

Pre-election issue
in two weeks:
Sat., Oct. 30

The Main Street **WIRE**

25th Year as Roosevelt Island's Independent Community Newspaper



Condo Sales Starting at Southtown's Riverwalk

The Related Companies and The Hudson Companies, joint developers of Southtown, have announced pricing for condominiums in Southtown building number 3, which they've named Riverwalk Place. Sales start with the appearance of an advertisement on page 7 of this issue of *The WIRE*.

The pricing, with approximate maintenance figures (which include taxes) based on an average of about 65 cents per square foot:

Unit Type	SqFt	Price (000)	Exposure	Maint.
Studio	529	\$220-280	south	344
1 Bedroom	679	290-420	north	441
1 Bdrm & Den	879	365-460	south	571
2 Bedroom	996	480-650	south	647
2 Bdrm & Den	1138	575-750	north	740
3 Bedroom	1395	675-975	north	907

An informational website at www.riverwalknyc.com provides floor plans and other information. There's a phone number, **212-754-0455**, for the sales center and for making appointments.

The ad in *The WIRE* describes the 18-story residential tower as "Roosevelt Island's first luxury condominium," with "exceptional amenities" that include hardwood flooring, marble baths, and granite kitchens in apartments, and a rooftop sundeck with adjacent entertaining suite, a fitness center, children's playroom, and a 24-hour doorstation. Floor plans show floor-to-ceiling windows.

Of the 230 apartments, 88 on four of the lower floors have already been purchased by Cornell Medical School; 142 will be sold in the open market. Move-in is set for late 2005.

Southtown building number 3 will sit just north of a plaza over the subway tunnel, where heavy construction is not permitted. Number 4 is planned to sit just south of the plaza. The original plan calls for retail space, including a restaurant, on the ground floors of the two buildings, facing the plaza.

Briefly...

PS/IS 217 is looking for **Learning Leaders** to work one-on-one with students on reading, writing, math, or English skills. To volunteer and register for the three required two-hour training sessions, call Guidance Counselor Susan Cohen at **212-980-0294**, ext. 2323.

The WIRE will provide color coverage of Roosevelt Island's **Halloween** festivities in the November 6 post-election issue, with support from Roosevelt Island Housing Management. Residents are invited to submit their digital photos of the event by e-mailing them to editor@MainStreetWIRE.com. Photos should be provided *immediately* after the event.

Jessica Lappin, Speaker Gifford Miller's top aide, who often represents him here, has set up a website, JessicaLappin.com, anticipating a run for Miller's City Council seat when he vies for the mayor's office next year.

RIRA Election to Ask Voter Views on RIOC, Octagon Plan, PSD, Southpoint, Other Issues

by Dick Lutz

The Residents Association Common Council voted Wednesday night to ask residents for their views on five referendum questions when they vote Tuesday, November 2.

The issues: **Public Safety**, **RIOC**, the **Octagon Park Apartments** project, **Southpoint Park**, and space for the **Youth Program**. The Council voted either unanimously or overwhelmingly to seek resident views on each question.

The outcome of a resident vote is only advisory, but resident lead-

ers believe RIRA's only power lies in public opinion. Indeed, a heading over the questions on the ballot will read: "Decisions on these matters are made by administrative and/or legislative authority. Your Residents Association seeks your views on these matters as guidance for its work with public officials."

The biennial elections are one opportunity to gather opinion from the widest spectrum of residents. *All Island residents over 18, regardless of country of citizenship, are eligible to vote in the Residents Association election; it is held at*

PS/IS 217, from 6:00 a.m. to 9:00 p.m., like the general election (for which non-citizens are not eligible), but in a separate area.

Here are the referendum statements and questions, not necessarily in absolutely final wording, with additional background on each issue:

Public Safety

Roosevelt Island is patrolled by officers in the Public Safety Department (PSD) employed by the Roosevelt Island Operating Corporation (RIOC). From time to time, various alternatives to PSD have been proposed, such as using State Police, NYC Police, a private security agency, or restructuring the current organization.

Question: Should RIOC consider a new approach to Public Safety?

Background

Complaints about the performance of PSD are constant: Parking laws are unenforced, say some; drug deals are ignored, say others. There are gripes about stop signs being ignored for some violators, while others are eagerly ticketed.

But individual residents often speak with appreciation of certain Public Safety services – escorts to

See **Referenda**, page 6

Octagon Apartments Get Another "Go" from RIOC

The Octagon Apartments project is a go – again.

The RIOC Board of Directors passed resolutions Thursday morning reaffirming its earlier decision to go forward with the development and to transfer primary interest in it from Becker and Becker, the architects and original developers, to the Multi-Employer Pension Trust (MEPT), which becomes the developer of record.

The substantive effect of the Board's new actions on the project, however, was to remove a requirement, present in its earlier resolutions, that "legislative permission" be gotten for the project.

Assemblymember Pete Grannis has taken the position that the 2002 Roosevelt Island Open Spaces law effectively forbids the project by the way it defines open spaces and parkland. RIOC's outside counsel, Steven Kass, advised the Board that the law would not have to be changed for the project to be legal – and informed the Board that permission of the State Attorney-General had been obtained.

In effect, the vote put Grannis and the RIOC Board in a head-to-head confrontation over the meaning of the 2002 law. The only Board member voting no on the project was Mark Ponton, a Rivercross resident.

But the RIOC Board is sensitive to the possibility of litigation over the project. During the meeting, through comments and questions to Kass, Board Chair Mary Beth Labate of DHCR and others took pains to point out, first, that the successful construction of the project could mean some \$11 million in

income for the Island and, second, that litigation could cost RIOC as much as \$500,000 in legal costs and the expense of delays.

In advising the Board, Kass said, "You have been able to secure the consent of [the Departments of] Parks and Recreation and Historic Preservation... In addition, you have the consent of the [State] Attorney General and the [State] Con-

See **Octagon**, page 6

Residents Association Gets New Constitution

The Common Council of the Residents Association (RIRA) adopted a new constitution for the organization Wednesday night, voting 13-3 for the first major change in the document in over a decade.

The vote was the last procedural step in changing the constitution after a quorum of 100 residents failed to materialize at a town meeting Tuesday night. About 80 attended the 7:30 session; fewer than 80 were present when the quorum count was taken at 8:30.

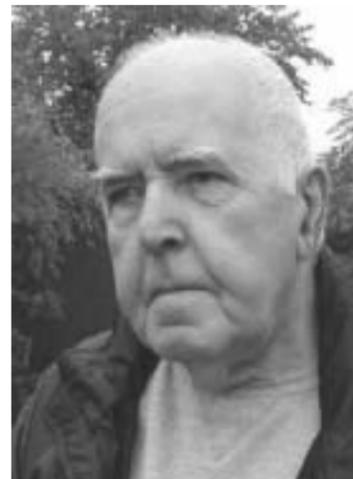
The updated constitution makes good on a campaign promise made in 2000 by now-outgoing RIRA President Matthew Katz, who ran in 2000 and 2002 on a platform that included streamlining of the constitution. The changes were summarized in the September 25 *WIRE*, available on line at nyc10044.com/wire/2502/wire2502.html.

Thursday morning, Katz told *The WIRE*, "This is an idea whose time has come, and the Common Council endorsed what the Island has desperately needed." Katz also discusses the changes in his column in this issue (page 3).

Before the Wednesday night vote, Council member Karen Stewart, representing the Roosevelt Island Council of Organizations, opposed passage on procedural grounds. Faith Christian agreed, adding a rec-

See **Constitution**, page 14

Whalen: Hat's in Ring



RIRA Common Council member James Whalen has announced his candidacy for the presidency of the residents organization. Whalen, the only candidate so far, who often broadcasts his controversial views by e-mail in what some believe is attempted humor, told *The WIRE*, "Roosevelt Island must return to its real mother, the City of New York. That is my platform, pure and simple. However, I have not changed my policy regarding tennis players, tree huggers, cat lovers, body painters, Roosevelt Island Day huggers, gay Irish Catholics, Michael Moore clones – I wish they would move to Jersey City where they belong."

The Editorial Page

All Aboard!

There's a new, streamlined RIRA out there.

It's time to think seriously about getting aboard.

Well, it's not exactly the bullet train, but Wednesday night's adoption of the Residents Association's revised constitution does a number of things that are worth a round of applause. It makes RIRA's Common Council an all-elected body, which will surely enhance its authority when speaking to political power on behalf of all of us. It also makes a fair number of things easier to do – among them, making changes in the nitty-gritty rules by which the Association does its business.

The constitutional revision makes a strong legacy for the outgoing Katz-Marcus administration. Matthew Katz ran in 2000 saying he wanted to fix the organization's constitution, and after his re-election in 2002 it became a renewed goal. First Vice President Steve Marcus took it on and, with the help of several Council delegates, made it happen.

That said, it's prudent to paraphrase something Katz said while the constitutional work was going on: The organization is *not* its constitution. The *people* are the organization.

There should be no illusions. Our Residents Association has only the power of unity and public opinion in the toolkit it brings out when it wants to influence important decisions on Roosevelt Island and in Albany. But over the years, those tools have proved their value. They worked to pull up short a RIOC President who wanted to eliminate the Tram, and another who wanted to reduce service. The voice of Islanders has been heard on matters like increased resident representation on the Board of Directors of the Roosevelt Island Operating Corporation.

In unity and the power of volunteer dedication, good works have been brought forth – blood drives, dances, a stronger Roosevelt Island Day, and more.

Now the question: Who will carry on?

Many current members of the Common Council are likely to run again to represent their buildings. But Manhattan Park has chronically been under-represented, Eastwood has often been, and there's the new need to involve the folks in Southtown.

Above all, there's a need for strong and unifying leadership in the Presidency and Vice Presidency.

And as this issue of *The WIRE* reaches you, there are **just eight days remaining** to put in nomination forms and make the commitment to community service that RIRA involves.

Think about running to represent your building. Look around you at your neighbors, and if there's somebody you believe will serve this community well, ask that person for permission to nominate her or him.

