council Members before they may assume the vacant position.

If a district has no alternate, one may be appointed pursuant to b), c) and d) above.

### \*\*\* ADDED \*\*\*

#### Relocation.

A Council Member representing a District who moves from one District to another shall retain his/her voting rights as an "at-large representative" for the remainder of the term subject to the rules of other voting members. The District vacancy shall be filled according to Section 6. In the event that "at-large representatives" are absent from a Meeting, there shall be no voting replacement. In the event of resignation, expulsion or death of such representatives, there shall be no replacement.

#### Expulsion.

*Expulsion for Malfeasance or Misfeasance.* Any Council Member or Alternate may be expelled for misconduct after a written presentation of a Bill of Particulars, signed by no less than three RIRA members, is presented to a regular meeting of the Common Council. The Council, meeting in open session, shall determine by a majority vote whether probable cause exists; if it so determines, the charges will then be presented to the person or persons charged. The charged person shall have an opportunity to present a defense at the next regular meeting of the Council. Upon review, if two-thirds of the Council Members present and voting concur, the person shall be removed. The removed Member or Alternate shall have a right of appeal to a Town Meeting, which shall be scheduled and held within two weeks, where the matter shall be decided by a majority vote of the RIRA members present and voting.

### \*\*\* CHANGED TO \*\*\*

*Expulsion for Misconduct.* Any Council Member or Alternate may be expelled for misconduct after a written presentation of a Bill of Particulars, signed by no less than three RIRA members, is presented to a regular meeting of the Common Council. The Council shall determine by a Majority vote of the Council Members whether probable cause exists. If it so determines, the charges will then be presented to the person or persons charged. The charged person shall have an opportunity to present a defense at the next regular meeting of the Council. Upon review, if a Two-Thirds vote of the Council Members concur, the person shall be removed.

### \*\*\* The following section has been REMOVED \*\*\*

#### RIOC Nominations.

All Members and Alternates of the Common Council (other than the President, who is always the RIRA nominee to serve as the duly elected representative of RIRA on the RIOCC Board of Directors) shall be recommended to occupy the seats on the RIOCC Board of Directors that are reserved for residents (1) selected and approved by the Governor of the State of New York in consultation with RIRA and (2) selected by the Governor of the State of New York on the recommendation of the Mayor of the City of New York.

#### Officers.

##### President

The President shall be the chief executive officer and principal spokesperson of RIRA, a voting member of the Common Council, presiding officer of all meetings of the Council and of the Town Meeting and an ex officio member of all committees.

### \*\*\* This paragraph has been REMOVED \*\*\*

[The President shall also be the nominee of RIRA to serve as the duly elected representative of RIRA on the RIOCC Board of Directors. The President shall also supervise any employee of RIRA and any employee of RIOCC assigned to resident members of the RIOCC Board of Directors.]

It shall be the responsibility of the President to co-sign with the Treasurer all checks issued in payment of the indebtedness of RIRA, except as provided in Article V, Section 14 and Article VI, Section 5.

##### Treasurer

The Common Council shall elect a Treasurer. Candidates for the office of Treasurer may be nominated by any Member of the Council. The Treasurer must be a) **continued next page**

Member of the Council who is an accountant; or if there is none willing to serve, b) a non-member who is an accountant; or if there is none willing to serve, c) a member of the Council.

If the Treasurer is not already a member of the Council upon taking office, the Treasurer shall automatically become a voting Member of the Council and shall so serve throughout his or her term of office as Treasurer.

It shall be the responsibility of the Treasurer: to receive and disburse all monies of RIRA; to maintain financial records for RIRA, including those required by law; to present a financial report to each meeting of the Common Council; **{REMOVED: and the Town Meeting;}** to co-sign with the President all checks except as provided in Article V, Section 14 and Article VI, Section 5; to receive financial reports from all RIRA committees.

**\*\*\* REMOVED \*\*\***

[and to prepare an annual budget and recommend contributions for RIRA subject to the approval of the Common Council; and to provide to the Auditor such financial reports and information as the Auditor may request.]

