



Metro Twin Movie Theater Nearing Final Curtain

The last movie theater in our neighborhood is on the verge of closing. The cause of its demise will not be a greedy landlord or a real estate developer or a big corporation. The problem is simply too few customers.

In October, 2004, just ten months ago, Peter Elson took over the management of the Metro Twin with a commitment to turn it into a neighborhood movie house showing mainly the kind of interesting, limited distribution films Upper West Siders seem to enjoy. The theater's recent history at that time had been rocky with closings and reopenings as the property was buffeted by a corporate merger and various legal actions. The landlord, Albert Bialek, and the head of the Gristedes supermarket chain, John Catsimatidis, made a point of publicly denying the rumor that a new Gristedes was going to supplant the Metro Twin. Another rumor had the theater being swallowed up by the residential tower on the adjoining property.

In the midst of this turmoil, Elson renovated the theater, replacing all the seats and carpeting, putting in a new sound system, replacing much of the air conditioning and generally spiffing up the place, which had been suffering from neglect. The Metro Twin is now Elson's only theater after 35 years ex-

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The West 102nd & 103rd Streets Block Association NEWSLETTER

How Can Such Tall Buildings Be Permitted in Our Neighborhood?

By David L. Reich

Now that demolition activities on the former Gristedes site and the one across Broadway have resumed, concern about real estate development in our neighborhood is focusing again on issues of new building shape and size.

People see a 31- or 38-story building as out of character in an area where the nearby structures are 12- to 20-story apartment buildings or 5-story "brownstones." They wonder how it is that zoning laws haven't protected the neighborhood from such changes.

Zoning laws in New York City go back to 1916. They were designed to limit large buildings from blocking the sunlight on neighboring sites and to keep incompatible land uses, such as factories and residences, separated. These legal barriers to development necessarily benefited some properties (and their owners) at a cost to others.

While zoning laws established benefits (I keep my sunlight) and costs (you can't build a tall building), they also turned these benefits and costs into money. The earliest regulations specified the maximum size of a building on a lot and also, if the building on that lot was smaller than the maximum, allowed the transfer (sale) of the unused portion of that maximum to an adjacent lot. These trans-

ferable development rights (TDRs), sometimes called "air rights" could then be used to build a larger building than would otherwise be permitted on the adjacent lot. Instead of having no tall buildings at all, this arrangement could produce some that were taller than average and some shorter than average (probably older buildings). This was seen by preservationists as a way of using market forces to retain older buildings rather than replacing them.

The New York City zoning regulations have become very complex since 1916. What follows is a considerable simplification. Do not try to design a building based on this article!

Basic limits on residential construction are expressed in terms of the bulk of a building, not just its height. To some extent, this controls the number of residents and thus the demands on

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BLOCK ASSOCIATION MEETINGS

Regular Block Association meetings are held twelve times a year, usually on the second Tuesday of every month.

TIME: 8:00 p.m.
PLACE: 306 W. 102nd St.

The next three meetings are scheduled for Sep. 20, Oct. 11 and Nov 8.

You Don't Need a Bicycle For This Giro dell'Italia

By David L. Reich

Italian restaurants are very popular in residential districts. Their menus are usually so comforting with old acquaintances such as fried calamari, spaghetti bolognese, scampi and cheesecake smiling up from the page. That would surely be the safe way to go if you were opening one in our neighborhood where hardly any are to be found.

So what should we think when Dario and Pierpaolo Arenella scrap the familiar with their new **Regional** on Broadway between W. 98th and W. 99th Streets? The brothers have been successful with La Giara and La Gioconda on the East Side, restaurants well-reviewed in Zagat's. Now Dario, a friendly and chatty host, wants you to take a "giro dell'Italia," a tour of Italy, from Lombardia to Sicilia, to try

something new and delicious.

That's the idea at Regional: simple, well-made fare from all over country. Start with the *calamari* (\$8), for example. Tender squid are cooked in a spicy but light tomato sauce that lets you enjoy the fresh ingredients. No deep fried batter gets in the way. Or try the bacon-wrapped shrimp from Toscana (\$8.50) or mashed smoked eggplant (\$7.50), great for sharing and spreading on the excellent bread served wrapped in a paper napkin.