RIRA has a strong and proud tradition, strengthened by the new constitution, and the November 2 election is your chance to be part of that tradition and, more than ever, a part of this great community.

DL

At press time, the **Public Safety Blotter** for the first half of October was not yet available. When it is ready, it will be posted on *Website NYC10044* at nyc10044.com/wire/2503/blot2503.html



Published by **The Main Street WIRE**,
©2004 Unisource2000™ 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 editor@MainStreetWIRE.com
in association with
Website NYC10044 - nyc10044.com

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Commentary

Housing Trends on the Island

by Robert Chira

This commentary will describe some of the trends in housing now taking place on Roosevelt Island. These trends, if continued, point to a more affluent, higher-income population of tenants and apartment owners, and a concomitant decrease in lower-income units. How these trends play out over time will affect the overall community significantly.

To start with, according to *The Main Street WIRE*, **Eastwood** is “privatizing,” which simply means that its owner has filed a notice of intent to leave the Mitchell-Lama system. There will not be any change in management or ownership; nor does the owner propose to sell the 1,000 units to the tenants as coops or condominiums. Leaving the system is permitted to owners after 20 years of limited profits and does not require the tenants’ consent and, if procedures are followed to give notice and hold public meetings with tenants to inform them of its plans, it also does not require more than the pro forma consent of DHCR, the supervising State agency. But leaving Mitchell-Lama means giving up its benefits: thus, it requires the owner to pay off the State mortgage (usually accomplished by obtaining a new one from a private institution) and ends real-estate tax exemptions (which are scheduled to end in any event over the next few years). In exchange, once they leave the system, owners are not limited by law in their profits or returns and they no longer have to submit operating budgets to the State to obtain approval for rent in-

creases.

In **Southtown**, there is a new building going up whose apartments will be sold as condos at market value, thus bringing in higher-income owners. The two existing Southtown buildings were sold off by the developers to Cornell Medical College and the Memorial Sloan-Kettering Hospital, respectively.



Bob Chira, a long-time Island resident, is an attorney who practices in Manhattan.

This November will mark the first anniversary of their occupancy by the medical and other staff of those institutions, but some apartments remain vacant.

Island House and **Westview** management has recently changed, and its ownership may also be changing. Its owner is apparently exploring leaving the Mitchell-Lama system, as well, and may consider selling off apartment units to the existing tenants and newcomers as part of a coop or condo plan. Since the land under the buildings on Roosevelt Island is leased by the State to their respective owners under ground leases, a new mortgage to replace the State one will require an extension of the lease term. (No lender will grant a new mortgage for a term that expires after a ground lease ends.) To sell off units will also require an extension of the ground lease, since buyers will want to be sure of a long-term investment. An extension requires the lessor’s consent (RIOC as successor to UDC) and will presumably result in higher ground rent being charged by RIOC.

Rivercross shareholders own their Mitchell-Lama apartments, but are restricted from profiting from their

See **Chira**, page 12

Letters

To the Editor:

I noted with interest the item in your last issue stating that the Roosevelt Island Tidal Energy project (RITE) will be killed if Federal and New York State Fish and Wildlife regulators go ahead with a threatened year-long baseline study of waterlife before giving the go-ahead for the project.

One must wonder what possible effect the RITE units can have on the piscine life of the East River. Is it the belief of the Fish and Wildlife Service that the free passage of fish along the West Channel will be adversely affected? If so, the regulators should direct their attention to the columns supporting the Roosevelt Island bridge, concrete structures many times the size of the planned RITE units. In addition, these pillars extend from the bottom of the channel to the surface, unlike the RITE units that will be anchored to the bottom and allow full passage above. If the bridge supports have not affected the comings and goings of our finny friends, is it logical that the RITE units, infinitely smaller, will do so?

Let us remember that the fish who have survived in the East River are a wily and cunning breed, able to make their way through impediments that would befuddle others of their species. Their migratory patterns take them past abandoned vehicles by the hundreds, scores of floating corpses, countless abandoned appliances, innumerable weapons of all sizes and shapes, truck tires, construction debris, and all the effluvia of a city with no patience for the proper disposal of items large and small.

East River fish and the New Yorkers who surround them share a common approach to moving from Point A to Point B, nothing is allowed to interfere with attaining their objective. Manhattanites daily traverse the footpaths of their city while slithering past bus shelters, newspaper vending machines,

Letters continue on page 13

To the Editor:

I want to bring to everybody’s attention a very important issue regarding possibly illegal rent surcharges applied to some residents of Island House, Westview, and Eastwood by the RIHM office.

As you know, each of us has provided a notarized affidavit of family income once a year. RIHMC uses that information, along with the approved base rent, to determine whether we must pay a rent surcharge, and how much.

I found that RIHMC used the base rent (smaller) that was in effect before May 1, 2004 to determine my surcharge rather than more recent, higher base rent. This is contrary to the DHCR Commissioner’s order, which requires the newer (current) base rent to be used.

As a result, I was placed in the wrong category on the scale they have to determine the surcharge, and a 5% surcharge appeared on my rent invoice instead of zero %.

Since RIHM used the incorrect base rent in my case, they may have done this for all tenants.

I caught the error and complained. It took a few months and an exchange of ten letters, but I finally received a letter acknowledging the mistake. They apologized and promised to remove the surcharge retroactively.

And – big surprise – my latest rent invoice, dated October 1, still has the incorrect surcharge in place, contrary to a promise in RIHMC’s last letter to me.

Residents of Island House, Westview, and Eastwood who are paying surcharges may want to check whether they’ve been placed in the proper surcharge category for the surcharge they’re paying, and if the correct base-rent figure was used in determining their surcharge.

Mircea Nicolescu

Letters deadline

for Oct. 30 issue:
Tuesday, Oct. 26

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

To the Editor:

We’d like the community to know that there is a young man exposing himself on Roosevelt Island. He does not just flash. He exposes himself for a good duration of time. He is 14 years old, about six feet tall, thin, with olive skin and short, dark curly hair. He has a lot of nerve. So far, we know he does it in the open on the promenade, as well as inside the elevators. The camera in the lobby of Island House showed that he took many elevator rides up and down until he found his victims. He was determined and persistent.

If you are a victim, please talk to Public Safety and call the 114th Precinct at **718-626-9331**. Make sure the precinct has a record of it.

We would like to see that he gets professional counseling, at least, but that would be at the discretion of his parents. On recent occasions, his mother was in denial, and there is no telling what decision she will make. The super agrees that installation of surveillance cameras in the elevators is a good protective measure, but it is ultimately up to the management.

Let’s spread the word, look out for each other, and put pressure on management to do more.

Names Withheld

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 (plaintext e-mail format preferred, or attach a file created using any common wordprocessing software), or on a 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.

COMING UP

— This Weekend —

Photographs of Islander Maria Casotti on display 8:00-6:00 Mondays through Saturdays through October at the meeting room of the Bank of America, Empire State Building branch. Free and open to the public. Artist present Saturdays, 10:00-2:00.

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. Free.

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. Free.

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

— The Coming Week —

Performance Art, Romantic Detachment, **Thur., Oct. 21**, 7:00 p.m., Blackwell House; results of dredging the East River. Free. Rain date, Fri., Oct. 22.

— Future Events —

Toastmasters Public Speaking Group, **Mon., Oct. 25**, 8:00 p.m. Visitors welcome. For location call Doris at **212-751-9577**.

Pre-Election Forum, **Tue., Oct. 26**, 6:00-8:00 p.m., Chapel of the Good Shepherd, with Rep. Carolyn Maloney, Assemblymember Pete Grannis, Republican Congressional candidate Anton Srdanovic, and Jessica Lappin, representing City Council Speaker Gifford Miller.

Residents Association Candidates Night, **Thur., Oct. 28**, 8:00 p.m., Chapel of the Good Shepherd. Meet candidates for Common Council, President, and First Vice President.

Performance Art at the Lighthouse, **Fri. & Sat., Oct. 29-30**, by William Pope L., who will handwrite *Moby Dick* from memory (among other activities).

The Main Street WIRE – next issue **Sat., Oct. 30**. (To receive e-mail bulletins between issues, send an "Add Me" message to Bulletins@MainStreetWIRE.com.) **Deadlines:** Advertising in the paper, Fri., Oct. 22; decision on inserts for *The Bag*, Mon., Oct. 25; inserts due Thur., Oct. 28. **Future issues:** 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, 16, 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, 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.

There is no charge to list Island events here. E-mail information to ComingUp@MainStreetWIRE.com or leave copy at the lobby desk at 531 Main Street, addressed to *The WIRE*. Please provide telephone numbers for possible follow-up.

Historical Society Tour – Goldwater Hospital, **Sat., Oct. 30**, 11:00 a.m., including orientation, therapy areas, recreation, specialty-care units. Reservations: **212-688-4836**, or e-mail RooseveltIslandHistory@USA.com. Free.

Halloween Parade and Extravaganza, **Sat., Oct. 30**, 12 noon. Parade forms at Blackwell House, and starts at noon. Festivities start at 12:30 at PS/IS 217 Beacon Yard: Game booths, moonwalk, and much more. Sponsored by RIHMC and RIYP.

General Election and Residents Association (RIRA) Election, **Tue., Nov. 2**, 6:00 a.m.-9:00 p.m. All residents, regardless of citizenship, are entitled to vote in the RIRA election on both referendum questions and candidates.

Residents Association Common Council Meeting, **Wed., Nov. 3**, 8:00 p.m., Chapel of the Good Shepherd. Open. An opportunity for members of the public to speak is available early near the start of the meeting.