**\*\*\* The 'Auditor' section was MOVED unchanged to the Bylaws \*\*\***

**\*\*\* All the sections regarding other Vice Presidents were merged with their corresponding Committee sections and MOVED to the Bylaws \*\*\***

**Selection of Members.**

Except as otherwise provided, the Common Council shall annually appoint the members of all committees and shall fill vacancies or appoint additional members.

**\*\*\* CHANGED TO \*\*\***

**Determination of Committees.**

The Common Council shall determine and set forth in the Bylaws the committees they deem necessary to perform their responsibilities. Committee Chairs shall be approved by Majority vote of the Council Members.

At minimum, there shall be a Nominations Committee and an Election committee.

**Selection of Members.**

Council Members shall serve on at least one Committee. Any RIRA member who is not a Member of the Common Council may serve on any committee. Committee members are automatically expelled from the Committee if they fail to attend three consecutive sessions. Committee member may be removed from a Committee by majority vote of that committee. As Common Council Members are subject to the requirements of Article III, Section 2(d), which requires them to be a member of at least one Committee, any such expelled Council Member must select another Committee in order to continue to comply with such Section.

**\*\*\* The subsections referring to specific committees were MOVED to the Bylaws and CHANGED \*\*\***

**\*\*\* The following article was REMOVED \*\*\***

**ARTICLE VI. BUILDING COMMITTEES**

**Section 1. Committees.**

There shall be committees to represent residents of rental housing on Roosevelt Island on all matters relating to leases, rents and habitability: the Eastwood Building Committee, the Westview/Island House Building Committee and Task Force. and such building committees as the residents of Manhattan Park may decide to form.

**Section 2. Membership Eligibility.**

Membership on a building committee shall be open to any member of RIRA who resides in the relevant buildings.

**Section 3. Membership Election.**

No later than 30 days after the regular RIRA election, the chairpersons of each building committee (or if there is none, the President of RIRA) shall call and conduct a meeting open to all residents of the relevant buildings for the purpose of electing a chairperson and members of the committee.

**Section 4. Bylaws.**

All building committees shall have bylaws.

**Section 5. Fiscal Responsibility.**

All building committees shall be responsible for their own fiscal affairs, subject to the supervision of the Treasurer and the Auditor as provided in Article V, Section 14.

**Section 6. Relationship with the Common Council.**

The building committees shall coordinate their activities through the Vice President – Housing, who shall also serve as their Liaison to the Common Council.

**ARTICLE VII. TOWN MEETING**

**Authority.**

All votes of the Town Meeting shall be binding upon RIRA, the Common Council and all RIRA committees, except the building committees.

**\*\*\* REPLACED WITH \*\*\***

At the Common Council meeting next following a Town Meeting at which a quorum was present and action taken, the Common Council shall resolve to enforce and/or implement such action to the fullest extent legally permissible, and shall determine the most practicable method by which such action shall be enforced and/or implemented.

**Call for Meeting.**

A Town Meeting shall be called into session by a majority vote of the members of the Common Council present and voting or by a petition to the Common Council of 100 members of RIRA. The Common Council's call for a Town Meeting, or the petition, must state the agenda for the Town Meeting.

**\*\*\* REPLACED WITH \*\*\***

A Town Meeting shall be called into session if (a) a majority vote of the members of the Common Council present and voting at a Council meeting at which a quorum is present call for a meeting, or (b) 100 members of RIRA of legal voting age petition to the Common Council for such a meet-

action of any business because he/she believes that the Meeting was not lawfully called or convened.

**Quorum.**

The quorum for the conduct of business at any Town Meeting shall be 100 voting members of RIRA.

If a Town Meeting is called for the purpose of voting to create or modify a policy or to conduct any other substantive business and a quorum is not present, the Common Council shall be empowered to establish such policies and conduct other substantive business as would otherwise have been conducted at such Town Meeting.

