

Next issue
in two weeks –
Sat., Dec. 3

The Main Street **WI**RE™

26th Year as Roosevelt Island's Independent Community Newspaper



Victory Party With Island supporters, Jessica Lappin (third from right) celebrated her win the night of November 8. Left to right: Steve Marcus, Linda Heimer, Sherie Helstien, Russ DiBello, Lappin, Matthew Katz, Nurit Marcus.

Island's Rush-Hour Transit Problems Likely to Increase; No Clear Solutions in Sight

News Analysis by Lillian Shuey Picchione

Crowded subway platforms, a tram outage, and afternoon gridlock on Main Street have residents wondering whether Roosevelt Island's transportation needs will be met as its population grows.

"Jammed," says Viera Vangler, describing the state of the rush-hour trains she has dealt with since moving here in March.

"Horrible," says 16-year resident Kasia Edelman. She remembers

that it "used to be nice when we had Q or S. I don't expect a seat, but it would be nice to be able to get on the train."

Unable to get on a crowded F train one morning this week, Ivonne Silva explained that "sometimes I let a few trains pass before I get on." Indeed, informal checks show that trains from Queens often arrive too full to take on additional passengers.

Joe Bell, a musician and music teacher, is looking to authorities to address the problem. "I am extremely concerned with how MTA plans to handle getting people into Manhattan during rush hour. The F line is already full to capacity. There are times when my wife waits for a second or third train." It hasn't dampened their enthusiasm for Island life, however; the family, four-year residents of Manhattan Park, are planning a mid-winter move to a condominium at Riverwalk.

One thing is clear: With the opening of Riverwalk and The Octagon in the coming year, demands for transportation services on and off the Island are going to grow. What is *not* clear is what efforts, if any, are under way to address the coming challenge. The Roosevelt Island Operating Corporation (RIO) has said nothing about transportation planning, other than to say that transportation issues

Lillian Shuey Picchione, a member of the American Institute of Certified Planners (AICP), is a transportation planner with Interactive Elements, Inc., which does mass transit planning for public agencies. She also represents Manhattan Park on the Common Council of the Residents Association.

will be addressed.

A key question, though, is whether they will be addressed in time to avoid serious problems as the Island's population grows.

RIO addressed transportation concerns during planning for The Octagon Apartments. In completing an Environmental Assessment Form, RIO addressed a question about subway crowding by saying that the number of new peak hour riders did not merit review. The projection – that the 500-plus apartments will create a maximum of 194 peak-hour subway riders – was just under the 200 that would trigger a detailed transportation analysis.

Increasing Demand

This incremental approach does not address the *cumulative* impact of Southtown and Octagon. And RIO's five recently issued RFIPs (Requests for Initial Proposals) could lead to more housing that would expand the residential population well beyond the already hefty increases anticipated from the Octagon project, the opening of the new Riverwalk building in Southtown, and six more Southtown buildings yet to come – at least one more in 2006.

The new residents are likely to have a disproportionately high impact on rush-hour crowding. That's because the newest housing is selling at high prices and renting for higher rates. New residents are therefore likely to be wealthier than current residents, and Manhattan-bound in higher proportions during rush period. By contrast, the lower-income residents in the present population – retirees, students, and the unemployed – are more likely to travel in off-peak hours.

Where to Turn?

All this raises the question of where we might look for improved service. Roosevelt Islanders have a number of transportation options – Tram, F-line, cars, the Q102 bus. But variety can obscure two key considerations: In themselves, multiple transit options do not amount to adequate capacity. And capacity requirements make the subway all-important. Further, when the F-line is down, residents can't simply walk a few blocks to another line, or take a bus. A recent F-line outage demonstrated that islands are particularly in need of redundant transportation.