Senior Center

<p>Monday 10-11, Latchhook Class 10-11:30, English as 2nd Language 10:30, Blood Pressure Screening 12:30, "Oldies" Movies 1:00, Tai Chi 7:00, Dance Class (Beginners)</p> <p>Tuesday 10:00, Computers 10-11, Dance & Relax 1:00, Bingo 6:00, Yoga Class 7:30, Games (RISA)</p> <p>Wednesday 9:15, Stay Well 10:00, Spanish Class 10:30, Shoppers' Bus 12:30, Sculpting 7:00, Pokeno (RISA)</p>	<p>Thursday 10:00, Tai Chi 10:30, Creative Arts 12:30, Movie 1:00, Drawing with Pastels 7:00, Dance</p> <p>Friday 9:30, Yoga 10:30, Computers 1:00, Bridge 6:00, Dance & Relax 7:00, Games (RISA)</p> <p>Saturday 7:30, Bingo (RISA)</p>
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Special Events

Wed., Oct. 20, Atlantic City trip
Tue., Oct. 26, Flu shots, 1-2:30
Sun., Oct. 31, 7:00, Halloween Party
Tue., Nov. 2, center closed (Election Day)

Home-delivered meals: **212-744-5022**, ext. 1203

The RIRA Column

As I look down the last three weeks of my presidency I'm struck by how many issues, how much work, remains to be done by me and by my successor. During the last four years, two successive Common Councils have done a passel of work and created some programs that I hope will continue: blood drives, Roosevelt Island Day breakfasts, Special Ops firehouse Thanksgiving dinners, insurance fairs, movie screenings, parties, and so on. These and other events will endure as new Island traditions but only if you require the next Council to make them so.

Four years ago I ran for the RIRA presidency on a platform that included revising a constitution that hadn't been amended since 1991. Last Wednesday, the Common Council made good on that promise. At our September meeting, the Council approved the new constitution and bylaws with a 79% affirmative vote. We produced a purely informational meeting on October 7 to educate our neighbors on these complex changes; unfortunately, very few residents attended. When the question of ratifying these new documents was brought to a Town Meeting on October 12, the necessary quorum of 100 residents was not present, and the vote reverted to the Common Council the next night. The Council endorsed the work Steve Marcus had started last February with a 13 to 3, or 81%, affirmation, and the new constitution and bylaws are now in effect and binding.

This change now enfranchises our new neighbors in Southtown with three building-district seats to be shared by 465 and 475 Main Street. Anticipating a positive outcome of the constitutional debate, I started work a month ago to plan a meeting with the residents in these two buildings to inform them of what RIRA is and their rights in the organization and as part of this community of building districts, and that meeting took place last Thursday evening. As I'm writing this prior to that meeting, I can't tell you how

we were received or what the outcome was, but I can assure you that those Southtowners who attended are aware of their place in the Roosevelt Island firmament. Our first order of business is to overcome a psychological impediment; to start thinking of themselves as Southtowners and Roosevelt Islanders rather than by their employment status as employees of Cornell-Weill Medical Center or Memorial Sloan-Kettering Hospital. We welcome our newest neighbors into our community and, should they need a voice against bureaucracy, insensitivity, obfuscation, or pure sloth, we know for certain that they will find it in the RIRA Common Council.

Those reasons for becoming RIRA activists apply to us Northtowners as well. The only voice this community has is through the direct representation, by building district and Island-wide, that RIRA elections provide. Nomination forms are available at the Library, the Trellis Restaurant, and in the mailrooms or front desks at Rivercross, Island House, Westview, and 30 River Road, and may be returned in the sealed boxes provided at each location. RIRA survives, to represent you and to provide events and services, only if you step up to the plate. Please nominate yourself or a respected neighbor today.

To date, only James Whalen has offered his name for the post I'm vacating. This is a sad state of affairs. Jim has served on the Common Council for four years without distinction and without making any apparent effort on your behalf. He is notorious for making outrageous statements that seem to have no

See **Katz**, page 12



Matthew Katz, President
Roosevelt Island Residents Assn.
e-mail: MatthewKatz@rcn.com

on Monday November 1. I am disappointed that I will not get to see everyone in costume on Monday, but it is always a pleasure to be able to give out treats!

The past few weeks has seen a great increase in the number of people playing tennis at the Roosevelt Island Racquet Club. Now that the tennis bubble in Queens has closed for good, many of the members have come to the Island. I want to take this opportunity to welcome all the new players and invite them to visit all of the Island stores. There are several different places to eat, an art gallery, and several shops.

Last Saturday and Sunday brought even more visitors to the Island. Roosevelt Island was once again a featured stop for OpenHouseNewYork. Many visitors came to see Southpoint and the Renwick Ruins. We appreciate the efforts of the Roosevelt Island Historical Society. They provided information and tours for several hours on both days.

It was hoped that Verdant Power's alternative energy project would also bring people to the Island. It seems that the project has hit a slight delay in getting some of the necessary approvals from the environmental agencies. We will keep you posted as more information becomes available.

I would like to take this opportunity to enlist your help. It appears that someone, or a group, have been taking the bricks from the stairway and patio behind Blackwell house. We are working to repair that area and ask that, if you see anybody vandalizing this or any area, you immediately report it to Public Safety. As I am sure you are aware, our grounds and maintenance crews have spent a bit of time in the past weeks removing graffiti. It is important that we work together to prevent vandalism on the Island.

I hope that everyone has a safe and happy Halloween. I know that the Halloween parade is one of the best attended events on the Island, and I am looking forward to this wonderful event. From what I am told, everyone is either in costume or is a spectator. I look forward to seeing ghosts, goblins, Elmos, and more. Enjoy!



Herbert E. Berman, President
Roosevelt Island Operating Corp.
e-mail: HBerman@rioc.com

The RIOC Column

I want to start by announcing the news that everybody was waiting for – the Roosevelt Island Bridge will now remain in a fixed position for the foreseeable future. The New York City Department of Transportation received word from the Coast Guard that all boats are now permitted to use the west channel until further notice. We were told that this could change at any time, but for now we are thrilled that the lobbying efforts of RIOC, Island residents, and the DOT appear to have worked.

This fall season seems to be bringing much good news to the Island. The work on the ramp is now completed and the work on the street by Gristede's and Manhattan Park will start soon. We

are coordinating with the Department of Environmental Protection to ensure that the constant water main breaks in that area are repaired before the work is done so that the road does not buckle again. The areas that can be repaired without DEP are going to be performed first. I appreciate your patience as this work is done.

The Fall season also brings two new officers to Public Safety. I want to welcome them to Roosevelt Island and RIOC. If you see officers Eben Lugo and Teresa Richardson please stop and say hello. I am sure that they would both appreciate it..

The meeting between the Office of Emergency Management, RIOC, and RIRA is now confirmed for October 19. Keyspan will also be present at the meeting, and the topic will be the power plant and electrical issues. I look forward to reporting more about this in my next column. I know that there are several areas of interest both unique to Roosevelt Island and in general that will be discussed.

I am also happy to announce that Grandpa Al Lewis agreed to have a playground on Roosevelt Island named after him. He has given so much to the community and has always been a great friend to the Island's children. This is a way to thank him for all of his contributions. The naming ceremony will take place as part of the annual Halloween parade. This year's parade, which will take place on October 30, will end at the Grandpa Al Lewis playground next to the handball courts. I invite everyone to join us at the ceremony. It is my great hope that Grandpa will be able to join us as well.

We invite all Island children to come to the RIOC offices to Trick or Treat. This year, due to the fact that the holiday falls on a Sunday, the treats will be available

Island House & Westview Thanks For The Memories



Roosevelt Island Housing Management Corp.
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(212) 618-4747 • FAX: (212) 618-0215



212 AREA OFFICE
112 MAIN STREET
NEW YORK, N.Y. 10044
TEL: 618-4747

October 2004

To the Residents of Island House and Westview:

Roosevelt Island Housing Management Corp. would like to thank you for all the wonderful memories you will leave us with. We particularly wish to express our appreciation to the Island House and Westview Task Force for all their help through the years.

Words cannot begin to express the privilege it has been to serve you. We have gone through tough times, challenging times and good times together. We are proud to have brought you to this point in your buildings development. We wish you success in the years to come.

We look forward to your continued participation on Roosevelt Island Day, at the Jazzmobile Concert, in the Halloween Parade, during the Holiday Gift Drive and all of the community events we sponsor and coordinate with the Roosevelt Island Youth Program and Roosevelt Island Operating Corporation along with many of the Island's community organizations and housing management companies.

See you on Main Street and at the next community event.

Sincerely yours,

Doryne Isley, General Manger



Octagon from page 1

troller under the environmental control bond act. With those 3 approvals, the conditions referred to in your August 30 resolution have been satisfied, and it would appear there is no further requirement for legislative consent. [The project is] also in compliance with [Chapter] 493 [of New York State law], because it is designed to do exactly what that law anticipated – to restore the landmark and further the public use of the area around it.”

Kass then added, in response to a question, “There’s no question that litigation would be expensive, and it would make it more difficult for you to use the proceeds of the project” for Island projects. “The arrangements do contemplate an escrow of initial payments due under the lease, during any period prior to or during litigation. During the pendency of litigation we contemplated that MEPT will require arrangements which hold those funds in escrow. It’s not just the litigation expenses that you would not be able to use [for other purposes], but [also] the funds in escrow could not be used by RIOC.”

There is a limited period of time, triggered by the Board vote, during which parties of interest can take action against the planned development. That’s a four-month window, after which Article 78

suits can no longer be filed.

After the Thursday morning session, Board member Leo Kayser spoke about the potential for litigation, on the record, with *The WIRE*.

“Any litigation would be for nought,” Kayser said. “We got Steve Kass’s opinion on the record today, but I’ll make myself available to talk to anybody who might be contemplating a lawsuit. I’d

like to do that before they go into a lawsuit.

“It’ll cost us at least \$500,000 if there’s litigation [because] once we sign this, we’re going to be obligated – bound in good faith – to defend it. The litigation contingencies have been placed in the contract, but those litigation contingencies amount to real money coming out of what would otherwise be available for capital improvements here on the Island.

“If I can save everybody a lot of grief and expense, I’d like to use my good offices to do that.”

Kayser, who is a practicing attorney, said he was speaking with *The WIRE* with the knowledge of RIOC President Herbert E. Berman.