**\*\*\* REPLACED WITH \*\*\***

The quorum for the conduct of any business at any Town Meeting shall be 100 members of RIRA who are of legal voting age. Town Meetings may not be adjourned for the cause of an insufficient quorum until at least 15 minutes have elapsed from the time of the Quorum Call on the published agenda. When a quorum is present at a Town Meeting, it is not broken by the subsequent withdrawal of any such RIRA members.

If a Town Meeting is called for the purpose of voting to

create or modify a policy or to conduct any other substantive business and a quorum is not present, the Common Council shall be thereafter empowered to establish such policy and conduct other such business as would otherwise have been conducted at such Town Meeting, but only in accordance with the provisions set forth herein and in the RIRA Bylaws.

**Motions.**

Substantive motions published on the agenda shall require a simple majority vote of all RIRA Members present who are 18 years or older for passage; substantive motions not included on the published agenda shall require a two-thirds vote for passage. Any ruling by the Chair on whether an amendment to a published motion changes the motion sufficiently to require a two-thirds

vote may only be successfully challenged by a two-thirds vote.

**\*\*\* REPLACED WITH \*\*\***

**Voting.**

Each member of RIRA of legal voting age present at a Town Meeting shall have the right to cast one vote in person. Abstentions shall not be counted as a "vote cast", either for or against any motion. All actions of a Majority vote of RIRA at a Town Meeting shall be the action of RIRA. No action may be taken at any Town Meeting on any motion which was not specified in the published agenda.

**Procedures.**

Except as provided above, the Town Meeting shall be governed by Roberts Rules of Order (newly revised edition).

**\*\*\* REPLACED WITH \*\*\***

Except as provided above, the conduct of, and procedures at, each Town Meeting shall be governed by the then-current edition of Roberts Rules of Order.

**ARTICLE VIII. ELECTIONS**

**Section 1. Regular Elections.**

In each even-numbered year, there shall be an election of Members of the Common Council and their Alternates, and of the President and the First Vice President to two-year terms. This election shall occur on the first Tuesday after the first Monday in November, i.e., on the regular election day for Federal, State and City offices. If possible, the RIRA election shall be held in space adjacent to the space used for Federal, State and City elections on Roosevelt Island.

**\*\*\* REPLACED WITH \*\*\***

In each even-numbered year, there shall be an election of Members of the Common Council, and of the President and the Vice President to two-year terms. This election shall occur on the first Tuesday after the first Monday in November, i.e., on the regular election day for Federal and State offices. If possible, the RIRA election shall be held in space adjacent to the space used for Federal and State elections on Roosevelt Island.

**Nominations.**

Nominations for President, First Vice President and for Common Council membership shall be made during the month of October. The Nominations Committee shall be responsible for publicizing this fact by posting timely notices in all buildings and elsewhere in the community. The notices shall indicate where, including in the Public Safety Office, nominations may be deposited.

Any eligible member of RIRA 18 years of age or older may be nominated for a Council seat, or for President or

See **Constitution**, next page

**Highlights: The Major Constitutional Changes**

- Creates a voting district for Southtown – number of representatives is proportional to units built.
- Offloads Council's internal operating rules to Bylaws – where representatives can create and modify rules without the need for at-large Town Meetings.
- Permits only representatives that are elected to RIRA to vote in the RIRA Common Council.
- Permits representatives who move from one district on the Island to another to retain their committee positions.
- Clarifies the rules for filling vacancies.
- Reduces allowable campaign spending for district seats; sharpens the methods for defining such spending.
- Removes the language on Building Committees – which was considered by the Council to be unenforceable or irrelevant. Retains the mandate that RIRA communicate and, when appropriate, cooperate with Building Committees.
- Removes the requirement that "All Members and Alternates of the Common Council (other than the President, who is always the RIRA nominee .....)" be nominees to serve on the RIOC Board. The Council found this stipulation to be unenforceable, offered the potential for conflict of interest, and many felt it was not necessarily desirable. The Council always has the right to suggest a representative to RIOC, should it choose to.
- Numerous refinements and/or clarifications of the notice and waiting periods for Town Meetings, removal of the requirement for a Town Meeting in December (this has not been observed in at least six years), minor changes in Amendments to the Constitution, Fiscal Year, etc.

ing. The petition may be given to any Common Council member, whose responsibility shall be to direct it to the Common Council Secretary for action.