Tram at Capacity

According to the 2000 census, a full 74% of Island residents use public transportation to get to work. See **Transit**, page 8

Lappin Gets 89% of RI Votes; Set to Appear Here Dec. 13 in New Role as Councilmember

Jessica Lappin, the City Councilmember-elect who will represent Roosevelt Island and the rest of Council District 5, will appear here December 13 in a session sponsored by the Roosevelt Island Committee of Community Board 8 (see ad, page 9).

Democrat Lappin won her seat – replacing Gifford Miller, who was term-limited out of his role as both Councilmember and City Council Speaker – with a solid 65% of the district-wide vote, but with an 89% tally on Roosevelt Island. Her Republican opponent, Joel Zinberg, had appeared only once here, reportedly, apparently ceding Islanders' votes to Lappin.

Roosevelt Island voters, always good at split-ticket voting, also voted heavily to re-elect Mayor Michael Bloomberg, along with the rest of the City. He received 60% of the Island's votes, though of the 841 cast for him, 104 pulled the Bloomberg lever on the Independ-

ent Party line, perhaps expressing a preference not to endorse Bloomberg's party. Democratic candidate Freddy Ferrer scored just 37% of the Island's votes, with 525. (The remaining 3% – just 46 votes – went to six other candidates.)

Democrat Scott Stringer beat Barry Popik on the Island, and in Manhattan, to become Borough President. While the Borough President's powers are limited, Stringer will appoint Roosevelt

Island's representatives to Community Board 8. Stringer received 869 votes to Popik's 143, with other candidates pulling 58 votes.

Lappin's Roosevelt Island vote total in her victory was 1,238 (unofficial count), making her the Island's top vote-getter on November 8. Even City Comptroller Bill Thompson, who had no Republican opponent, received only 911 votes. Betsy Gotbaum, who ran for Public Advocate without a serious challenge, scored just 934 votes.



Briefly...

- The Roosevelt Island Operating Corporation plans a monthly publication to be distributed to residents.
- The Eastwood Building Committee raised \$1,500 at its weekend auction, but remains in arrears to its attorney following negotiations related to Eastwood's privatization. Contributions payable to EBC are still being welcomed by Treasurer Harry Devine at 580 Main Street, apartment 722.
- Island-based Orphans International has announced that the Red Cross of Monaco will contribute \$25,000 toward construction of the Princess Grace for Tsunami Orphans on the campus of O.I. Sumatra, in Aceh Province.
- PS/IS 217's Penny Harvest concludes Wednesday. Containers are available at attended doorstations and at other Island locations.

How We Voted

	Votes	Percent
Mayor		
Bloomberg	841	59.6
Ferrer	525	37.2
Others	46	3.3
City Council		
Lappin	1,238	89.0
Zinberg	153	11.0
Borough President		
Stringer	869	81.2
Popik	143	13.4
Fields	40	3.7
Others	18	1.7
Public Advocate		
Gotbaum	934	90.3
Golub	53	5.1
Lesczynski	22	2.1
Goetz	25	2.4
Comptroller		
Thompson	911	87.2
Ryan	45	4.6
Moore	24	2.4
Fein	6	0.6

The Editorial Page

A Big-Box Blunder

Members of the RIOC Board of Directors essentially admitted at their late-Thursday meeting that they're letting their commissioned real-estate consultant run free and largely unsupervised in scaring up deals for development of Roosevelt Island.

"We on the Board have final control," said Michael Shinozaki, a resident member of the Board. That's true. But the *kind of deals that are brought to the Board* is apparently being left largely to Paul Mas, the consultant, to find and foster.

In issuing a series of invitations for proposals recently, Mas put forward as potentially available on Roosevelt Island at least two parcels that should never have been offered as they were: The Southpoint Park area immediately south of the cross-Island fence, and the area around the Island's Tram station, which Mas put forward as an ideal location for a "big box retailer."

Shinozaki said the Board isn't supervising Mas *day to day*—by which he meant that *No, the Board did not approve the specifics of Mas's offer of parkland and the idea of a big-box retailer generating motor traffic in the Tram-station area.* In short, Mas was allowed the freedom to characterize possible uses for the space as he chose, *without any Board supervision.*

What's wrong with this?