“I’d like to find out what people expect to achieve by litigation,” Kayser said. Are they single-mindedly set on opposition, or are they interested in other things

on the Island? I’m not going to make any assumptions that people are acting out of malevolent motive. But if we could find a way to find out where people’s constructive interests lie, so that the money doesn’t leave the Island and go into lawyers’ pockets – if we could do things to make sure this money stays here, that would be a positive, constructive outcome.”

During the Board meeting, resident Board member David Kraut also put himself on the record as wanting to avoid legal action. “I understand the exposure – that money that would go to litigation could be used to fix streets.” He described the Octagon as a “historic” opportunity, and called it “brilliant adaptive reuse,” adding, “It’s implicit that the Board understands its liabilities. The income [from this project] will go to upgrading the capital situation on the island – the seawall, the streets... and it also provides housing, adaptive reuse in saving an important landmark structure, creating construction jobs, and it provides a park. These things all have to be considered.”

Labate said that 39 percent of the income from the Octagon project will go toward items in RIOC’s capital plan. “There will most certainly be money in the budget to do capital projects that have priorities for the residents. But every dollar we spend on litigation is a dollar taken out of the pockets of Roosevelt Island residents.”



Leo Kayser

Performance Art**“River Secrets” to Be Exposed**

Is there a Loch Ness Monster in the East River?

English performance artists plan an event in a “Romantic Detachment” exhibition taking place during October on Roosevelt Island and in nearby Queens. It’s set for 7:00 p.m. Thursday (October 21) at Blackwell House. Three Island youngsters are in the cast.

In a “press release” headed “Island of the Insane Exposes Unknown Animal!” the artists claim a “crew of three has discovered the secret of Roosevelt Island, a Utopian city built on a living, breathing mass of land.”

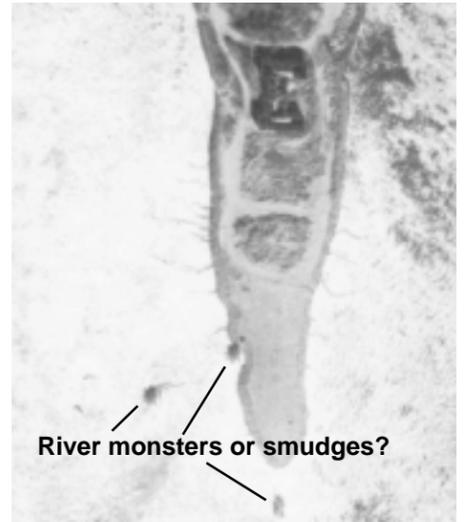
“Foggy images appear regularly in aerial photographs of the region, but substantiated evidence has yet to be found.” It identifies the “researchers” as Carrie Dashow, Jesse Bercowetz, and Matt Bua, says they met on the Island, and that they’ve worked “from a makeshift raft, dredging the river bed for clues.” Their press release goes on:

“After months of patient watching and persistent digging they find themselves knee-deep in the age-old mystery of the Island. Although skepticism builds a tumbling case against their findings, nothing will stop these enthusiastic adventurers as they dare to prove that the creature does exist – even if their latest proof leads them head-first into the unknown without a paddle.”

There’s more: “Bercowetz and Bua, surveyors of the underworld, have excavated bits and pieces of living matter, unidentifiable sludge, as well as things residents of the Island have discovered missing.”

The press release identifies Historical Society President Judith Berdy as a “special historical consultant” for the event. The Islanders listed as participants include Tyler Cannon, and James Barniker, and Stefan Iliescu.

Friday (October 22) is a rain date for the event.

**Referenda to Be on RIRA Ballot** from page 1

apartments, for example, or motorized assistance in locating a “missing” car in Motorgate.

Within the past few years, the RIOC Board conducted a wide survey on the Island, asking residents their views on Public Safety. But after the forms were turned in, the Board member in charge of the survey, Dr. Joan Dawson (who soon thereafter resigned from the Board), declared the survey invalid. Results were never released.

The RIRA Common Council sees this question of whether RIOC should explore possible alternatives to PSD as a chance for Islanders to express their views on the Island’s public safety operation with a simple “yes” or “no.”

RIOC

Roosevelt Island is maintained by the Roosevelt Island Operating Corporation (RIOC). Their responsibilities include maintenance of our sidewalks, streets, green areas, etc. (They are not responsible for residential buildings).

Question: Are you satisfied with the current level of maintenance of the Island provided by RIOC?

Background

The Council sees this as a chance for residents to express themselves generally on RIOC’s physical stewardship of the Island – streets, pigeon control, sidewalks, the promenade, the seawall, Motorgate, and other physical resources. The feeling is that, over the years, the physical Island has gradually deteriorated more and more with each new administration in the RIOC offices – and that this is a chance to comment on the current state of affairs.

On the other hand, Island maintenance represents a constant set of choices and priorities making demands on a limited RIOC budget, so the question centers on the choices RIOC makes, as well.

Octagon Apartments

A New York State law (Chapter 493 of the laws of 2002) bans commercial residential housing developments on designated Roosevelt Island parkland. This includes, by some interpretations, the land surrounding the landmarked Octagon ruin. The Roosevelt Island Operating Corporation is currently entertaining a proposal to build 13-story apartment wings on the property in a project that would include restoration of the landmark but would cover much of the designated open space on the site.

Question: Should the New York State Legislature amend the law to allow the development of the Octagon Park Apartments project on open space now protected by the law?

Background

The RIOC Board gave the Octagon Apartments project a green light again Thursday morning, this time removing from its resolutions language that said legislative approval would have to be secured before the project could go forward. There’s a disagreement over what the 2002 Open Spaces Law says: Assemblymember Pete Grannis maintains that its language forbids building anything outside the boundaries of the Octagon ruin itself (which would be restored as part of this project); RIOC has said from time to time that it believes the law permits two apartment wings to

be built adjacent to the ruin. Critics deplore the fact that open space – parkland – will be built upon in constructing the wings. Advocates of the project say the housing is needed, and point out that parkland now fenced in would be opened by construction of the apartments.

The RIRA Common Council sees this advisory vote as a chance for residents to provide a yes/no opinion on the project, feeling that the result will be a guide to Grannis, who in turn is likely to influence the State Assembly when and if amendment of the 2002 law is considered.

Youth Center Space

The Roosevelt Island Youth Program is eligible for a \$2 million City grant to expand and improve its facilities for serving Island youth. Availability of the funds depends on the Youth Program having a long-term lease on space to be renovated. The Youth Program has asked for the former Lilies School space at 504 Main Street, but RIOC has not granted a long-term lease, although space was promised to the Youth program when it was asked to move out of 552 Main Street. Other possible uses for the space include offices for the RIOC staff, or commercial use, though no commercial renter has been found.

Question: Should RIOC grant the Roosevelt Island Youth Program a long-term lease to expand its facilities into 504 Main Street?

Background

Youth Program Director Charles De Fino says that RIOC long ago promised more space for the Youth Program, and he considers the Lilies School space (a former PS 217 minischool), which is adjacent to the Youth Center’s present facilities, to be ideal. The Youth Program was denied the space when, under the RIOC Presidency of Dr. Jerome Blue (1996-1999), it was given to the Lilies Christian School. The RIOC Board terminated Lilies’ use of the space, either planning to rent it to a commercial tenant or use it for RIOC offices – depending on whose version of RIOC intent you hear, and when. Since Lilies vacated, the space has been empty – unrented and unused, with RIOC seemingly unable to rent it, and the RIOC Board unable to make a decision about what to do with it.

Youth Center advocates point out that the Youth Program’s long-term occupancy of its current space is tenuous, as the Eastwood Apartment building’s future evolves, and say that the Youth Program’s future may depend on its getting space to hold, long-term, and renovate. To get the City money for renovation, the Youth Program must have a long-term commitment for the building.

The RIRA Common Council put this advisory referendum question on the ballot to get a reading on public opinion, and possibly to put pressure on the RIOC Board to put the space to use as an expanded Youth Center.

Southpoint Park

There are two Southpoint questions: *Recently, three possible plans were presented for development of a new park at Southpoint. The following two questions are intended to gauge public reaction to two spe-*

cific ideas, each of which is included in one of the plans.

One plan envisions a semi-circle of “speculative retail space” at the park entrance.

Question: Apart from park-related facilities, should Southpoint Parkland include retail space?

One of the plans envisions using the southern half of the Southpoint Park site for a formal stone memorial to President Franklin Delano Roosevelt, designed by the late Louis Kahn.

Question: Should several acres of parkland at the southern tip be used for a granite and grass memorial designed by Louis Kahn and dedicated to FDR?

Background – Retail Space

Critics of RIOC say that it doesn’t manage the Island’s existing retail space very well, pointing to its eviction of the bakery in favor of a replacement business that hasn’t materialized in the two-year period since the eviction as an example of short-sighted management. (RIOC President Herb Berman said, at the time, that he would not tolerate businesses not paying their rent, and it seemed he was making an example of the bakery, which had recently changed hands while still owing back rent.) Many critics of the semi-circle of “speculative retail space” (as it is described by the Trust for Public Land) also say they want Southpoint Park kept simple and non-commercial.

The Trust for Public Land (TPL) points out that some components of Southpoint Park, perhaps including retail space, will help pay the maintenance costs of the rest of the park. In any case, the retail court proposed by TPL is only one part of three overall plans under consideration.

RIRA Council members who favor a relatively simple park without a strong commercial component advocated use of this referendum question to gauge public sentiment on just how commercial the park should be.

Background – FDR Memorial

Advocates of Southpoint Park have long believed that the original plan for the park – a memorial to President Franklin D. Roosevelt and his wife, Eleanor – should be its future. But for years, those interests failed to raise the funds to build an impressive design by the late Louis Kahn, and the park remained closed until RIOC Board member Mark Ponton insisted it be opened in its mostly “wild” state.