There is a nice wine list, all Italian when we visited, with glasses or bottles available at moderate prices. By now you and your companions may have noticed a characteristic (some might say problem) of Regional: it can get quite noisy. The decor is pleasant but is mainly hard, flat surfaces that do little to moderate the many conversations, especially at the bar and high

tables with stools in the front.

Arrival of the next course brings us back to the main reason we're here. An *involtini di vitello*, veal roll-ups stuffed with sausage and parmesan (\$17), is a delicious combination. *Bigoli* (\$12.50) are whole wheat noodles, thick and chewy, in a sauce filled with shreds and chunks of dark duck meat. Another fine pasta is *bucatini ala gricia* (\$11.50), hollow noodles with a red onion and pancetta sauce.

Among the fish dishes is *merluzzo* (cod, \$16) served with gently sautéed (*soffritto*) vegetables. *Pollo alle olive e peperoni* (\$13) is a Sicilian chicken stew made mostly with small legs that do so well when simmered with onions, roasted red peppers and olives.

None of these dishes is spectacular, look-at-me, food. All are the sort you would write home about with delight

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Low Tech Triumphs in Telling Japanese Folk Tales

By David L. Reich

Many Americans visit foreign countries and never really get involved in the culture. They speak English, eat at McDonald's and have contact only with tourism workers. Margaret Eisenstadt, our neighbor on W. 102nd St., did just the opposite during a two-year stay many years ago with her husband, Bob, on Hokkaido, the northernmost island of Japan. For her efforts, she came back to New York infected by *kamishibai* (*kah-mee-she-bye*).

No medical attention was needed since *kamishibai* (from *kami*: paper, and *shibai*: drama) is a storytelling system based on illustrated cards about the size and shape of a large laptop computer screen. Margaret

was teaching kindergarten at a US air station when she first encountered *kamishibai*. The stories were Japanese folk tales and the children were fascinated.

Originally, *kamishibai* were used by itinerant storytellers who were popular in Japan from the 1920's through the 1950's. These *kamishibai men* would announce their arrival in Japanese urban neighborhoods by clapping together two wooden blocks, first slowly, then faster and faster. Children would gather for the show but first candy would be sold; those who bought got to stand closest to the small wooden stage in which the story cards were placed, one behind the other. The back of the last card displayed the dialogue for the scene shown on

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The West 102nd & 103rd Streets Block Association Newsletter

Published four times a year.
Hedy Campbell and David L. Reich, co-editors. Comments and questions related to the Association or Newsletter are welcomed. Send US Mail to Newsletter Editor, P.O. Box 1940, New York, NY 10025 or email to info@w102-103blockassn.org. Phone messages may be left at (212) 866-5769. Faxes may be sent to (212) 866-5916. Recent issues of the Newsletter may be seen at [//www.bloomingdale.org/newsletter102-103.htm](http://www.bloomingdale.org/newsletter102-103.htm)

Bloomingdale Library Schedules Fall Events

The Bloomingdale branch of the New York Public Library has many free events for young children, several for young adults and some for the general public in the next three months. All take place at the library, 150 W. 100th St. between Amsterdam and Columbus Aves. The phone number is (212) 222-8030.

Events for young children:

(For more information, contact children's librarian Meredith Cotter.)

There is a Picture Book Read Aloud every Thursday at 4 pm for ages 4-8. On 10/6 and 11/3 the books will be in Spanish.

On three Mondays (9/12, 9/26, and 10/24) at 10:30 am, films for pre-schoolers (ages 0-5) will be shown.

Baby and Toddler Time activities (ages 0-3) including games, songs and language readiness, are currently scheduled for Mondays at 10:15 am and 11:00 am on 9/19, 10/3, 10/17 and 10/31. November dates have not yet been announced.

Learning Enrichment After-School Programs (LEAP), for ages 7-12, are on Wednesdays at 4 pm. In October the subject will be "Move It @ the Sci-Brary" (human physiology) and in November the subject will be "Mix It Up@the Sci-Brary" (chemistry).

A Halloween story hour will be held at 4 pm, Thursday, 10/27 (ages 3-10).

On Wednesday, 9/21 at 4pm, Linda Humes will do a special program: "The Urban Griot" -

stories, music and songs (for ages 3-8).

Young adult events:

The Action Racket Lab Theater Workshop (ages 10-18) has been scheduled for four Fridays at 4 pm (10/14, 10/21, 10/28, 11/4). For other Fridays this

Fall, check with Veronica Marinescu, the Young Adult librarian.