First of all, a big-box retailer is appropriate for a location half the Island away from the Roosevelt Island Bridge only if we're willing to tolerate all sorts of traffic coming and going on Main Street. No big-box retailer is going to be content with an occasional shopper arriving by car. So an attempt to attract such a retailer is reasonable only if you don't happen to live here — and Mas doesn't.

And there's some history that should be throwing up red flags for the RIOC Board. At a recent meeting, Mas put forward the idea of a DVD vending machine as an appropriate occupant of the former Montauk Credit Union storefront on Main Street, while dismissing a replacement credit union as a possible tenant, apparently because the offer wasn't as good and he chose not to negotiate it upward. With DVD rentals available across the street and an important source of support for the hardware store, Mas was proposing to accept a serious threat to the hardware store while giving short shrift to something far more valuable to residents who will soon seek mortgages for apartment purchases. And there's evidence that he would never have mentioned the credit-union possibility had *The WIRE* not sounded an alarm.

When the Board voted down the DVD vending machine idea, Mas reportedly called the rejection of his handshake deal "unprofessional." That raises serious questions about whether he's even *willing* to be supervised appropriately.

Could the same thing happen with a big-box retailer? Could a Best Buy be put forward for the Tram station location (which would be bad enough) while a possibility more useful for residents is hidden or soft-peddled because the income wouldn't be quite as good? The history indicates that could happen.

And why is Mas being allowed to offer Southpoint Park space?

The RIOC Board needs to get serious about overseeing the way our Island's assets are marketed.

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Letters

To the Editor:

We are so lucky that Jessica Lappin won the election for City Council, representing Roosevelt Island. It means the \$2.85 million in City capital funding for enlarging our pitifully small New York Public Library (NYPL) branch will be safe — if ever NYPL and RIOC President Herbert Berman will get on the ball and start *enlarging our Library*.

Sharon Stone's recent letter to NYPL describing the difficulties for Library patrons in wheelchairs brought almost immediate results. The barriers and gates were quickly removed. Perhaps a massive letter-writing campaign can get the ball rolling on the enlargement, as well.

To help with such a campaign, residents should write to: Susan Kent, Director of Branch Libraries, 476 Fifth Avenue, Room 212 Hssl, New York, NY 10018-2788, with an optional copy to Councilmember Jessica Lappin, 333 East 55th Street, NYC 10022.

Thanks for helping.

Mary Camper-Titsingh

Community Advocate

NYPL Roosevelt Island Branch

To The Editor:

As usual, the lack of coordination involving services on Roosevelt Island is appalling. On Saturday, November 12, the F train to Manhattan did not run and, on Sunday, November 13, the F train to Queens did not run. It would have been beneficial to the residents to have the Tram run on a rush-hour schedule for those two days. On several trips, the operator asked the riders to wait for the next Tram.

The information about the subway closures was available to the public in advance. It would appear that those who make decisions for this Island regarding our services have never been required to plan ahead. Their salaries arrive regardless of performance.

Rochelle Liss


The WIRE
seeks news and
feature writers.
Compensation
is small, but
the rewards
are great.
Call
212-826-9055.

Letters Policy

The WIRE welcomes letters to the editor, to the community, and to/from officials. *Name Withheld* publication will be considered, but the writer's name, address, and phone number must be provided for verification and for our records: *letters submitted anonymously will not be published.*

Preferred method of submission: E-mail to Letters@MainStreetWIRE.com (plaintext e-mail format preferred, or attach a file), 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, but allow extra time before deadline for typesetting. Clearly handwritten letters will be considered if brief, but we are not able to take telephone dictation of letters. All letters are subject to acceptance and to editing for length and clarity. Recommended maximum length, 300 words; longer letters will be considered if their content merits the required space.