The Common Council's call for a Town Meeting, or the petition, must specifically state the date, time and place of, the agenda for, and action requested to be taken at, the Town Meeting.

**\*\*\* The following section was REMOVED \*\*\***

**Annual Town Meeting.**

There shall also be an Annual Town Meeting during the second full week of December each year, the date and time to be established by the Common Council.

At a minimum, the agenda for the Annual Town Meeting shall include an annual report to the membership of RIRA by the President, an annual report by the Treasurer, an annual report by the Auditor, and, on even numbered years, the official announcement by the Election Committee of the results of the regular RIRA election and the induction into office of newly elected members of the Council and their alternates, the President, and the First Vice President. Additional items shall be placed on the agenda only in accordance with section 2 of Article.

**Notice.**

All Town Meetings shall be called with at least 30 days notice to RIRA members unless the Common Council shall declare that an emergency exists. Minimum notice of all Town Meetings shall consist of the publication of the meeting date and the agenda, including motions, on lobby bulletin boards in all residential buildings and on Roosevelt Island kiosks.

**\*\*\* REPLACED WITH \*\*\***

All Town Meetings shall be called with at least 15 days public notice unless the Common Council shall declare by resolution at a duly convened meeting at which a quorum is present that an emergency exists, in which case such shorter notice as determined by the Common Council shall be deemed sufficient; provided that public notice of Town Meetings called for purposes of amendment to the Constitution shall be as set forth in Article X and may not be so shortened. Notice of all Town Meetings shall be deemed sufficient if it consists of the publication of the meeting date, place and time, and the agenda, including proposed motions, on lobby bulletin boards in all residential buildings where permitted and on at least five Roosevelt Island kiosks.

**\*\*\* The following section was ADDED \*\*\***

**Waiver of Notice.**

Attendance of a person at a Town Meeting shall constitute a waiver of notice of such Meeting, except when such member of RIRA attends a Meeting for the express purpose of objecting, at the beginning of the Meeting, to the trans-

**Constitution** from previous page

First Vice President, by the submission of a signed statement indicating name, address and willingness to serve if elected. It shall be the responsibility of the Nominations Committee to solicit the candidacy of at least one nominee for each Council seat and for the offices of President and First Vice President.

**\*\*\* REPLACED WITH \*\*\***

Nominations for President, Vice President and for Common Council Membership shall be made during the month of October. The Nominations Committee shall be responsible for publicizing this fact by posting timely notices on lobby bulletin boards in all residential buildings where permitted and on at least five Roosevelt Island kiosks. The notices shall indicate where nominations may be deposited.

Any Roosevelt Island Resident 18 years of age or older may nominate himself/herself for a Council seat, or for President or Vice President by the submission of a signed statement indicating name, address and willingness to serve if elected. It shall be the responsibility of the Nominations Committee to solicit the candidacy of at least one nominee for each Council seat and for the offices of President and Vice President.

**Eligibility.**

Only members of RIRA shall be eligible for nomination and election to office. A person may be a candidate for a Council seat and also for the office of President or First Vice President at the same time; if a person is elected to both the Council and an officership, the Council seat shall be filled by the runner-up, or, if there is none, by the provisions of Article III, Section 7- There shall be no limit on the number of successive terms any Council Member or officer may serve.

Only a resident of a District may be nominated and serve as Council Member from such District.

To be eligible for election as President or First Vice President, a person must have been a resident of Roosevelt Island for at least one year at the time of his or her election.

It shall be the responsibility of the Election Committee to certify the qualifications of all candidates for the Common Council and for the offices of President and First Vice President.