Events for adults:

On Tuesday, 11/8 at 6 pm the group Machicoti, A Medieval Ensemble will give a concert honoring the NYPL collection of medieval manuscripts.

There are book sales one Saturday each month from 10 am - 5 pm (9/10, 10/1 and 11/5)

Monster-Meister Needed for Halloween Parade

By Hedy Campbell

The end of summer: a frightening thought that means the annual Halloween Parade is almost here (Monday, October 31). It's a hugely popular party, drawing over a hundred imaginatively costumed children and their parents. Since my commitments this year prevent me from organizing the event, I'm hoping that the large pool of attendees will yield a volunteer willing to pull it together in my stead. It's not very time-consuming, helpers have signed up and I'm happy to provide guidance and support. Here is your opportunity to contribute to our community's children. Please call me at (212) 865-8524 to volunteer.

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Commemoration Sought for Bogart

At the beginning of the 20th century, Humphrey Bogart was an infant living with his parents at 245 W. 103rd St. Now, Gary Dennis, owner of The Movie Place, a rental shop at 237 W. 105th St., is trying to get recognition for the house and the block where the famous movie star lived during much of his childhood.

Dennis is seeking signers on a petition asking that the block, between Broadway and West End Ave., be renamed for Bogart and that a plaque be placed on the house identifying the place where the actor had lived.

The street naming requires Community Board 7 to pass a resolution and the City Council to pass a law. As the building is now owned by the NYC Housing Authority, that department would have to agree to install the plaque.

Dennis is seeking 1000 signatures on his petition. You can add yours at the counter in the shop.

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You Don't Need a Bicycle For This Giro dell'Italia

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while traveling off the main roads somewhere in Italy.

But wait, dinner isn't over. Our attentive waiter, Julian, who had earlier sorted out a miscommunication with the young and very new hostess, brings the dessert menu. The chocoholic in our group goes for the flourless chocolate cake from Capri (\$6), which she will grudgingly share. Bathed in a warm chocolate sauce, the cake offers the flavor and texture of ground almonds along with its chocolate base. But the highlight for the rest of us is the ricotta fritters. They arrive smelling like fresh donuts, looking like elongated eggs and with a crisp shell over a delicate filling of ricotta laced with lemon zest, all nestled in a raspberry sauce. Heaven!

The Arenellas have brought us a new slant on a familiar cuisine. Will it work on the Upper West Side? With the recent culinary awakening in our area, it stands a good chance.

Regional is at 2607 Broadway between W. 98th and W. 99th Sts. It is open for dinner from 5 pm to 11 pm, every day. Telephone (212) 666-1915 for reservations. Major credit cards accepted.

Metro Twin Movie Theater Nearing Final Curtain

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hibiting movies in New York.

Elson admits to being mystified at the low turnout. He notes that the Angelica and Sunshine theaters, both in lower Manhattan, did three to four times the business as the Metro when they were all playing his most popular film, the Israeli "Walk on Water."

With lower prices at the Metro, including ticket books of ten for \$60 or 20 for \$100, Elson was hoping for a better response. He also offers a group rate for 20 or more that brings the price down to \$4 a person. To cater to discriminating tastes at the concession stand, he has installed a new popcorn machine and a cappuccino and hot chocolate maker.

Of course, it is the films that bring people into the theater. Elson selects them all himself so his taste for the unusual, even quirky, ones is a factor in attracting an audience. There haven't been very many car chases or spectacular explosions in recent Metro Twin movies. (There are also no commercials before the feature film starts.) The pace is sometimes a bit slower than today's Hollywood (or TV) products but the attentive viewer is often rewarded with an appealing story and a revealing exposition. Among the films of this type that Elson has shown have been "Schultze Gets the Blues," "Caterina in the Big City," "Lost Embrace" and "The Oys-

ter Farmer" from Germany, Italy, Argentina and Australia, respectively.

At press time, the marquee was advertising "Mad Hot Ballroom," a delightful documentary about New York kids and "King of the Corner," with a stellar supporting cast including Eli Wallach, Rita Moreno, Eric Bogosian and Isabella Rossellini. Elson had arranged for the director, co-writer and lead actor, Peter Rieger, to talk with audiences after the evening performances for the first four days of the showing.

For more information about what's playing, call (212) 965-3328 or visit the website metrobroadway.com.