Now that the park has been open for nearly two years, many residents have come to like its “unimproved” state, and to prefer simplicity in a park design. They see the Kahn memorial, which would cover half the length of Southpoint Park with a long marble triangle pointing downriver (and, say some, eliminate views of the Manhattan skyline from there), as simply “too much.” Most feel there should be some acknowledgment of FDR at Southpoint, which lies across the East River from the United Nations (which FDR advocated during his Presidency).

This question is intended to get at the “big memorial or simple park” question. It is believed that a clear resident expression of opinion on the matter will influence final decisions about the nature of Southpoint Park.

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Questions As Eastwood Owners Opt Out of Mitchell-Lama

Roosevelt Island Housing Management held a meeting September 29 to tell Eastwood residents about plans to take the building out of the State's Mitchell-Lama system by paying off its State-backed mortgage.

Information provided to residents in the meeting was consistent with that reported in the lead story of the September 25 *WIRE*. That report is available on-line at nyc10044.com/wire/2502/eastwood.html, and an unabridged transcript of the September 29 meeting is on line at nyc10044.com/wire/2503/ewd-tran.html.

These highlights of the September 29 meeting are drawn from the transcript. Both questions and answers are greatly condensed.

From the opening statement by Aaron Silberman, President of Roosevelt Island Housing Management (RIHMC):

"Roosevelt Houses, Inc., provided a Notice of Intent to the [State] Division of Housing whereby they indicated that they'd be paying off the original mortgage, which was provided by UDC, and terminating the HUD Section 236 [subsidy] contract on or about September 6 of 2005, that a conversion would occur... At the same time we [are asking] HUD... to provide a different, new subsidy called Section 8 enhanced vouchers. We estimate, based upon the income information that we have, that there are approximately 870 residents [who] appear to be eligible for the Section 8 enhanced vouchers, and another 130 that do not appear to be eligible... The Section 8 enhanced voucher is a pretty similar calculation that we are accustomed to... whereby [tenants pay] the greater of 30% of residents' adjusted gross income, or the current rent. In most cases, for residents that find themselves on all subsidy programs, your rent payment should be the same rent payment that you are currently paying... should be. For the other 130 residents, the landlord is developing a landlord assistance plan whereby the landlord will determine rent increases, which will somewhat resemble rent stabilization type of increases. The important point of that part for the 130, and the whole objective of this plan, is that not one family finds itself displaced from Eastwood as a result of this initial conversion, by virtue of the affordability. The biggest fear, at least for the 130, is, "What happens? Is my rent going to double or something's going to happen. I'm not going to be able to afford it?" So that's why, right in the beginning, I'm mentioning the plan for the 130, because we don't want people to be concerned that they're going to have to move or search for additional housing. Far from it, because the objective of the plan is to refinance the mortgage and to be able to put in millions of dollars into Eastwood to fix up the building itself, as well as the apartments themselves, and to rejuvenate the complex just like what we remember back in 1976. That is the goal. The Island itself, needless to say, is undergoing change. Eastwood residents and Eastwood do not want to sit idly on the side; we wish to lead, and lead by example.

"The plan itself that has been developed should provide the opportunities of maintaining the affordability for the residents of Eastwood who are here, fix up the place, and to greatly improve the quality of life."

"We currently have a [Section] 236 rent supplement contract. These do not go on forever. They actually expire in approximately nine years. And currently, if they were to expire, as things would be right now, then the subsidies would disappear, the subsidies may disappear, and the rents would have to increase astronomically. We do not know how many residents would find themselves displaced. It's important that we understand that, because life as we have it, even under the status quo, will change, and may negatively impact a substantial population within Eastwood.

"[This is the beginning of a year-long process, and] there will be many other meetings."

Q&A

Joan Blumberg (resident): "What happens if, once you start, you turn around and say, 'Oh, we're not making the kind of money we thought we were going to make? What will be the guarantee to residents? ... Please take away my cynicism."

Q&A: Aaron Silberman, Roosevelt Island Housing Management

The WIRE put a series of questions to Aaron Silberman, President of Roosevelt Island Housing Management, about owner plans to take Eastwood out of the State's Mitchell-Lama program by paying off the State mortgage. The process, which will take a year or more, began in mid-September.

Q: As apartments are vacated, will you take rental applications from individuals with enhanced vouchers or other subsidies?

Aaron Silberman: Rental applications will be accepted from individuals with or without subsidies.

Q: Will you be able to downsize all 404 subsidized tenants to the appropriate apartment size within the next year to make them eligible for Section 8 enhanced vouchers?

AS: For quite a while, we have been transferring subsidized and unsubsidized residents to appropriate-sized apartments, based on family composition. We estimate that, within the next year, all families will have been given the opportunity to be transferred to an appropriate-sized apartment.

Q: You've estimated that, although the tenants in 404 apartments are now subsidized, some 870 are eligible for Section 8 enhanced vouchers. If some of the 466 or so turn out not to be eligible, what will their options be?

AS: All residents will be required to complete a Section 8 application. To the extent residents are deemed income-ineligible and don't receive an enhanced Section 8 voucher, they will be entitled to the Landlord Assistance Plan. [The Landlord Assistance Plan, which is not yet final, anticipates rent increases "somewhat resembling rent stabilization," according to Silberman's comments in the September 25 *WIRE* and at the September 29 meeting for tenants. The full transcript of the September 29 meeting is available on *Website NYC10044* at nyc10044.com/wire/2503/ewd-tran.html.]

In response to other questions, Silberman told *The WIRE* by e-mail that non-citizens with eligible immigration status, including UN employees, are entitled to Section 8 assistance, and that he expects market-rate rentals charged to new tenants to be reasonably consistent with the market-rate set for Section 8-subsidized apartments by HUD's contracting agency (for example, DHCR). He said about 50 residents have called the hotline set up to handle their questions. That hotline number is **212-206-2475**.

Asked about funds being raised for the mortgage buy-out and building improvements, Silberman said, "Sufficient financing proceeds will be available to pay off the existing mortgages and for the investment of millions of dollars toward apartment and building capital improvements."

Silberman: "We will be working closely with the Eastwood Building Committee to be sure that issues such as the one you have mentioned find themselves in writing."

Joyce Mincheff (resident): "I'm concerned about the 'comps' (rental rates for comparable buildings). I'd like to [know] how many years it would take for a person paying fair-market to be brought up to a comp that's an equivalent to Manhattan Park, which is a luxury doorman building."

Silberman: "Manhattan Park alone is not the rent comp. Companies take various properties and make adjustments when they do the comparisons, such as amenities, square footage..."

Mincheff: "I'm sure that all of us would like to see plans that would make [us] owners. I'm wondering whether [that] might be incorporated into your plan."

Silberman: "When we look at the tenancy income, we find that approximately 870, and maybe even above 870, [are] residents who don't have a great deal of income. It would not be consistent that these 870 would have the income to buy... Even on the 130 [not eligible for subsidies], you will find that although [they] may be above the income limits, it doesn't demonstrate the ability to purchase an apartment... It would not appear reasonable or likely based on what we have at this point in time."

Judith Berdy (former Eastwood resident): "When the people on Section 8 vouchers leave, who will get those apartments? Will they go to low or middle income people the way they do currently, or go on the open market?"

Silberman: "They will then go on the market for any external individual to come on, and they will not be subject to any type of limitations. It'll be a fair-market apartment."

Berdy: "So if someone leaves with their voucher, you won't rent that apartment to a voucher person."

Silberman: "I didn't say that. I only said that the rent itself will be fair market."

Berdy: "I'll just give you a ten-second observation. This is a disgrace. I know everyone is entitled to make a little more money, fix up their properties, [but] this is a City that is struggling. I mean, neighborhoods that you would never think of living in are becoming luxury. Roosevelt Island, the ideal community, built by the State for middle-income people, is giving up the best example of decent middle-income housing. It is really sad that you are doing this, and everyone is just going to be, 'OK, you guys are safe, but the hell with the rest of the poor people in the world.'"

Byron Gaspard (resident, Co-chair of the Eastwood Building Committee): "There's a bigger picture here. We're trying to keep affordable housing here on Roosevelt Island. With apartments becoming fair-market, it's just a matter of time before we don't have any affordable housing here. I think that you need to rethink the vacancy decontrol... You have [people] on the list already who applied for apartment[s] because these were affordable. Now that door is being closed. I don't think that's fair, and I don't think it's fair to the people here who have family members or friends who have gotten on the list to live in Eastwood, to have that taken from them. So I would urge you to maintain affordable housing here on Roosevelt Island. Rethink that plan, because I think that the plan we have now is not acceptable.

Maria Rocca (resident): "I have a question about income parameters. Who's eligible for the enhanced vouchers?"

Silberman: "It's based on the number of persons in the household. For one person the maximum income limit would be \$41,750; for a two-person household, it would be \$47,750; for a three-person household, it would be \$53,700; a four-person household, it would be \$59,750; for a five-person household, it would be \$64,450; for a six-person household, it would be \$69,200; for a seven-person household it would be \$74,000; and for an eight-person household,

it would be \$78,750. So to the extent that the household's adjusted gross income is less than those amounts, then it would appear that the resident would qualify."

Susan Spedaloe: "If, God help us, George Bush is re-elected as President of the United States – and there's a possibility that Section 8 is not continued – what happens with this plan?"

Doryne Isley, General Manager, RIHMC: "Consistently, since the Housing Act of 1934, there has always been one protection or one program or another, and it seems like when the government phases out one program or puts a term limit on a particular program, there seems to be another program then to take its place, as in this case. I don't see... Maybe the enhanced voucher program will go out, but I feel reasonably sure that there will be another program to replace it as there is a program to replace the 236 program."

Chris Ingram (HUD): "There have been proposals by HUD administration to change some aspects of the program, but in no sense or no scenario have there been proposals to eliminate the Section 8 voucher program. There are approximately 100,000 families in New York City with voucher assistance, which is a significant number. There are about two million nationwide with Section 8 assistance. It has been in existence over 30 years. It is considered one of the more successful housing programs in existence. Nobody here has a crystal ball, and the voucher program is subject to appropriations through Congress, and it has been in the news a lot, but given all that, there have been no proposals to eliminate the program. The funding has been growing, and I don't see that as a fear that people should have."