**\*\*\* CHANGED TO: \*\*\***

A person may be a candidate for a District Council seat and also for the office of President or Vice President at the same time; if a person is elected to both the District and an Island-wide position of President or Vice President, the District Council seat shall be filled by the runner-up in that District. There shall be no limit on the number of successive terms any Council Member or officer may serve.

Only a resident of a District may be nominated and serve as Council Member from such District.

To be eligible for election as President or Vice President, a person must have been a resident of Roosevelt Island for at least one year at the time of his or her election.

It shall be the responsibility of the Election Committee to certify the qualifications of all candidates for the Common Council and for the offices of President and Vice President.

**Candidates Night.**

There shall be a Candidates Night not more than two weeks prior to the election. Each candidate for President, for First Vice President and for the Common Council shall have the opportunity to make a brief statement and to answer questions from the floor during the meeting. It shall be the responsibility of the Election Committee to notify all candidates of the meeting at least one week in advance, to publicize Candidates Night by posting notices in all the buildings and elsewhere in the community at least one week in advance, and to conduct the Candidates Night meeting in an impartial manner.

**\*\*\* CHANGED TO: \*\*\***

There shall be a Candidates Night not more than two weeks prior to the election. Each candidate for President, Vice President and the Common Council shall have the opportunity to make a brief statement and to answer questions from the floor during the meeting. It shall be the responsibility of the Election Committee to notify all candidates of the meeting at least one week in advance, to publicize Candidates Night by posting notices on lobby bulletin boards in all residential buildings where permitted and on at least five Roosevelt Island kiosks at least one week in advance, and to conduct the Candidates Night meeting in an impartial manner.

**Campaigns.**

There shall be a limitation on campaign spending of \$250 per candidate or per slate. While the polls are open, no person shall do any electioneering within the polling place, or in any public street within a 100-foot radial measured from the entrance to such polling place, or within such distance in any place in a public manner; and no political banner, button, poster or placard shall be allowed in or upon the polling place or within such 100-foot radial.

**\*\*\* CHANGED TO\*\*\*\***

There shall be a limit to the market value of each candidate's campaign materials. The Council shall specify in the Bylaws the dollar amounts of such limits. Slates may

combine their spending limits but the total expenditure for candidates in a slate shall not exceed their combined spending limit. Candidates shall not accept campaign efforts of supporters if such efforts will exceed campaign limits.

"Market value" shall be defined as the lowest price available for printing and materials at local retail stores even if the materials were donated or obtained free. Creative labor provided by others to the candidate shall be valued at the reasonable rate normally received by the donor for such labor.

The Council may amend the Bylaws to revise the dollar amounts of the limits to the value of campaign materials. Any such revision shall take effect upon the approval of the amendment to the Bylaws.

The Council may amend the Bylaws to further revise campaign restrictions. However, if such revision is approved within six months of an upcoming election. It shall not take effect until after that election has taken place.

While the polls are open, no person shall do any electioneering within the polling place, or in any public street within a 100-foot radial measured from the entrance to such polling place, or within such distance in any place in a public manner; and no political banner, button, poster or placard shall be allowed in or upon the polling place or within such 100-foot radial.

**Balloting.**

All RIRA members 18 years and older shall be eligible to vote for President and for First Vice President. Only the resident RIRA members of a District of the Common Council 18 years and older shall be eligible to vote for Council Members from such District. Voters must sign in on a log-in sheet showing building and apartment number. Each will receive one ballot for the appropriate election district. If the identity or address of any prospective voter is challenged, that person may be required to produce valid identification, showing address.

All ballots shall be secret. Each district shall have a separate ballot box. Ballots shall be safeguarded before, during and after the election until 7 days after the annual Town Meeting, at which time they shall be destroyed.

Absentee ballots shall be made available by the Election Committee no later than one week prior to the election. The absentee ballot will be placed in a sealed envelope which is then placed in another sealed envelope, which is signed and shows name and full address, including apartment number. After verifying that the person did not vote on election day, the outer envelope will be opened and the inner envelope placed with all other absentee ballots to be opened at the close of polls and counted along with all the regular ballots.