Let's not lose the Metro. When you go to a show in the next few weeks, be sure to tell the box office that you read this article.

See you at the movies!

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How Can Such Tall Buildings Be Permitted in Our Neighborhood?

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water, sewers, schools and transportation made by the new building. Each zoning district is assigned a Floor Area Ratio (FAR), which specifies how much residential space can be included in a building based on lot size. In our district this ratio about 6. If a new building was a box covering the entire lot it could be a maximum of six stories tall. However, if the building only occupied half the lot, it could then be 12 stories tall as the same floor area was spread through a building with a smaller base. This feature of the zoning regulations has the effect of promoting plazas and gardens around a tall building, the so-called tower-in-a-park.

Another feature of zoning that produces taller buildings goes back to the original concerns about sunlight falling on adjacent properties and streets. To avoid dark canyons, the regulations specify setbacks on the higher floors. This makes those floors smaller and pushes the allowable bulk of the building upward.

So we see the Law of Unintended Consequences in full force. Preserving older buildings, promoting street level open space and sunlight on the sidewalk are all good for the neighborhood but they come at the cost of taller buildings.

In the case of the Extell developments on Broadway, all of these factors are involved. The owner of the Gristedes lot, already a huge space, also owned the two commercial lots to the south, two brownstones on W. 99th St. and one on W. 100th St., all adjoining Gristedes. The total area is over 23,000 sq. ft., almost 40 percent of the whole block. Added to that are air rights purchased from the owners of the other five brownstones on W. 99th St. With a building designed to cover about half the lot and set back

about half way up, the result is a 31-story tower that apparently complies with the current zoning regulations.

On the east side of Broadway a 38-story building is planned. The lot was originally about 4,800 sq. ft. and Extell almost doubled that by buying another 4,000 sq. ft. in three pieces cut from two adjacent lots owned by St. Michael's Church. The design exhibited to the Community Board 7 Land Use Committee does show several setbacks on the higher floors but the tower will occupy most of its lot. So where does that height come from?

St. Michael's owns about half of the block that includes the new building. Almost none of that space counts as used floor area so the available air rights would be calculated as if it was an almost empty lot. The church sold those air rights to the developer.

In addition, Extell purchased the air rights over the Metro Theater, an old neighborhood establishment with a wonderful, landmarked Art Deco facade. The agreement includes not only the transfer of the air rights but also guarantees that the Metro's landlord will not build anything above the current building and will not obstruct the light and air of the new building next door.

Again, the zoning laws appear to have had the intended effect of protecting a neighborhood landmark (the Metro) and supporting a local institution (the church) without destroying any of those buildings. The cost, again, is a new building greatly out of scale with its surroundings.

Looking ahead, some opponents of tall buildings, such as these two, are seeking to have "contextual zoning" applied to our area. According to the NYC Department of City Planning, "[c]ontextual zoning regulates height, placement and scale of new buildings so that they fit the character of the

neighborhoods in which they are located." Critics worry that would produce a dull uniformity. Columbia's new faculty residence on Broadway at W. 103rd St. would probably satisfy a contextual zoning examiner. It might not satisfy anyone else.

In a market economy where most real estate assets are in private hands (counting Columbia University and St. Michael's Church as private), the public (rarely of a uniform opinion) has few ways to exert influence on development. One is through the creation and enforcement of regulations such as the Zoning Resolution. This requires political action and the discovery and prosecution of any malfeasance. A critical aspect is the easy availability of timely and accurate information about planned developments. Online access through the NYC Department of Finance's Automated City Register Information System (ACRIS) is a great step forward. A proposal for pre-sale disclosure of air rights transfers would likely meet with stiff resistance from developers.