Darlene Florenz: "Are we going to receive the same type of security that the other buildings on the Island receive?"

Silberman: "There are many issues that will be discussed with many individuals, one group being the Eastwood Building Committee, and that would be one item that will be addressed. Here we are two weeks into the beginning of a process and there [are] issues that have been raised here and this is on the list of issues. When we go through the list and we discuss, [there will be] some things we will be able to do, and some things will not be able to be done. What will happen is there will be a sharing of information and ideas prior to conclusions being made."

Laura Gillespie (resident): "I was mugged on the seventh floor of Eastwood, in 546. We need security cameras in every hallway – especially on the walk-through ones. They could watch, downstairs, and see if these toughs were doing anything... Some are doing drug deals, some are kids running through the halls, some are kids writing on the walls... I'm told there are people having sex in the halls sometimes."

Silberman: "You need an individual to watch cameras, and there are only a certain number of security cameras one can watch. Security cameras will be one issue [in] the list of items that we will be working on with the Eastwood Building Committee."

Gaspard: "My concern is that the downsizing efforts are fairly administered across the board. Anyone that is living in an apartment that is too large for them should be contacted, and not just some people, [which is] the way it seems to be now."

Isley: "We cannot work with everyone at one time, nor do we have enough apartments for everyone to relocate at one time. We prioritized our action plan and we started first with our subsidized units. What we do is we attempt to move people within the building as the apartments become available. As we move forward, as we accelerate our program, we will not always be able to do that, but we are trying to apply as much common sense as we can. We realize that these are your homes; many of you have been in these apartments for many years, we understand your attachment, but we ask you to please bear with us as we try to make the housing on this Island fair to everyone."

Mercedes Lugo (resident): "What about the Senior Center and the disabled? Are those apartments going to go fair-market? Are we going to continue having the Senior Center... the Senior building?"

Silberman: "Any apartment vacated will become a fair-market apartment."



Aaron Silberman

ROOSEVELT ISLAND RESIDENTS HELPING WORLD'S CHILDREN

The Board of Directors of Orphans International America, founded and built over the last six years by Roosevelt Island residents, invites you to participate in the Third Annual Benefit at the Yale Club, 50 Vanderbilt Avenue, adjacent to Grand Central Station, on Monday, November 15, from 6:00 to 9:00 p.m.

And/or to make your most generous contribution through our website. Benefit tickets are \$100, \$500, or \$1,000; child sponsorship is \$600/year.

Hors d'oeuvres will be served and there will be a cash bar. \$500 & \$1,000 VIP tickets include open bar, preferred seating, and special acknowledgment in our Event Program. Tickets may be paid via *PayPal* link on our website or by mail-in check.

Website: www.oiww.org • E-mail: info@oiww.org

Performances will feature children from Haiti, Bali, Guyana, Sulawesi, and Peru. Children wearing international costumes will be admitted free of charge and are encouraged to join in singing *We Are the World* and *One Love! One Heart!*

Orphans International provides a home, primary health care, and other essential aid to some of the world's most disadvantaged children; our annual united fundraiser benefits all OI projects worldwide. Orphans International offers an interfaith, interracial, intergenerational, international, and Internet-connected small-family approach to move orphaned children towards health, education and prosperity. While we strive to offer our children immediate aid, our ultimate objectives for them are long term. We have carefully designed programs that:

- embrace the fundamentals of a traditional family environment;
- provide trained house-parents who give our children the emotional, psychological, and spiritual support they deserve;
- ensure proper nutrition, healthcare, and individualized attention;
- offer educational and vocational opportunities; and
- prepare marginalized children to better face life and remain rooted in their home communities, where they can begin to give back.

Remember, all donations above the cost of the event – \$33 per person – are tax deductible, and you will receive a receipt for 2004. If you have any questions about your donation, feel free to email us at: info@oiww.org. If you cannot attend, may we ask you to sponsor one of our children in the project of your choice? (\$600 per year; or only \$50 per month, payable thru *PayPal* or by check.)

***Special thanks to First Health, Aetna,
Medco Health Service, and Superior Vision***

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540 Main St. #418 • New York, NY 10014**

\$100,000

90,000

80,000

70,000

60,000

50,000

40,000

30,000

20,000

10,000

**2004 Benefit Goal:
\$100,000**

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ROOSEVELT ISLAND RESIDENTS ASSOCIATION 2004 ELECTION NOMINATION FORM

PLEASE PRINT CLEARLY OR TYPE ALL THE REQUIRED INFORMATION. CANDIDATES MAY NOMINATE THEMSELVES.

Name of Nominee: _____

Home Address: _____ Home phone: _____ Work phone: _____ Cell phone: _____

I nominate the resident named above for the position of:

President **First Vice President** (Check only one office on this line)
 Common Council Representative (You may run for this office even if you are running for an office above)

Nominated by (must be a Roosevelt Island resident; you may nominate yourself) name: _____ Signature: _____

Home Address: _____ Home phone: _____ Work phone: _____ Cell phone: _____

The candidate must sign below for this nomination to be valid!

Print "Y" for Yes or "N" for No in each blank.

- ____ I am the nominee and I accept the nomination.
 ____ I am aware of the responsibilities of the office for which I am nominated.*
 ____ I have resided on Roosevelt Island for one year or more. (Note: Required only for President and First Vice President nominees.)
 ____ I am 18 years of age or older.
 ____ I will serve my term of office if elected.

Candidate's Signature: _____ Print Name: _____ Date: _____

This form must be submitted by 8:00 p.m. Sunday, October 24, 2004. Please return this form to a collection box at any of the following locations:
 New York Public Library (Island branch), Trellis Restaurant, or mail rooms at Rivercross, Island House, Westview, and 30 River Road (Manhattan Park).
 *Information on the responsibilities of each office is printed on the reverse side of nomination forms available at the above locations. A portion of that information appears below, based on the RIRA constitution in force as of Monday, November 11, 2004:

PRESIDENT: Shall be the chief executive officer and principal spokesperson of RIRA, a voting member of the Common Council, presiding officer of all members of the Council and of the Town Meeting and an ex officio member of all committees. The President shall also be the nominee of RIRA to serve as the duly elected representative of RIRA on the RIOC Board of Directors. The President shall also supervise any employee of RIRA and any employee of RIOC assigned to resident members of the RIOC 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.

FIRST VICE PRESIDENT: Shall supervise: all RIRA elections; all communication both internal and external, of RIRA; secretarial services that are not the responsibility of the Secretary; legal representation; auditing of finances of RIRA; membership participation and fund raising. In the event of a vacancy in the office of the President, the First Vice-President shall become President.

COMMON COUNCIL MEMBERS: Each Common Council Member shall serve as the President or Chairperson of a community service organization recognized by RICO, or as a member or at least one RIRA Committee or as an officer of RIRA. **The Common Council generally meets the first Wednesday of each month.**

THE MOST IMPORTANT ELECTION OF OUR LIFETIME

ALL ROOSEVELT ISLAND RESIDENTS AND GUESTS
ARE INVITED TO ATTEND A PRE-ELECTION FORUM

**TUESDAY, OCTOBER 26, 6-8 PM
CHAPEL OF THE GOOD SHEPHERD**

ELECTED OFFICIALS ATTENDING:

**Member of Congress CAROLYN MALONEY
Assemblymember PETE GRANNIS**

GUEST SPEAKERS:

ANTON SRDANOVIC – Republican Candidate,
15th Congressional District

JESSICA LAPPIN – representing
City Council Speaker Gifford Miller

The Pre-Election Forum is being organized to get out the vote on Roosevelt Island. The 2000 election demonstrated the importance of every vote. Let's show our strength by having the largest voter turnout in our history.

The speakers will discuss critical local, national, and international issues. Residents will have the opportunity to ask questions and make brief comments in a question and answer period.

ELECTION DAY – TUESDAY, NOVEMBER 2

VOTE AT PS/IS 217 • POLLS ARE OPEN FROM 6 AM TO 9 PM

For more information, send an email to **PreElectionForum@aol.com**.

This notice has been paid for by members of the Roosevelt Island community.

Chira from page 2

resale. It has been studying becoming a private coop and leaving the Mitchell-Lama system and thus allowing its shareholders to sell their apartments at a profit. Doing so would require a new mortgage to pay off the State one; that, in turn, requires a ground-lease extension by RIOC. And new buyers will want a longer-term ground lease.

Finally, no changes appear to be in the offing concerning the four market-rate rental buildings at **Manhattan Park** or in its one subsidized building.

One of the factors driving the changes noted above is the current speculative real estate market. Another is that the original 30-year tax exemptions of the four original Mitchell-Lama buildings are coming to an end. Hence, each of their owners (Eastwood, Island House, Westview and Rivercross) will soon face substantial real-estate taxes to replace the much lower payments in lieu of taxes (PILOTs) they have been making. The only remaining advantage to staying in the Mitchell-Lama system is the State mortgage but, with interest rates near historically low levels, some owners would rather pay off the State one and obtain a private mortgage, even if it costs more. Those additional costs can be recovered through higher rents, particularly at free-market levels.

Faced with these developments, Island residents may be wondering what to think and do. For Eastwood's residents, upon leaving the Mitchell-Lama system, the owner will apparently invest funds to repair apartments, common areas, and building infrastructure. This is desirable if it wishes to attract new tenants paying market-value rents. The owner also faces annual additional expense to cover the new real-estate taxes and mortgage costs. The only way for it to recover those sums and pay its annual bills is to raise rents on some of the tenants or on new ones. Based on statements made in its first public meeting held last week, the owners are proposing a plan by which the existing subsidized tenants would instead receive enhanced Section 8 rent vouchers to

Katz from page 3

purpose other than bringing attention to himself. I have no problem with a class clown, but I don't see the benefit in a RIRA president advocating your concerns on serious matters. Further, there is a line that may not be crossed and Mr. Whalen has crossed it. In an e-mail to a disparate group of often unwilling recipients, he said, "The Moslems murdered 3,000 American three years ago and hope to do it again." This tars one billion Moslems with a brush meant for a small group of extremist criminals and is unacceptable language for anyone purporting to represent this diverse community within the greatest City in the world. We're just a small Residents Association, but the leadership must be accountable for what we say, write and do. Whalen is a bad choice to lead this community and I urge you to find a better one and to vote for that person.