It shall be the responsibility of the Election Committee to post the results of the election within 24 hours following the closing of the polls; to make a report to the Common Council on how the election procedure could be improved. **{REMOVED: and to report officially the results of the election to the Annual Town Meeting.}**

If there are more candidates running for Common Council seats in a given election district than there are positions available, those who do not win those seats will be designated as alternates in descending order of the popular votes they received.

**Term of Office.**

The term of office of the President, the First Vice President and the Common Council members and their alternates shall begin at the Town Meeting during the second full week in December in even-numbered years.

**\*\*\* REPLACED WITH \*\*\***

The term of all Common Council members shall begin at the first monthly meeting after the elections, on a date determined by the outgoing Common Council.

**RIRA Year.**

For the purpose of voluntary contributions and all other financial business, the close of the RIRA Year shall be 11:59 p.m. of the first Monday of November each year.

**\*\*\* REPLACED WITH \*\*\***

**RIRA Fiscal Year.**

For the purpose of voluntary contributions and all other financial business, the close of the RIRA Year shall be 12:01 a.m. of December 1 of each year.

**\*\*\* ADDED\*\*\***

**Fiscal Responsibility.**

It shall be the responsibility of the President and the Treasurer to co-sign all checks issued by RIRA.

The Treasurer shall be responsible for the safekeeping and disbursement of all monies raised by or allocated to committees. Committees may not incur debts in the name of RIRA or disburse monies on behalf of RIRA without prior authorization of the Common Council.

It shall be the responsibility of all committees to submit financial reports and records to the Treasurer on demand.

**\*\*\* The following article has been ADDED \*\*\***

**RIRA BYLAWS**

**Establishment of Bylaws.**

The Common Council shall establish such Bylaws, not in conflict with the Constitution, as may be necessary and proper for the governance of RIRA. In the event of conflict between any Bylaw and the Constitution, the provisions of the Constitution shall control.

**Adoption, Amendment or Repeal of Bylaws.**

Any Bylaw may be adopted, amended or repealed by the vote of at least two-thirds of the votes cast of the members of the Common Council at a duly convened meeting at which a quorum is present. No adoption, amendment or repeal of any Bylaw shall be voted on by the Common Council at the same meeting at which it is proposed. Each such adoption, amendment or repeal of a Bylaw shall be made available to RIRA in the method determined by the Common Council.

**AMENDMENT**

**Heading Changed to:**

**AMENDMENT TO THE CONSTITUTION**

**Section 1. Introduction.**

Amendments to this Constitution may be proposed in writing at any time by a Member of the Common Council or by petition of 125 RIRA members to the Council.

**\*\*\* REPLACED WITH \*\*\***

Amendments to this Constitution shall be proposed in writing at any time by a member of the Common Council or by petition to the Council of 100 RIRA members of legal voting age.

**Consideration and Voting.**

No amendment may be voted on by the Common Council at the same meeting at which it is proposed.

In the case of an amendment proposed by a Council Member, the Council shall vote on the amendment at its next regular meeting. If two-thirds of the Council Members present and voting approve the proposed amendment, the Council shall call a Town Meeting at which time the amendment shall be considered. Enactment of an amendment at such Town Meeting shall require a majority vote of a quorum of RIRA members present and voting.

In the case of an amendment proposed to the Council by a petition of RIRA members, the Council shall call a Town Meeting within 30 days at which the amendment shall be considered. Enactment of such amendment shall require a two-thirds vote of a quorum of the RIRA members present and voting.

In either case, the Common Council shall make available to the members of RIRA a copy of any proposed amendment at least 20 days prior to the Town Meeting at which it will be considered.

In the case of any amendment brought to the Town Meeting on which a vote cannot be taken due to the absence of a quorum, the Common Council shall vote on such amendment at its next meeting. Any amendment so brought to the Council shall require a two-thirds vote of a quorum of Council Members present and voting for ratification.