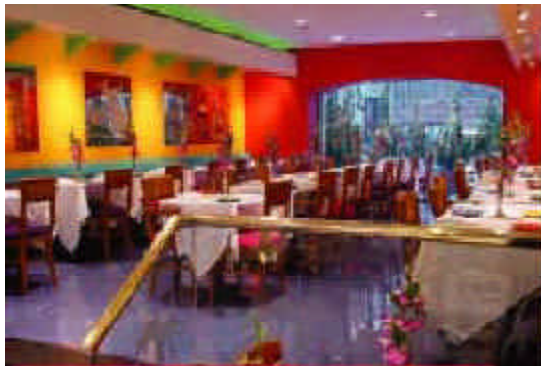
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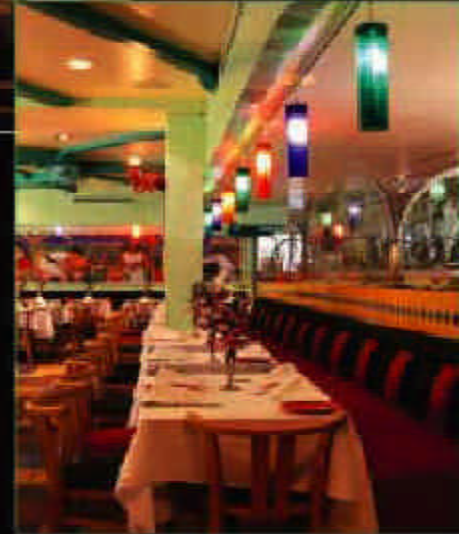
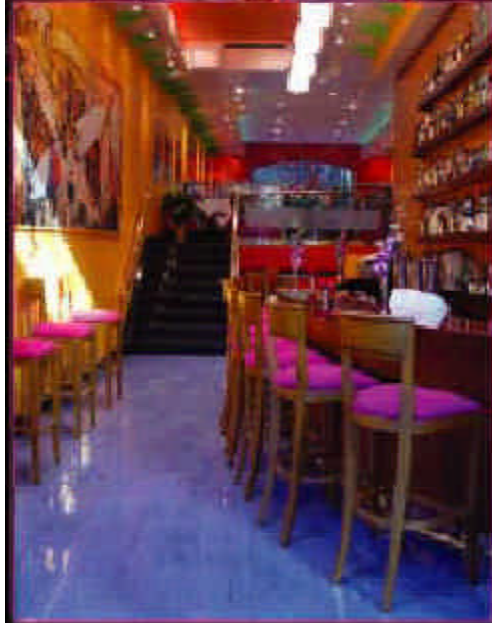
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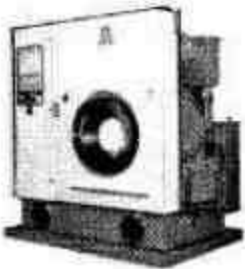
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Low Tech Triumphs in Telling Japanese Folk Tales

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the card facing the audience. In the voices of a cackling witch, a solemn monk, a lazy child or a greedy monkey, the *Kamishibai Man* would recite the dialogue, often with dramatic embellishments.

Then, slowly or with a quick flourish, he would slide the front card out from the pack revealing the next illustration of the story. The removed card was placed in the back of the pack so the storyteller could then read, from the back of it, the dialogue for the new scene.

The itinerant storytellers gradually

disappeared with the advent of television but now, in schools and libraries in Japan and all over the United States, children sit rapt as the tales are told. The large illustrations let all in a group see what is going on while the text on the back lets the presenter look out at the audience as the story unfolds. Most stories have several themes such as personal responsibility, kindness to animals, ingenuity or friendship. They are designed for younger children but the wonderful illustrations and affecting stories are appreciated by listeners of all ages.

Margaret and her partner, Donna Tamaki, formed Kamishibai for Kids, a company whose goals are to promote literacy, character education and cultural diversity. Their website is at www.kamishibai.com. Each year, Margaret takes a few stories to conferences of the American Library Association and teachers organizations where she gives workshops. Quickly, the unusual clacking of the sticks and the movement of the cards are understood. Then the illustrations, her many character voices, and the stories themselves take over. The old candyseller's come-on has become the main attraction.

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How Many Politicians Does It Take to Fix a Pothole?

The answer is: we don't know because the potholes and broken pavement on W. 102nd St. between West End Ave. and Riverside Dr. have not been fixed yet.

Three years ago, resident Marty Toub started writing letters and contacting political representatives. (As this is a hot political season, the mention of names might be seen as unduly favoring one candidate over another. Politicians will not be named in this article.) The roadbed had been broken up and patched many times over and was very rough. When a neighborhood environmental survey was done, this condition was duly recorded. However, the politicians and the Department of Transportation (DOT) only came up with more patchwork.

Recently, Marty contacted an official who does not represent this district but who is running for one of the Democratic Party designations in the coming primary. A staff member got on the case. Letters and emails went flying. A month later DOT said the street had been inspected and repaired. "Not that I can see," replied Marty and he emailed the staffer some photos. The DOT would investigate and report back by the end of July.

