



NYC Transit Updates W. 96th St. Plans at Block Association Annual Meeting

The beautiful penthouse solarium of the Broadmoor at 235 W. 102nd St. was once again the setting for the annual meeting of the West 102nd & 103rd Streets Block Association on the evening of November 14.

Board member Cynthia Doty opened the meeting by welcoming the audience and then introduced chairman David Reich, who gave a brief review of the past year's activities and finances (see the finance report for the past fiscal year on Page 8). Following the report, Cynthia introduced the other current board members in attendance and called for a vote on next year's board. From the audience, Mildred Speiser proposed the unanimous acceptance of the Nominating Committee's slate of eleven directors and her motion was passed with no dissenting votes (see Page 8 for the list of the new board members).

With the business part of the meeting concluded, Cynthia welcomed Adrienne Taub, Assistant Director of Government and Community Relations for the MTA's NYC Transit division. Ms. Taub had last spoken at our annual meeting four years ago when the W. 103rd St. subway station was being renovated.

The W. 96th St. project is much larger and will take 40 months to complete

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The West 102nd & 103rd Streets Block Association *NEWSLETTER*

Closing of Movie Place Raises Concerns for Small Businesses

By David L. Reich

With a message on his website and an email to his customers, Gary Dennis, the owner of the Movie Place video rental store at 237 W. 105th St., just east of Broadway, announced that his long-standing neighborhood business would be closing on December 1. After more than 23 years in the community, the confluence of a new landlord and changes in the home entertainment business has doomed a much-loved establishment.

The landlord is a Delaware corporation associated with Braha Industries, a family-owned importing and shoe manufacturing business, which purchased the building in April of this year for \$2,750,000. The new owner offered Dennis a new lease at more than twice the current rental, according to the notice on the Movie Place website. A search for a nearby alternative location led Dennis to the conclusion that an investment of \$40,000 or more to fit one out would not be warranted in the face of competition from online services such as Netflix and pay-per-view cable offerings. He is now looking to sell his extensive inventory of DVDs and considering several online options that would keep his hand in the movie business that he loves.

Movie Place's troubles produced an outpouring of sympathy and fears from

residents of the neighborhood. Members of the Telushkin family of W. 104th St. set up a card table on Broadway at W. 105th St. for several days where they collected 2000 signatures on a petition to save Movie Place. The petition was presented at a CB 7 meeting attended by Borough President Stringer but there are few hopes it will sway the landlord.

On Upper West Side electronic bulletin boards, there were cries of "horrible news" and "beyond deeply disturbing" along with reminiscences and suggestions for saving the business. One writer called for commercial rent control.

Rumors concerning what might happen with the adjacent buildings flew but nothing substantive was forthcoming. Judith Norell, one of the owners of the Silver Moon bakery on Broadway, is not worried. They have nine years to go on their lease and the building is owned by her partner Georgia's family so she

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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 Dec. 11 (Mon), Jan. 9 and Feb. 13.

On Amsterdam: Buster's Brings Slow Food to the Area

By Hedy Campbell

At just about the same time as fast food was moving in under golden arches on Broadway, a restaurant of a very different sort was opening its doors down the block and around the corner on Amsterdam Ave. Buster's motto is printed right there on the front of the menu: If What You Eat Matters. Since what I eat matters to me, I decided to put the food to the test. The results? Buster's delivers on its promise.

In a small storefront space midway between W. 103rd and 104th Sts., right across from the mesh-enshrouded youth hostel, partners Glenn and Fidel have created a tiny yet cheerful and pleasant oasis. Surrounded by hues of yellow—ochre, sunflower and sunshine—at one of a few small tables, you can peruse the menu offerings of soups and salads, cleverly named wraps and sandwiches, a small selection of entrees and pastas and freshly blended juices and smoothies. There's a wide variety of meats and cheeses from which to choose, as well as several vegetarian offerings. The emphasis is on nutritious, healthful

food with little added fat. While you wait for your meal, have a look at the bright posters that adorn the walls and enjoy the background music that helps minimize the din from the street.

Members of my tasting squad (many thanks to the several volunteers) sampled a range of items from the menu. The sizable Cobb salad was pronounced tasty but a little lacking in "stuff". The Venezia wrap (chicken breast with roasted red peppers, pesto and fresh mozzarella), declared delicious although many hours had passed since I'd brought it home, and the very tasty chicken Caesar wrap (exactly what you'd expect), were big hits. A Charlie Brown sandwich (roast beef with artichoke hearts, sautéed onions and Swiss on a choice of multigrain or rosemary-olive bread or sourdough baguette), was very flavorful and filling even without the cheese and before the surprise accompaniment of a chewy chocolate chip cookie. Finally, the Baja wrap (grilled chicken with black bean and avocado salsa) was a little messy to eat but worth the extra napkins. Requests for substitutions were graciously accommodated.