You will have the opportunity to question your neighbors who are running for RIRA Common Council office on Thursday, October 28, at 8:00 p.m. when Candidates' Night is held in the Chapel community room. Council Members should have their feet held to the fire if they are to adequately represent you. If they are Council veterans, what have they done on your behalf? If they are rookies, what do they intend to accomplish? Please make it your business to attend and to bring tough questions.

The serious business of the Island continues despite our focus on elections. Hosted by RIOC, the second contingency planning meeting for Roosevelt Island will be held on Tuesday, October 19. The City and State Offices of Emergency Planning agreed to meet with RIOC, various public institutions responsible for our safety, and me, on a regular basis. You will recall that the July meeting including the Department of Transportation occurred just before we learned how vulnerable we truly are during the bridge failure of August 11. Three months is far too lengthy

Robert Jiggets

Robert Jiggets, a long-time Island resident, died September 22.

Born in Brooklyn, he was the second of three sons of John and Rita Jiggets, and a product of the New York City school system. He fought in the Pacific in World War II in the island-hopping campaign, and was awarded two Purple Hearts. He was honorably discharged as a Tech Sergeant.

He had four children, Robbie and Denise by his former wife, Janice, and Kevin and Michael by his late wife, Yvonne Ewing Jiggets. On Roosevelt Island, he leaves a devoted goddaughter, Deborah McCoy, who cared for him in recent years; a brother-in-law, Lloyd Ewing; and a sister-in-law, Mary Ewing Young.

Jiggets worked for New York City Transit as a trolley conductor, then as a bus driver, and later as a motorman and conductor, retiring in 1972 after 25 years on the job. He then moved to Long Island and took courses to become a locksmith and overall craftsman; he helped to remodel and repair many

cover any rent increases. Such rent levels would be established by a HUD-designated agency such as DHCR. Non-subsidized units might also be subject to rent increases. Neither their rights to renewal leases nor the rent levels will be governed by the Rent Stabilization Law, and increases could be more or less than those set by the Rent Stabilization Board. The owners promised an assistance program to help such existing tenants meet their increased rent levels. Details are not yet available as to how that would work. Important to the owners: upon vacancy of any of the 1,000 apartments, free-market rents will be charged to the new tenants.

For Island House and Westview residents, similar issues will arise if the owners file a notice of intent to leave the Mitchell-Lama system. What will the new rents be and will tenants be protected by rules like those under the Rent Stabilization Law? If the owners plan to sell

homes before he relocated to Roosevelt Island in 1989. His wife died in 1995. In all, he lived here 11 years, doing work as a locksmith and remaining active as a member of the Island's senior community. He left about four years ago for an assisted-living residence, struggling against Alzheimer's disease.

He is survived by many in-laws, nieces, nephews, eight grandchildren, and many friends.

off units to tenants as coops, that will require the consent of at least 15% of the tenants in a "non- eviction" cooperative plan. Hence, the tenants have some leverage not to buy units, and the owner has to deal with getting RIOC's consent to a ground-lease extension in order to refinance the mortgage and sell units to the tenants. RIOC will want an increase in ground rents and, perhaps, a part of the profit on sales of units under any coop plan.

Some of these considerations apply to Rivercross residents, although they already own their units. To leave the Mitchell-Lama system, the building must refinance its mortgage with a private one, and that requires an extension of the ground lease. In addition, without an extended ground lease, buyers will not readily purchase units from its shareholders. To get that extension will require higher ground-rent payments to RIOC and, perhaps, a part of any profits

Dellora Caroline Hercules

Dellora Howard Hercules, one of the first tenants in Rivercross, died on September 30 at Lenox Hill Hospital. She was 85.

Born in New York City, she received a bachelors degree in French from Hunter College in 1940 and went on to earn a master's in education from City College. She taught at several schools in Manhattan before becoming supervising principal of the Twin Parks Educational Experiment, supervising principals of PS 139 and PS 234 in the Bronx. Her mentor was Caleb Gattegna, and she served as a leading consultant on his method of teaching reading, which stressed an atmosphere of joy in learning. "Dellora was admired and adored with an air of awe," one former colleague said.

After her retirement in 1975, Dellora continued to work as a consultant to the city's Board of Education, and she taught education at Baruch College.

She and her husband, the writer and social theorist Frank Hercules, had a wide circle of telephone friends they had made in the Caribbean, the United States, and on their travels through Europe. Their parties at Rivercross were legendary. And after Frank's death in 1996, as she became increasingly

upon sale of units. In addition, a change of Rivercross' legal status to become a private coop requires the vote of its shareholders, one vote for each apartment, with a two-thirds vote required. For some, staying within the Mitchell-Lama system will be attractive since the existing mortgage will probably cost less than any new one, and ground-rent increases can be postponed until the current ground lease expires in 2028. But, with tax exemptions ending, there will be new real-estate taxes to pay, driving up everyone's maintenance costs. Faced with such an increase, some will feel the need to sell their units at market value, take their profits, and move to less expensive housing. Others who can better absorb the increases may want to sell at market values and relocate anyway. Still other shareholders who do not plan to relocate may wish to own apartments that have a market value to pass on to their heirs. Thus, once the real-estate taxes hit, added pressure to leave the Mitchell Lama system will build among these various groups.

homebound, Dellora maintained a wide circle of friends throughout the world. She was an accomplished collagist. Another great pleasure was listening to Saturday opera broadcasts on her treasured Bose radio. She was a grande dame with a decidedly earthy sense of humor and curiosity about the world and its inhabitants.

Dellora is survived by her son, Eric, her granddaughter, Abenaa Hayes, and her nephews Raymond John and Armando Howard.

A memorial service will be held today (Saturday, October 16) at All Saints Episcopal Church (230 East 60th Street), followed by celebration of her life in the Rivercross community room.

Since its inception some thirty years ago, Roosevelt Island has had a General Development Plan (since amended) that envisions an experimental community in which low, moderate, and middle-income tenants would live together with seniors and the disabled. As the owners of the original four Mitchell-Lama buildings scramble to meet the new real-estate taxes and, with the speculative real-estate market of New York City driving the demand for more housing, there is pressure to leave the system and rent or sell units at market value to higher-income persons. The same applies to the new Southtown building, not part of Mitchell-Lama, where units will be sold at market rates. Manhattan Park's four market-rental buildings, also outside of the Mitchell-Lama system, are already rented to higher-income tenants.

If these trends continue they will result over time in a more affluent Island community, with more higher-income tenants, coop and condo owners, and fewer lower-income residents.

Fourth Graders Score!

Roosevelt Island's fourth-graders scored well in last spring's State math test, with 76% exceeding standards. Eighth-graders didn't do as well: Only 40% exceeded the State standard.

"We're thrilled with the progress of our fourth-graders," PS/IS 217 Principal Sherry Gregory said on Tuesday. "The children are consistently showing their growth from year to year, as a group and as individuals. If you compare them to where they started as third-graders, their gains were even more significant."

PS 217 has 45 fourth-graders this year, about the same as last year. Last year 42 took the test, and none scored in the lowest (level 1) category; 24% scored at level 2, which is described as "not having full mastery of the standards." The rest exceeded State standards - 55% at level 3, 21% at level 4.

Discussing the 8th-grade scores, Gregory said IS 217 took in a significant number of "No Child Left Behind" students last year. They were transferred from poor-performing schools as part of Mayor Bloomberg's program to fill enrollment gaps at performing schools with students from non-performing schools. Because the test scores compare one year's crop of students with the previous year's group at any given grade level, Gregory says it's more meaningful to look at individual progress. "If you compare the kids with where they were when they came to us in September, they progressed well - we showed significant progress," Gregory said. "I prefer to look at the individual children and how they progressed. If you look at the general-ed population, we actually had 51% score at level 3 or level 4, above grade level."

Last year, the Island school had 64 8th-graders, including 12 special-ed students; this year, there are 50, with 5 special-ed students.

"We intend to keep up the good work," Gregory told *The WIRE*.

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Letters from page 2

countless stands offering food, fruits, handbags, books, and a cornucopia of products from vendors with a dozen foreign accents, tiers of flowers in front of delis, restaurant encroachments, clots of smokers, and the hundred other obstacles peculiar to life in our fair City. Our fish life and our citizens have adapted to life in a hostile environment by developing advanced coping skills and a hard-nosed approach to existence that allows them to thrive under conditions that would demoralize weaker specimens.

Perhaps it is the belief of the regulators that the RITE units will introduce some noxious element into the water. If that is so, then I would remind the regulators that we are talking about the East River, a waterway noted the world over for its malefic milieu. The fish who thrive in the East River are not only mentally tough, they are physically superior, able to shrug off the effects of minimal oxygen, abundant PCB's and other chemical agents, some of which haven't been named as yet, and the effect of continuous oil discharges by the vessels that ply the East River. We are not talking about your average underwater life forms here.

I suggest that the Fish and Wildlife Services turn their attention to the Adirondacks, where every creek, river, and stream is crowded with fishermen wading about and stirring up the bottoms of the waterways. Their sole objective is to torture their prey with steel hooks at the end of nylon lines. This is a situation crying for the attention of the Fish and Wildlife Service, not some year-long study to tell us what we already know.

Jim Baehler

To the Editor:

Roosevelt Islanders of all ages were fond of the little black-and-white cat, named Princess and YinYang, who lived for years in the bushes near the subway. We wanted to let everyone know that, in mid-September, Princess died, killed instantly after being chased into traffic by an Island-owned abandoned cat that had been terrorizing her.