In mid-August, this Newsletter contacted the staff member and again emails went flying. A DOT staffer reported that W. 102nd St. from Central Park West to Riverside Dr. was scheduled for a complete repaving, next year. At this point the politician got involved: "It can't be the case that constituents have to wait until 2006." "I will see if I can move this up," came the reply, "but it will probably mean removing something else from the schedule that has been promised to someone else. I'll get back to you."

New Guard on Our Streets

Since the early part of July, we've had a new guard patrolling our neighborhood on the Monday through Saturday tour. Jamal Tomlinson is 27, grew up mostly in New York City and now lives in the Bronx. While on duty, he displays an identification card and a shoulder patch from Starr Security. In the colder weather you will see him wearing appropriate gear with "SECURITY" written boldly across the back of his jacket.

Though he finds this mostly a quiet and safe neighborhood, Jamal suggests that we all be observant when we are going to and from our homes. Let him know if you see something inappropriate on the street or, in an emergency, call 911. Jamal has already had occasion to call the police about one incident and received a prompt and effective response.

In spite of his serious demeanor (see the adjoining photo), Jamal is a very friendly guy who has already met many of our neighbors and many of

the people who are on duty in the lobbies of our larger buildings. Please take the time to say hello and introduce yourself as a neighbor if you should see Jamal making his rounds.



Photo: O. Alfonso

Jamal Tomlinson, on duty during this summer's heat wave.

The West 104th Street Yard Sale Is Coming Soon!

Closets are emptying and books are piling up. The West 104th Street Block Association's Yard Sale is around the corner. Come browse the tables on Saturday, September 24 (raindate September 25). You'll find new and used, vintage and cheap, straight from the cedar closet and right out of Grandmother's trunk.

Shop till you need a break, then relax to live music, hang out with your neighbors or dig into the book table. (Love mysteries? It's your lucky day.) Refuel on home-baked treats (don't miss the caramel cupcakes at the bake table) or

something more substantial, like a cooked-to-order burger. Visit friends and favorite tables: will this be the year the stuffed mongoose finds a new home? Then stop by the block association's Silent Auction. Bid on a gift certificate to your favorite local restaurant, theater tickets, and more.

This will be the 16th Annual Yard Sale for the W. 104th St. Block Association. Rent a table and make a mint, or just drop by and enjoy a classic autumn-in-New-York day. For more information call (212) 932-9592 or visit their website at <http://bloomingle.org>.

On Broadway

Openings and Closings: ♦♦ **Empire Szechuan Gourmet** has had a large restaurant on the southeast corner of Broadway and W. 97th St. and a sushi bar at 2642 Broadway, two doors north of W. 100th St. The sushi bar has now closed and the space is being renovated. When the work is completed in September, the restaurant at W. 97th St. will be closing and moving to the smaller W. 100th St. location. ♦♦ The optician, **Pildes Optical**, formerly on the northwest corner of Broadway and W. 95th St. has moved to 244 W. 99th Street, just west of Broadway, and reopened as **Angel Eyes**. ♦♦ Jason Bass has opened **Edible Arrangements** at 239 W. 105th St. around the corner from Silver Moon Bakery. The shop offers “bouquets” made with strawberries, some dipped in chocolate, melon, pineapple and other fruits in various containers. ♦♦ The **30 Minute Photo Shop** on the east side of Broadway between W. 101st and W. 102nd Sts. just north of **Broadway Restaurant** has closed. It is being replaced by a glass and mirror shop. ♦♦ The construction is finished and the doors of the large new **Commerce Bank** on the northwest corner of Broadway and W. 109th St. have opened for business. The company has not yet leased the sizeable retail space just north of the bank. ♦♦ Further down Broadway at W. 107th St., **Bank of America** expects to open a new branch by mid-September as does the **Independence Community Bank** at W. 103rd St. ♦♦ The **Linen Depot** store on the east side of Broadway between W. 108th and W. 109th Sts. is closing. It is next door to the space that had been the rental office of Opus Condos (Broadway at W. 107th St.). No new tenants for either space are posted at