To RIOC President Herb Berman:

Thank you for your efforts and improvements for our growing Island. We need an official bus stop for the Q102 at the Tram. Currently out of a courtesy to riders many bus drivers stop at the Island Tram Station while other drivers do not because there is no official bus stop sign posted at the Tram station. Since the Tram now accepts Metrocard and the buses accept Metrocard it is logical that the Tram becomes an *official Q102 Metrocard stop with sign posted*. Why the powers that be have not done this already is a mystery.

I hope that all you have to do is make one call to have this easily and quickly accomplished. I am writing to you rather than one of the politicians because this would be a nice feather in your cap rather than a source of bragging rights for a politician.

Martin Atkins

To the Editor:

I feel it is a necessity to write to *The WIRE* about the security on Roosevelt Island after some events occurring in the last two and a half weeks. A little over two weeks ago, I was robbed of an Ipod in which my Ipod was snatched by a person who jumped out of the passenger seat of a car to snatch it, jumped back in as they sped off with it. Less than a week later, I received a call from the police at about midnight, whom I had been in contact with since I was mugged, notifying me that someone had been beaten up on the Island, in which two people jumped out of a car, beat someone up, then sped off.

I had never felt unsafe walking around the Island, but after incidents occurring, not once, but twice within less than a week's span in such a small community, for the first time I have started to feel unsafe, and feel that security needs some improvements. During the day, the center of town has plenty of officers around, which is fine. However, from the area around Manhattan Park buildings (which is where I was mugged) all the way down to Coler-Goldwater hospital, there is seldom any form of security except officers occasionally driving by. These areas are often deserted and, without security, someone could easily get mugged.

Then there is the security at night. Less than a week ago, I was on the Red Bus at about 11 p.m. and I saw only one officer in the whole town. This had me thinking, especially since the incident which occurred after I was mugged happened fairly late at night. Especially at that time of night, with no security, something can very well happen. I am not saying that it is possible to put an officer on every block, it's not, but the point I'm trying to make is that, in the future, officers should be more scattered throughout the Island at all times to keep the Island, as a whole, safer.

Rory Sasson

To the Editor:

Want to see a real crime committed on Roosevelt Island? Then sit back in silence allowing RIOC to demolish the steam plant, one of our potentially most valuable assets. Pataki, Berman & Co. may have their sights set on just that, envisioning no doubt turning the space into a picnic area or parking lot.

What's so special about the power plant? It could one day well be the answer to this Island's expensive energy problems.

During the last big energy crunch of the '70s, the old RIRA Energy Committee, comprised of eight resident engineers plus this writer, submitted a lengthy proposal, which won a NYSERDA (State energy authority) \$150,000.00 contest to conduct a feasibility study as to whether our steam plant could be cogenerated. Cogeneration signifies two distinct functions: Instead of the plant supplying our two hospitals as it now does with only generated steam heat/hot water, if cogenerated it could, in addition, supply electricity. The State's engineers decreed the plant a "beautifully run gem," fully capable, when retrofitted with the proper equipment, of providing far less expensive hot water and electricity to the entire Island and Tram, including any further new buildings. We on the Committee met with the heads of the City's Health and Hospitals Corporation, who then gave us permission to run the plant. We were in the process of finding a backer when the energy crisis abated, negating further effort. But the consensus of the Committee was that we could easily have formed a non-profit corporation, run the facility ourselves (with day-to-day operations handled by an engineering firm), in what would be a dedicated community service aimed at providing the Island with significantly cheaper energy.

The era-changing advent of hydrogen fuel cells is, of necessity, coming up faster than we might have imagined. If our steam plant were cogenerated with such cells, our energy troubles would forever be over. Think of it — clean, safe, affordable energy with no side-effects and no chance of future blackouts! How would you fellow residents like to see Island energy costs cut by more than half, especially relevant these days with the looming specter of individual submetering being put in our apartments? Or would you rather pay upwards of \$150 a month for such as electric lights, appliances, heat in winter and air conditioning in summer? Ask any Manhattan Park resident how much extra over rent must be paid out each month.