Note to the owners: I propose that the tuna club melt be renamed Buster's Special, in honor of the café's eponymous (departed) cat.

Each day there's a daily special soup (beef vegetable, red bean, and dairy-free cream of broccoli were recent choices), salad (curry tuna with cranberries and walnuts or Kansas City sliced steak, for example), wrap (the Florentine has chicken, spinach, sautéed onions, home-made tomato sauce and fresh mozzarella) and entrée (a Portobello burger with Bleu cheese or smoked salmon omelet, perhaps). Wraps and sandwiches are served with a small salad with one of the two dressing choices on the side.

Prices range from \$2.50 for a small juice to \$13.50 for the salmon entrée, with most of the wraps, sandwiches and salads falling between \$6.50 and \$8. You can eat in at one of the very few tables or order take-out; delivery is usually available. Catering orders are welcome. The restaurant is located at 892 Amsterdam Ave. (phone 212-665-5045); it opens at 11 am Monday through Saturday; closing time varies. Major credit cards are accepted.

Preparedness Training Draws Local Leaders

On October 10th, forty Upper West Side building and block leaders attended a presentation of the All Together Now emergency preparedness program at the Broadway Mall Community Center at W. 96th St. Alan Leidner and Penny Ryan, manager of Community Board 7, hosted the evening, and Councilwoman Gale Brewer dropped by to offer some encouraging words. The purpose of the meeting was to interest attendees in becoming leaders of preparedness programs in their buildings. Light food and refreshments were in abundant supply at a side table where an All Together Now video showed images of City residents forming teams and taking actions. Alan went through

a flip chart presentation of the program, which emphasized both its importance in the wake of 9/11 and Hurricane Katrina and also its ease and practicality. David Reich and Linda Levine, both building leaders in earlier rounds of the program, discussed their experiences and how they were continuing to grow the program in their buildings. Many people signed up for leadership training. A first round of All Together Now leadership training began on Sunday, November 19th from 9 am to 1 pm in the Solarium of the Broadmoor on West 102nd St. Many of our Block Association buildings were represented. If you are interested in future training sessions, call Alan Leidner at (212) 678-7085.

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 viewed at [//www.bloomingdale.org/newsletter102-103.htm](http://www.bloomingdale.org/newsletter102-103.htm)

NYC Transit Updates W. 96th St. Plans

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from its expected start in mid-2007.

The scope of the project was reviewed by architect Natale Barranco of Urbahn Architects through slides showing the new station house, the changes in traffic lanes and sidewalks on Broadway from W. 94th St. to W. 97th St. and the small park to be created in the widened mall.

In answer to questions from the audience, Barranco explained that the new design would provide more turnstiles, more (and wider) stairways directly to the platforms as well as two elevators, which should reduce crowding. Safety concerns were raised about the need to cross Broadway to get to the new station entrance in the mall and the massing of pedestrians on the corners waiting to cross. Taub said that the sidewalks at the corners would be enlarged and suggested that questions about vehicular traffic should be directed to the Department of Transportation.

Discussing the interior of the station, Barranco said that a conservator had been hired to ensure that historic tiles would be preserved and reinstalled where they could be seen from the active platforms. The platform floors, lighting and walls will all be redone.

The Block Association thanks the president of the board of the Broadmoor, Lauren Koffler, and especially the building's super, Marian Woronowicz, for their cooperation and generosity in hosting our annual meeting.

Shelters Seek Holiday Toys, Books, Clothing

For the sixth consecutive year, the W. 102nd & 103rd Streets Block Association will join with the Department of Justice's New York office in their holiday toy and gift party for the victims of domestic violence who live at the Henry Street Settlement shelter.

Over the years, hundreds of toys, books and small gifts, both new and gently used, have been donated, collected, wrapped and delivered by Block Association members and staff at DOJ. A wrapping party is held at DOJ with delivery of the gifts by Santa and Mrs. Claus at the shelter.

Gifts are also collected for men at the Doe Fund's Ready, Willing and Able shelter. They are the folks you see in blue coveralls keeping Broadway clean.

To donate to the Henry Street Settlement or the Doe Fund shelter, please leave your gift with the doorman at 305 Riverside Dr. (Attn: Camille, Apt. 12C).