this time. However, the **Radio Shack** next to the former rental office (in the same building) has reportedly signed a multi-year lease. That would reduce the likelihood that the one story structure might be replaced by a taller building. ♦♦ The two new sidewalk cafés open for breakfast and lunch on the west side of Broadway, **PicNic**, between W. 101st and W. 102nd Sts., and **Café du Soleil**, between W. 104th and W. 105th Sts., have been well attended this summer. Recently, PicNic has been offering heirloom tomatoes from an upstate grower on a sidewalk table along with their regular assortment of prepared foods, cheeses and such at the inside deli counter. ♦♦ The **NYC Department of Transportation** has installed new parking meters in a pilot program on Broadway between W. 72nd and W. 86th Sts. that accept special “smart cards” as well as quarters. New meter heads are being installed further north on Broadway with the card slots blocked. If the pilot program goes well, the card slots

will be unblocked on the meters in our area. Eventually, centralized Muni-Meters, now in use in the midtown theater district, accepting regular credit cards as well as quarters and issuing receipts will probably replace the current individual meters.

Going Down, Going Up: ♦♦ While investigations of the demolition accident at the former Gristedes on Broadway between W. 99th and W. 100th Sts. by the NYC Department of Buildings are still underway, work has resumed to clear the site. ♦♦ The enclosed sidewalk addition to the popular **Mamá Mexico** restaurant on Broadway and W. 102nd St. is finally under construction. Occupancy of the new space is expected in October. ♦♦ The poured concrete structure of the new building on the northeast corner of Broadway and W. 110th St. is taking shape. New York State Assemblymember Daniel O'Donnell has reported that **West Side Market** will be returning to an enlarged version of its former space on that property.

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Thank You, Members!

To all of our contributors, heartfelt thanks. Your donations keep the Block Association going and the guard on the street. Names of those who are “paid up” through the *previous* quarter (approximately) appear below; please let us know of errors. We ask that you

New donors and continuing donors: please use the enclosed envelope to send in your contribution as soon as possible.

please fill out the envelope stub completely (including your apartment number) and legibly when making your contribution (the stubs are the basis of our record-keeping) and indicate if you prefer anonymity.

235 W. 102 St.: Awner, Bourquin, Goldman, Gruhl/Robison, Kenyon, Kirkpatrick, Knight, Lyman, Malino, Meese, Mitchell, Nelson, Reitz, Sharvit, Stevenson, Timperley, Williams **240 W. 102 St.:** Eisenstadt, Field, Fishman, Flanagan, Kalish, Kim/Nissenbaum, Kojima, Weber, Workman/Miller **247 W. 102 St.:** Dunn **251 W. 102 St.:** Mirsky/Bommarito **252 W. 102 St.:** Carroll/Musk **307 W. 102 St.:** Zakaria/Throckmorton **308 W. 102 St.:** Hilary **309 W. 102 St.:** Papo **310 W. 102 St.:** Albert **311 W. 102 St.:** Doyle/Lauren **312 W. 102 St.:** Plutzik/Goldwasser **313 W. 102 St.:** Betts **315 W. 102 St.:** Hansen, Mandel/Brown, Weil **318 W. 102 St.:** Erselcuk **320 W. 102 St.:** Zucker **250 W. 103 St.:** Agathocleous, Lee/Payez, Rahmani, Soskin, Stribling/Uss, Sue/Lin, Wall **254 W. 103 St.:** Feldman/Hasenpusch **303 W. 103 St.:** Frishauf **305 W. 103 St.:** Bertin **307 W. 103 St.:** Tredanari **308 W. 103 St.:** Stivers **312 W. 103 St.:** Aaronson, Pinto **315 W. 103 St.:** Danna **855 West End Ave.:** Coffman, Hawke, LaFarge/Walker, Rottenbach/McKenna, Solowiejczyk/Porjesz **862 West End Ave.:** Hewitt **865 West End Ave.:** Beels, Cushman/Sorkin, Davidge/Lott, Gardner-Denton, Gurman, Hanrahan, Leshen/Mota, MacGregor, McCormack, Nye, Perchanok/Krasner, Sands **870 West End Ave.:** Wuorinen **875 West End Ave.:** Babush,