So, Pataki, Berman & Co., are you going to deprive us of such a potentially monumental benefit? Are you allied with our current energy provider to the point that, in order to perpetuate the alliance, you would abolish our facility much to our future financial detriment? Are you catching this, Albany?

RIOC and its Board of Directors have all these years kept Roosevelt Island residents in the dark about plans for this Island, have afforded us no true democracy through proper representation, and now may well be gearing up to foist upon us this severe deprivation — the no-less-than-criminal act of demolishing our steam plant!

Barbara Potts

Former Chair, RIRA Energy Committee

**Letters deadline for Dec. 3 issue:
Tuesday, Nov. 29**

Letters received after deadline are considered on a space-available basis.

In the spirit of Thanksgiving, and to provide beleaguered readers with some relief from the negativity that invariably emanates from this column, I thought it might be appropriate at this time to count our collective blessings. After all, we live in a pretty great place. I can't think of another place anywhere in this country (or any other) where there is such a diversity of race, nationality, and language in just ten blocks of residences. So, my first thanks goes to the urban planners, Johnson and Burgee, who designed Roosevelt Island in the late '60s with a vision for a very special middle-class City environment. If we remain faithful to that philosophy, we will continue to be a special place for years to come. Of course, plans aren't enacted unless politicians have the will and faith

The RIRA Column

to fund them. Were it not for the support of Governors Rockefeller, Carey, and Cuomo, this community would never have been able to develop. These days, we've been very ably served by State Assemblymember Pete Grannis and outgoing City Councilmember Gifford Miller. Warmest thanks for their wonderful efforts, and very best wishes to our State Senator José Serrano and just-elected Councilmember Jessica Lappin.

This community is distinguished by a number of wonderful civic organizations that make us all the richer. The Youth Center, headed by Charlie Defino, has served thousands of kids over the past 15 years. This program sponsors a rich menu of after-school, athletic, and summer programs, as well as wonderful musical events. Along with The Main Street Theatre and Island Kids, our kids from 2 to 18 have the opportunity to develop in almost any way imaginable, while the Senior Center offers a great set of programs for the older crowd.

This year, the Eastwood building moved out of the Mitchell-Lama system. This move did involve some pain, as many had to relocate to smaller apartments

but, thanks to the capable efforts of the Eastwood Tenants Association, residents were offered deals that will keep their apartments affordable for years to come. And thanks also to Doryne Isley, who along with the rest of Roosevelt Island Housing Management, continues to do so much for the folks on this Island.

Island House and Westview are also in the process of privatization, and I am grateful to their respective Tenants Associations for their hard work, and wish them all the fortitude, sagacity, and good fortune that they can muster to get through this difficult period.

Among the many other organizations on the Island, thanks to the Disabled Association, RIVAA, the Library, the Tree Board, and the Garden Club for improving our quality of life. And a special thank you to the Korean-American Association in cooperation with the Historical Society for the lovely gardening at our traffic circle.



Steve Marcus, President
Roosevelt Island Residents Assn.
e-mail: SteveAtRIRA@verizon.net

hard work, and many acts of kindness.

Your RIRA representatives are also a hardworking bunch that deserve thanks, as well as the entire RIRA membership (which encompasses every resident on the Island). Finally, a personal thanks to all of you for your friendship, warmth, and trust.

Best wishes for a great Thanksgiving and Holiday season.

sufficiency and pay-as-you-go management.

The newsletter will also be an opportunity for us to explain better the legal underpinnings of how the Island works and how RIOC, a State-created public benefit corporation, fits into the larger picture.

There has been great concern, for example, about the possibility that the WIRE buildings – Westview, Island House, Rivercross, and Eastwood – might lose protections under the state Mitchell-Lama law. We share those concerns, as evidenced by our commitment to Manhattan Borough President-elect Scott Stringer to meet with him to discuss the issue in the near future.