Princess was a joyous little character who made us laugh with her antics. She was good company as she walked beside us to and from the subway. She will be missed. But a group of Roosevelt Islanders has decided to try to make something good come of her death. One idea was to create a website to help Islanders realize the alternatives to dumping pets, get help or let someone know they'd like to provide a loving home for an Island cat. (Princess's sidekick, the orange cat called Guy, is now alone and being readied for a good home. Anyone interested?)

We welcome all ideas and encourage people to leave a message at 212-593-1054.

Rossana Ceruzzi
Jennifer Dunning



To the Editor:

Every Roosevelt Islander is entitled to express an opinion in these pages. They should be based on verifiable fact, however, and Karen Stewart's letter in the September 25 issue contains the following errors:

- The Town Meeting scheduled for October 12 is wholly in keeping with the requirements of the current constitution. The September 8 Common Council approved (with a two-thirds majority) the changes presented at the August 11 meeting. This Council has bent over backward to include the community in this effort to modernize our rulebook.

- The non-Council Member status of Parliamentarian Frank Farance was evident to anyone who looked at the left-hand margin of the agenda, listing current members (Frank's name was deleted when he resigned) or listened to my roll call that excluded his name. No one (including Karen Stewart) objected to Frank's contributions the evening of September 8, in fact, everyone welcomed his many years of experience with Robert's Rules of Order and the RIRA constitution. Everyone.

- The Constitution and Bylaws were listed on the September agenda with an "X," the indication that we've always used on our agendas, noting when an item will require a vote, and so it was with this issue. Ms. Stewart's allegation that "Katz intentionally did not list the constitution vote on the pre-published agenda for the September meeting" is patently untrue.

- Ms. Stewart has decided that Katz and Marcus will control the informational meetings on October 7 and 12. Katz and Marcus could have approved the amended Constitution and new Bylaws through an easily achievable two-thirds majority vote on the Common

Council months ago. They are going through this exercise *only* to inform and include this community.

- Katz has not spoken to one building committee; he has spoken to them all. Not one wants to answer to RIRA as to what they do, or to report their finances to the RIRA Treasurer, as is required by the present constitution. The proposed changes would bring RIRA into balance with what is today the real world in which the building committees don't answer to any outside authority.

- Katz has made his objections to a constitutional requirement for the RIRA president to be a nominee for the RIOC Board part of his last two campaign platforms. Besides being unenforceable, Karen's husband Patrick is a case in point as to why this is a conflict of interest waiting to happen. Apparently, the community has agreed with Katz, electing him to two terms as RIRA President.

- Community Board 8 has been useful to Roosevelt Island, as it should be. They will continue to be useful even without seats on the RIRA Common Council. Incidentally, Katz's primary contact on CB8 has been Transportation Committee Co-Chair, Dan Quart, not an Island resident or member of the CB8 Roosevelt Island Committee. Perhaps there's a lesson there. In

any event, Katz always has given appropriate credit and thanks to the CB8 Transportation Committee for their work on our behalf.

- Stewart accuses Katz of lying about her election participation in 2000 in Island House. The facts are these: Karen ran and came in last. That is, out of six candidates, Ms. Stewart came in sixth, drawing 95 votes with the three winners all receiving over 120 votes in the race for their three seats. Having lost the election, she took a voting seat as a member of RICO, a defunct Island organization. Had she any respect for the elective process, she could have remained an alternate from Island House, able to participate in discussion but lacking a vote. Karen took the easy way out and chose not to run for anything in 2002.

- Katz has listed a dozen sections and more of the current constitution that need removal or revision through two presidential elections and four years of *WIRE* columns. Stewart's complaint that he has not listed specific complaints, if it were not so venal, would be laughable.

Stewart's letter goes far beyond stretching the truth for personal advantage. Your readers must decide for themselves who the liar is.

Sherie Helstien
Secretary

RIRA Common Council

**Keep up between issues.
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SPORTSWIRE

Tennis The Roosevelt Island Tennis Association (RITA) held its season-ending Club Championships Tournament Saturday and Sunday, September 25 and 26. Matches were held in five categories. With 28 players entered and many competing in two or three events, spectators were treated to a series of exciting matches that began at 9:30 a.m. and didn't finish until after 7:30 p.m. on both days.

The emotional highlight of the Tournament was a dramatic Men's Singles semi-final match between John Rodrigue and Jerome Coullare on Saturday evening. After an extremely hard-fought first set that was won by Rodrigue 6-3, the second set had to be postponed with the score tied at 6-6 when both players were experiencing severe cramping. The match resumed at 9:30 the next morning with Rodrigue winning a tiebreak 7-3 to take the second set and match. Rodrigue went on to lose to the 2001 Singles winner, Tonderai Chikuhwa, in the Singles final Sunday afternoon and win the Men's Doubles event with his partner, Joe Pereira, Sunday evening.

Finals results:

Men's Singles:

Tonderai Chikuhwa vs. John Rodrigue – 7-5, 6-1

Women's Singles:

Karin Jacobson vs Halina Pavels – 10-7 (Pro Set format)

Men's Doubles:

John Rodrigue & Joe Pereira vs Mathew Samuel & Paul Fraccalvieri – 6-1, 3-6, 7-6 (3)

Mixed Doubles:

Atsumi Kolba & Michael Kolba vs Karin Jacobson & Ranjit Thomas – 6-4, 6-0

Singles Consolation:

John Dougherty vs Jean Barut – 8-5 (Pro Set format)

Even though the Tennis Association has officially ended its season's activities, as things stand now, since the Octagon development is on hold, the courts will remain open to all valid permit holders. The nets will remain in place over the winter and players can turn on the lights for evening play from inside the courts.

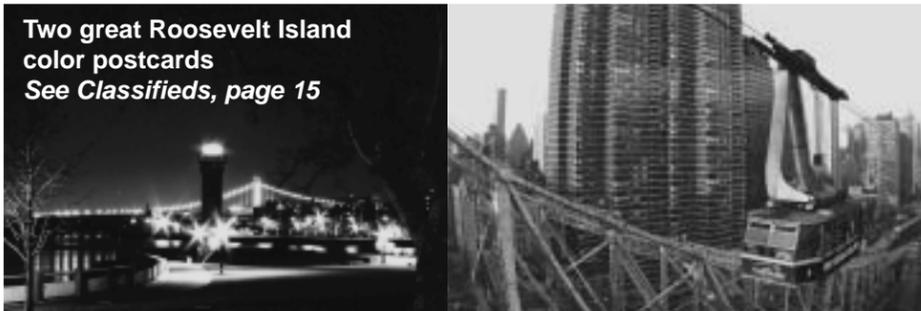


2004 Tournament Director, Marcello Cali; Karin Jacobson; Tonderai Chikuhwa, Atsumi Kolba, Michael Kolba; John Dougherty; John Rodrigue. (Missing: Joe Pereira)



Not Just Tennis New York Junior Tennis League (NYJTL) Summer Reading Club award winners gathered for pizza and medals last Saturday. Pictured here are recipients and their families along with Hasan Wazani from the League. Gold Award recipients are Robert Gallagher and Sean Doyle. Silver Award recipients are Colleen Doyle, Lauren Abdul and Kaitlin Abdul. The NYJTL Winter indoor program will begin on Saturday, November 6th. Program hours are held each Saturday and Sunday from 6:00 to 8:00 a.m. until the end of March. All children 7 to 18 are welcome and the program, at the Roosevelt Island Racquet Club, is free.

Two great Roosevelt Island color postcards
See Classifieds, page 15



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Berman Says Road at Manhattan Park Set for Repair

At Thursday morning's meeting of the Board of Directors of the Roosevelt Island Operating Corporation (RIOC), corporation President Herbert E. Berman said the roadway near Manhattan Park will be repaired in the near future. Berman and RIOC Engineer Vincent Kopicki said that the City Department of Environmental Protection (DEP) had been reluctant to admit that water-main problems were the cause of roadway depressions, but had recently agreed they were contributing to the problems there.

"We have to wait for DEP to be ready to do repairs," Berman said. "When they are ready, we'll repair the roadway."

In other news from Thursday's Board session:

- The Board approved a grant of Public Purpose funds for election machines for the RIRA election November 2, though with the caveat that it is the last time RIOC will appropriate such funds for the elections. (Public Purpose funding is normally intended as "seed money," with organizations and projects expected to find other sources after a first grant. RIRA has had four Public Purpose grants for election machines.
- The Board approved reinstatement of a plan under which some RIOC staff can "sell back" vacation time for cash.
- Berman reported that, for now, openings of the Roosevelt Island Bridge have ceased.
- He said that work on the spiral access ramp has been completed.
- Engineer Vincent Kopicki reported that waterproofing work will be undertaken soon to seal the elevator shaft at the north end of Motorgate, so that elevator repairs may be done without danger of flooding putting the work in jeopardy.

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Constitution from page 1

ommendation that constitutional revision be restarted from scratch after the November election brings a new Common Council and President to RIRA. Dierdre Breslin also voted no. All other Council members present voted yes, including Patrick Stewart, who had spoken in opposition to the constitutional change at Tuesday night's Town Meeting.

Once the constitution was voted, the revised constitution became the Residents Association's ruling document, and the balance of Wednesday night's meeting was conducted according to its changed voting rules.

The change makes the Common Council an all-elected body, eliminating non-elected seats for RIOC Board members, local school-board members, and the mostly inactive Roosevelt Island Council of Organizations (RICO). The sole exception to the all-elected Council membership is the position of Treasurer, which may be filled by a non-elected appointee if no council member is qualified for the post, a provision that survives from the old constitution.

The new constitution also moves much procedural language to a set of bylaws that can be changed by the Common Council without a mandatory Town Meeting; that change means the Council can act to add seats for new buildings and make other revisions of its procedures.

The document also met an immediate need for representation for the two new buildings in Southtown, 465 and 475 Main Street, but also provides for Council action to provide representation for new buildings as they go up, eliminating a requirement of the old constitution that a town meeting be convened to amend the constitution each time.

The Common Council also voted to include several advisory referendum questions on the November 2 ballot in the RIRA election (see separate story, page 1).

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