**\*\*\* REPLACED WITH \*\*\***

No amendment to the Constitution shall be voted on by the Common Council at the same meeting at which it is proposed.

In the case of an amendment proposed by a Council Member, the Council shall vote on the amendment at its next regular meeting. If at least Two-Thirds of the Council Members approve the proposed amendment, the Council shall call a Town Meeting, at which time the amendment shall be considered and acted upon. Enactment of an amendment at such Town Meeting shall require a Majority vote of members of RIRA at a Town Meeting called for such purpose.

In the case of an amendment proposed to the Council by a petition of RIRA members, the Council shall call a Town Meeting to be scheduled with at most 30 days notice, at which the amendment shall be considered and acted upon. Enactment of such amendment shall require at least a Two-Thirds vote of members of RIRA at a Town Meeting called for such purpose.

In either case, the Common Council shall make available to the members of RIRA a copy of any proposed amendment at least 15 days prior to the Town Meeting at which it will be considered, in the manner set forth in ARTICLE VI, Section 3.

In the case of any amendment brought to the Town Meeting on which a vote cannot be taken due to the absence of a quorum, the Common Council shall vote on such amendment at its next meeting. Any amendment so brought to the Council shall require a two-thirds vote of a quorum of Council Members present and voting for ratification.

**\*\*\* ADDED at the end \*\*\***

**Continuity.**

In recognition of the growth of Roosevelt Island and the need for its elected representative body to operate more efficiently and respond to the needs of its residents more effectively, the Constitution may be modified in accordance with the procedures herein.

Be it known that this Constitution shall in no way be construed to define a reorganization or dissolution of the existing RIRA, but rather, is intended to enable and further more efficient and responsive management.

**Meetings on constitutional change:**  
 Informational Session –  
 Thursday, Oct. 7, 7:30  
 Vote at Town Meeting –  
 Tuesday, Oct. 12, 7:30

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## S. L. Malhotra

A recent Roosevelt Island resident, Prof. Sardari Lal Malhotra, Lal to his friends, died September 10 in Vienna. With his wife, Gabriella Toresini Malhotra, he lived on the Island from 1999 to June of this year.

He was known for his major contributions to gastroenterology in the 1960-1980 period. He was born in 1919 in a part of the Punjab now in Pakistan, and qualified in medicine in 1944 at the King Edward Medical College in Lahore. Later, in England, he worked in the Postgraduate Medical School, Hammersmith, the London School of Hygiene and Tropical Medicine, and the London Hospital.

From 1957 onward, he served successively as Chief Medical Officer of three Indian Railways, retiring in 1977. He made an outstanding contribution to the training of Railway Medical Officers, and to the establishment and organization of Railway Hospitals all over India. He wrote over 100 original papers on such subjects as peptic ulcer, gall stones, ischemic heart disease, hypertension, diabetes, colon and breast cancer, and varicose veins. His position gave him an opportunity for clinical research covering almost the whole of India, with a particular interest in diet. The marked differences between the staple diets of unrefined wheat in the Punjab and north of India, and of rice in other parts, enabled him to study the role of diet in the epidemiology and prevalence of these diseases.

One of his major contributions was the relationship of diet to duodenal ulceration, arising from its lower prevalence in the unrefined wheat-eating areas of the Punjab and its higher prevalence in the rice-eating areas. One of his outstanding papers showed that rice-eating duodenal ulcer patients who changed to a Punjabi diet had significantly fewer relapses than a group on a rice diet. He developed the "Masticatory Hypothesis," postulating that the extra mastication required to eat the more solid Punjabi diet, and the greater production of saliva compared to the sloppy rice diet, resulted in greater buffering of gastric acid and the presence of more protective mucus in the stomach, plus the protective activity of epidermal growth factor present in saliva.