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

But RIOC's powers are limited by the fact that the buildings are privately owned. Our commitment to maintain mixed-income housing will guide our participation in this process, but it is one in which we are not all-powerful. The newsletter is an opportunity for us to communicate directly with you. It will be dropped in each building, and also appear on our website at www.rioc.com. As always, we encourage you to attend monthly RIOC board meetings to see for yourself what is happening, and what is coming up, for those of us who share this special Island in the middle of the East River.

30 to 40 percent for persons and families whose incomes do not exceed 120 percent of the prevailing median income in the New York City Metropolitan Area and for persons and families whose incomes do not exceed 148 percent of the prevailing median income...; and 40 to 60 percent for persons and families who can afford conventionally financed and fully tax-paying units or market-rate units. For purposes of the Lease...subsidized housing included all units [in the first two categories]. This formula would require anywhere from 40% to 60% of the Southtown development's apartments to provide subsidies for persons or families at varying income levels with low-cost or affordable prices available to them.

We regret the error.

COMING UP

– This Weekend –



◀**J. Wayne Olson's *Questions for a Fetus***, a series of art installations, continuing through December, Rivercross Window Gallery, sponsored by the Mother Earth Committee. November: *Evil Part II – Language* (signs and symbols of communication). December: *Routes* (the paths of cultures and races).

Opening Reception for *Winter Chromatic* show at Gallery RIVAA, **tonight** (Sat., Nov. 19), 6-9 p.m.; Gallery hours Wed. and Fri., 6-9 p.m.; Sat. and Sun., 11 a.m.-5 p.m. Show continues through January 8.▶

Tramway out of service, Sun., Nov. 20, 10 a.m.-2 p.m., for FDNY rescue drill.



– The Coming Week –

La Leche League meeting for pregnant and breastfeeding mothers, **Mon., Nov. 21**, 10:30 a.m., 536 Main Street (behind Capri Pizza). Free. Information: **212-832-1188**.

Orphans International Fourth Annual Benefit, Tue., Nov. 22, 6-9 p.m., Harvard Club, Manhattan. Tickets \$100. Information at oiwww.org or **212-755-7285**.



– Future Events –

Tramway out of service, Sun., Nov. 27, 10 a.m.-2 p.m., for FDNY rescue drill.



◀**Roy Eaton Plays at BargeMusic, Thur., Dec. 1**, 7:30 p.m., Fulton Ferry Landing, near the Brooklyn Bridge in Brooklyn. Music of Gershwin, Chopin, Joplin, and Still. Directions and tickets at www.BargeMusic.org.

The Main Street WIRE – Next issue, **Sat., Dec. 3**. (To receive e-mail bulletins between issues, send an *AddMe* message to Bulletins@MainStreetWIRE.com.)

Advertising Deadline: Ads in the paper, Friday, Nov. 25; decision on circulars/inserts for *The Bag*, Tue., Nov. 29; they are due Thur., Dec. 1.

Future issues: Dec. 17 (holiday issue); then fortnightly publication resuming Jan. 14, 2006. **News phone, 212-826-9055**; urgent matters **917-617-0449**. **Phone** for display and classified advertising placement and information, **212-751-8214**. **To list your organization's Island-related event in this column**, e-mail information to ComingUp@MainStreetWIRE.com, or leave it, addressed to *The WIRE*, at the lobby desk at 531 Main Street; provide a telephone number for follow-up questions. There is no charge for such listings.