Baney/Bentley, Barbor, Batterman, Benderly, Borinstein/Vartanian, Browning, Canin, Canin/Sauer, DeCurtis/MacDowell, Eisen, Felton, Freeman/Norwalk, Fricke/Klimley, Fuerstein, Garbers, Gillman, Gordon, Grosf/Fisch, Hausman, Humphreys, Keane, Lasher, Leiman, Levin, Levine, Lohr/Trucco, Malatzky, Manley, March/Laferrère, McDermott, Monderer, Perez, Pommer, Roberts, Rogers, Rosenfeld/Stein, Rubel, Smith, Smith/Chibnik, Stein, vandenHeuvel/Mui, Williamson, Yood **878 West End Ave.:** Foreman, Gross/Ochshorn, Hotchkiss, Lansdale, Stearns **884 West End Ave.:** Cary, Cutler/Young, Davis, Farrier/Jenks, Finch/Fitzgibbon, Korman/Sher, Waldman, Yin **885 West End Ave.:** Bernstein/Bowen, Brown/Gruber, Browning, Cryer, Flam/Hazzan, Friedman, Kramer, Sanders, Tympanick/Gilman, Weiss **299 Riverside Dr.:** Bauchner/Weil, Cunningham, Dane/Rabinowitz, Fell, Guarino/Arlotta, Healy, Hoult, Kaplan, Kastanis, Kaufman, Leidner/Ruden, Reich/Dessel, Soltz, Tedoff, Wagner/Cecil, Wang/Sedlis, Williams, Wollos, Zaner **300 Riverside Dr.:** Abramski, Alfonso/Gouck, Butera/Warren, Caggiano, Clarke, Cummins, Edelman/Gold, Eisler, Faux/Willig, Flint/McLeod, Forbes/De Prenger, Fox, Frank, Frizell, Greenwald/Struhl, Halberstam/Cohen, Hinzman, Hudson/Cherry, Lerse, Levit, Livingstone, Mills, Mitnick/Hochman, Rack, Reich/Greenberg, Reiner/Lally, Ross/Myers, Schiff, Seget/LaBasse, Serra, Simon, Sinaiko, Smith/Silverman, Sommer/Max, Stone, Taus, Tollinchi/Sidari, Vaz/Moebius, Vinicor, Wallace, Weissberg **305 Riverside Dr.:** Avidon, Colon, Hoffman, Holo, Jacoby, Juviler/Stephens, Liebowitz, Minerva/Danzig, Schiffrin/Stiglitz **310 Riverside Dr.:** Acosta, Barter, Benson, Bien, Cooper, Dyer/Acero, Hagiwara, Hagiwara, Holness/Levine, Huber, Hugus, Mahoney, Manning, McKinney/Chin, Miller/Tambini, Nealy/Drinkwater, Podrasky, Swingle, Turnock, Wiener, Woodward **Landlords/Co-ops:** 235 W. 102 St., 240 W. 102 St., 247 W. 102 St., 249 W. 102 St., 252 W. 102 St., 315 W. 102 St., 250 W. 103 St., 308 W. 103 St., 309 W. 103 St., 319 W. 103 St., 855 West End Ave., 875 West End Ave., 878 West End Ave., 885 West End Ave., 299 Riverside Dr.,

300 Riverside Dr., 310 Riverside Dr. **Commercial:** Bellov, Cherry, Kay French Cleaners, Klara Madlin Real Estate, Magic Piano/Bien, Mamà Mexico/Rojas, Pan Asian Rep, Perez, Sorkin, Stahl, Wohlfarth & Associates

Block Association Seeks Members, Assistance

The easygoing days of summer are ending and the pace of life is picking up. Your Block Association is getting down to business as well.

We will be staffing a sidewalk table on several weekends this fall, displaying brochures and Newsletters to recruit new members. Logo coffee mugs and baseball caps will be on sale along with sheets of postcards showing a scene of Old Broadway.

We also need the active participation of more of our neighbors and your advice on how to improve. How are we doing? What topic would you suggest for our Annual Meeting in November? Would you be interested in joining the Board of Directors? Let us know with an email, letter or call. See page 2 for contact information.

Dog Walkers: Help Keep Our District Clean

The regeneration and maintenance of our community depends on every one cooperating—including, and especially, dog owners. Flower beds, front steps of building and sidewalks are NOT appropriate places for your dogs to relieve themselves. Not all buildings have staff to even hose down stoops and sidewalks, no less to scrub them thoroughly enough to remove odors that then attract other dogs.

Take dogs into the street. If possible, place a bag or newspaper under your pet before he evacuates. As is the case in all sorts of ways, the more we all cooperate, the more pleasant our neighborhood will be.