After retirement, he was Associate Professor of Family and Community Medicine in Benghazi in Libya for two years, then Professor of Medicine at Maidugiri in Nigeria. He then retired from medicine and accompanied his wife Gabriella, who works in the Italian Foreign Service, to appointments in Italy, Japan, New York, and finally Austria.



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### RIRA from page 3

restaurants, that might find a home in a restored Renwick ruin. However, many have expressed the notion that "less is more" and would prefer a more unimproved, pastoral approach.

At the meeting I mentioned that, as "form follows function," we should consider how the park would be used. This should help determine what we would like to see built. For example, if we are adamant about maximizing greenery and river views, then the Louis Kahn memorial to FDR, containing massive amounts of granite and "pollarded" linden trees that block the skyline, should be rethought. By the same token, the crescent of commercial buildings offered in one plan robs the thirteen-acre site of its sylvan nature and creates a new, redundant "town center," that is a mile and more from any residential area. The current Northtown commercial strip and the proposed Southtown shopping mall should not have to compete for business with a park. What do you think?

You may recall my intention, mentioned in the last RIRA column, to attend the Manhattan Helicopter Task Force meeting, sponsored by Virginia Fields, Manhattan Borough President. I've been there and I have no good news to report. This group has met, sporadically, for the past few years, and without any appreciable results since the 60th Street Heliport was closed. The existing regulations, both City and FAA, that set minimum altitude limits over urban areas have no teeth and are ignored. The attitude from the FAA, Port Authority, and LaGuardia Airport reps, not to mention the commercial heliport and air service providers, was not helpful, and the Eastern Region Helicopter Council (ERHC) guy was downright defensive, seeing a conspiracy to destroy the local helicopter industry while the attending resident leaders were simply concerned with noise, safety, and security issues. I'll tell you this: Don't bother calling 311 with noise issues; they don't discriminate between helicopter and TastyFreeze truck noise. You might try calling Matt Zuccaro at ERHC (914-238-1800) or e-mailing him

with your concerns: erhcn@aol.com. Then again, nobody seems to be listening. Too bad.

Last weekend Sherie and I spent a cold, stormy, miserable day ringing doorbells in Pennsylvania, a swing state in the upcoming presidential election. Perhaps you can guess whom we were campaigning for when I tell you that Dr. Howard Dean showed up at the union hall, where we received breakfast and some training, to give a funny and rousing pep talk and remind us why we were there. This is a critical election, conducted during wartime, and I urge everyone to get involved.

Likewise (and this is a classy segue, don'tcha think?), I urge you to get involved in the RIRA Common Council elections, also on November 2. While the results of the race for president will trickle down (to coin a phrase) to affect our lives and futures, the delegates you send to the Council from your buildings, plus the two Island-wide officers, will impact your quality of life immediately. The Common Council has elected George Reither chair of the Election Committee and Mark Chipman chair of the Nominations Committee and we will be meeting shortly to plan and execute what I hope will be a flawless election.

When nominations open in October consider running for a Council seat. After all the brouhaha over our constitution, the fact is that this document says nothing about what the RIRA Common Council does or should do; that depends on the issues and projects the members choose to address. If you've always had a pet peeve about Island life, here's a chance to effect real change. If you've always wished that someone had the human and financial resources to produce a pet project, RIRA does. As I consider my time on the Council over the past eight years, I will always have the pride and satisfaction of knowing that we "done good" and made a difference. That's a good feeling and I recommend it to you. And for goodness sake, register immediately and vote this coming Election Day. It's not an onerous duty, it's a privilege.

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Some of the Dental Plans we accept toward payment:  
21st Century, Cigna, Aetna, Prudential, USHealthCare, Guardian, First Fortis, etc.



Daytime Hours: Mon., Fri. 9-6; Tue., Wed. 12-5; Thur. 3-7  
Evening Hours: Tue., Wed. 6-9

Lawrence Itskowitch, DDS, PC

Treating residents 24 years

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## Jack Resnick, M.D.

Board-Certified Internist, FACP  
Specialist in Adult Medicine

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Empire Blue Cross  
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Multiplan  
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