RISA Annual Holiday Bazaar & Craft Fair, Sat.-Sun., Dec. 3-4, 9:00-5:00, 546 Main St., 1st floor. (Vendors needed; call **212-759-3952**.)
Holiday Tag Sale, Sun., Dec. 4, 10 a.m.-4 p.m., 548 Main Street. Call **212-371-4449** to donate new and/or gently used merchandise.
Introductory Lecture on Transcendental Meditation, Mon., Dec. 5, 7:30 p.m. Free. Call **917-628-0438** for location, reservation, and other information. Repeats Dec. 8.
Residents Association Common Council meeting, Wed., Dec. 7, 8:00 p.m., Good Shepherd Community Center. Meetings begin with an opportunity for members of the public to make presentations to the Council.
Introductory Lecture on Transcendental Meditation, Thur., Dec. 8, 7:30 p.m. Free. Call **917-628-0438** for location and other information.
City Councilmember-elect Jessica Lappin in a public forum, **Tue., Dec. 13**, 7:30 p.m., Good Shepherd Community Center, lower level, sponsored by the Roosevelt Island Committee of Community Board 8. (See story, page 1, and the ad on page 9.)
Holiday Get-Together with music and songs of the season, **Sun., Dec. 18**, 2:00 p.m., 548 Main Street, sponsored by The Main Street Theatre and Dance Alliance.

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

The RIOC Column

And we also want to stay on top of rumors that sometimes fly around the Island without a basis in fact.

Our request for interest in five development sites, for example, was just that – a request to see what kind of ideas are out there for the sites. Whether or how to proceed on those sites will come far down the road, and will be subject to public review. But the idea started circulating about firm plans that don't exist even in the conceptual phase. The newsletter will be an opportunity to quickly respond to those kinds of rumors.

This is a time of change, not the least of which is that we have a new Chair-designate for the Roosevelt Island Operating Corporation board of directors in Deborah Boatright, who will bring her decades of involvement and expertise in providing affordable housing to the service of the 9,000 residents who live here.

And we all face the challenge of working together to ensure that any future development stays true to the guiding principles of the General Development Plan that guide our progress. At the same time, we must protect the fiscal stability of RIOC, which since the end of State subsidies has become a model of self-

Correction

The November 5 issue quoted DHCR Deputy Commissioner and outgoing RIOC Board Chair, Mary Beth Labate, as including 465 and 475 Main Street, the Southtown buildings owned by Cornell-Weil Medical Center and Sloan-Kettering Memorial Hospital, as "being evaluated for satisfaction of Southtown's 80-20 obligation in which 20% of the development's apartments are to be affordable."

In fact, the General Development Plan (GDP) stipulates the following for the South Town Area: "10 to 20 percent [of housing] for persons and families whose incomes do not exceed 50 percent of the prevailing median income in the New York City Metropolitan Area and for persons and families whose incomes do not exceed 80 percent of the prevailing median income...;

Senior Center

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

Tuesday
10:00, Chinese Massage
10:30, Shoppers' Bus
2:00, Bingo
2:00, Painting and Sculpting
7:30, Games (RISA)
Wednesday
9:15, Stay Well
10:00, Heart Health Care
10:30, Computers
10:30, Shoppers' Bus
7:00, Pokeno (RISA)
Thursday
10:00, Get Stronger Bones
10:30, Creative Arts
12:30, Movie

Special Events

Sat., Nov. 19, 6:00, RISA Annual Dinner
Thur., Nov. 24, closed for Thanksgiving
Sat.-Sun., Dec. 3-4, RISA Flea Market, 9-5, 546 Main Street
Tue., Dec. 13, RISA general meeting
Sat., Dec. 17, 7:00, RISA Holiday Party
Wed., Dec. 21, Atlantic City trip
Sat., Dec. 31, 8:00, RISA New Year's Eve Party

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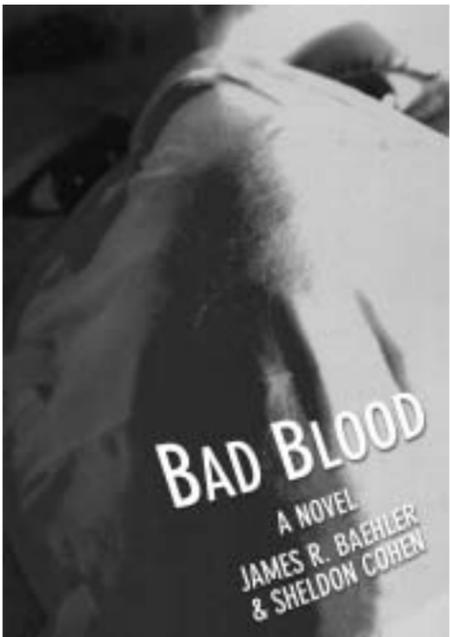
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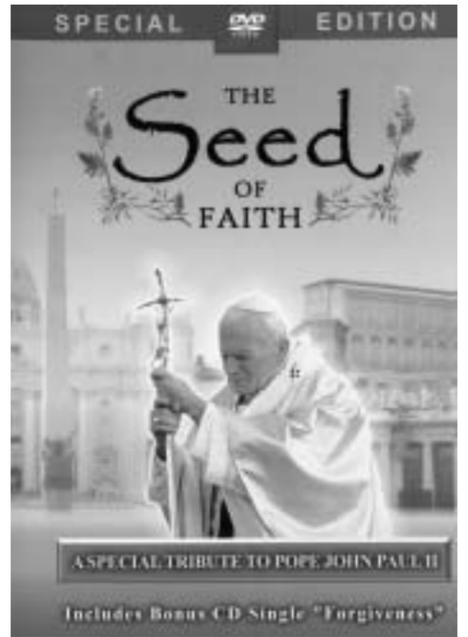


New Baehler Book



Rivercross resident Jim Baehler has a new novel out. With co-author Sheldon Cohen, M.D., Baehler has produced *Bad Blood*, a mystery involving a doctor who makes a split-second decision that is suspected of resulting in a patient's death. When police discover a history of animosity between patient and physician, who are neighbors, then find a possible motive for murder, a trial results and the doctor's freedom and career are threatened. The 344-page trade paperback is available at Amazon.com or Barnes&Noble.com for \$20.95, and from booksellers with access to the Ingram Book Distributors system.

Eaton on Tribute DVD



Recordings by jazz and classical pianist Roy Eaton were chosen for *The Seed of Faith*, a DVD and CD about the life of the late Pope. When film producer Robert Evans was preparing a documentary on the life of John Paul, he wanted to include music from his native Poland, and he found Roy Eaton's album, *The Meditative Chopin*, to be appropriate to represent the quality of his spirit. The expanded documentary is now being released with the Eaton performance on the sound track, along with original music by Yanni. Eaton, a longtime Island resident, will play a BargeMusic concert featuring the music of Frederic Chopin, Scott Joplin, and George Gershwin on Thursday, December 1, near the Brooklyn Bridge on the Brooklyn side at Fulton Ferry Landing. Directions and tickets are available at www.BargeMusic.org.

Frances Weinstein



Rivercross resident Fran Weinstein died Wednesday, November 9, at age 75. She was in the company of friends and family at Lenox Hill Hospital. In recent years, she had suffered from several chronic illnesses. She was born in the Bronx and lived her entire life in New York City. She met Al Weinstein (left) in 1964, and they married in 1967. Their son, Robert (right), was born in 1969. Fran was the first in her family to complete a college education when she received her Bachelor's degree from Hunter College in 1974. She went on to become a schoolteacher in Manhattan, and later worked as a legal secretary at a well-known law firm. Fran and Al were long-time residents of Greenwich Village. They became early members of the Roosevelt Island community in 1976. Al, who died November 19, 1998 (see nyc10044.com/wire/1907/wire1907.html), became the defender of the Tramway and rallied the community to save it from several official attempts to shut it down or curtail service. Frances Weinstein is survived by her son Robert, her brother Ronnie, and her sisters Ruth and Annette.