Join With Us in Song to Light the Longest Night

Darkness falls over W. 102nd and W. 103rd Streets. How ever will we lighten the gloom? By caroling, of course. Once again Anthony Bello, on behalf of the Block Association, will mark the winter solstice (a day early this year) by leading a group of hardy souls as we make our way around the neighborhood singing seasonal songs.

Join your neighbors on Wednesday, December 20 at 7 pm in front of 865 West End Avenue as we bless each block with "Dona Nobis Pacem," literally "give us peace." Bring your family, invite your friends, carry a lantern or a sleigh bell. We'll finish up in the Master Apartments lobby at 310 Riverside Dr. (thanks to building manager Seth Jucovy), with hot cider and light refreshments. If you'd like more information or to lend a hand, please contact Hedy Campbell (hedyfc@nyc.rr.com or 212-865-8524).

Rat Inspections Followed Up by DOH

Prompted by sightings of rats on W. 102nd St. between Broadway and West End Ave., the Pest Control section of the Department of Health inspected the block in July and issued several violation notices to building owners. Followup inspections in August and September found, for the most part, that the violations had been corrected and there was no cause for action by DOH.

In one of the cases, involving rat bur-

rows in a tree pit, the violation was not resolved and the matter was turned over to a judge for an administrative hearing that could result in a fine or requirement for corrective action. In another case, mouse droppings and burrows had been observed in a building's basement. A followup inspection is now scheduled.

If you observe any rodent activity in the neighborhood, please note the location and report it to 311 immediately.



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Closing of Movie Place Raises Concerns for Small Businesses

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feels safe for the present.

Like Movie Place, some small businesses have been driven out by higher rents or landlords who want larger companies as tenants. For example, on the west side of Broadway between W. 101st and W. 102nd Sts., next door to PicNic restaurant, there used to be a laundromat, a small grocery and a framing shop. The landlord is now looking for a single tenant to take all 1700 square feet of the space and is asking an annual rent of \$150/square foot or about \$21,000 a month. Other offered retail spaces on the west side of Broadway are the former Sterling Optical shop between W. 100th and W. 101st Sts. (1275 sq. ft., \$169/sq. ft.) and the former Blockbuster Video between W. 102nd and W. 103rd Sts. (4463 sq. ft., \$130/sq. ft.) plus the Radio Shack store next to it (3929 sq. ft., rent not listed). Agents for those properties said they would be glad to receive ideas from the community about what they would want in those spaces.

Some small businesses have done well and grown larger. Mamá Mexico has more than doubled its size in nine years (see box on this page), Suba Pharmacy rallied community support for a new lease and has now expanded and Indus Valley has also expanded by adding an enclosed sidewalk café.

Small businesses are among the most risky of ventures but they bring the vibrancy and personality that define a neighborhood. Community members can get involved by letting property owners know what they want and by supporting those entrepreneurs whose services they appreciate.

Juan Rojas Campos Follows His Dream

Thirty years ago, when a nineteen year old emigrated from Tlaxcapan in Mexico to New York City with his two brothers, he got a job in a bakery. Now, he is about to open his third Mamá Mexico restaurant, this one in Englewood Cliffs, NJ. It's an American story we've all heard, perhaps even in our own families, but each is worth retelling.

Juan Rojas Campos sits at a table in a relatively quiet corner of his bustling restaurant on Broadway, smiling as he tells of hard work and good luck. From the bakery in Brooklyn he went to a restaurant in Manhattan ("more money," he recalls). His ambitions took him from dishwasher to bus boy to waiter. Along the way he learned to cook, filling in when the regular chef was out.

Fifteen years ago he was managing a restaurant when the owner decided to open a new Mexican place at W. 109th St. and Broadway and offered Juan a share in the business. He was there for

several years, living on W. 94th St., when he began to search for a place nearby to go out on his own. By that time he was married and had four children with one more on the way. A "For Rent" sign caught his eye on Broadway at W. 102nd St. With a loan from a local bank, he opened Mamá Mexico.

Several customers stop by to say hello to Juan as we talk. He remarks on the importance of welcoming everyone including the groups of school kids who come in for a taste of Mexican culture (and balloons) and the street people looking for a meal. He is on the board of the Broadway Mall Association where he funds the lights that brighten the holiday season for several blocks. On Cinco de Mayo, the mariachi band spills out onto the sidewalk catching up everyone who passes by in the fiesta.

With his large new restaurant about to open in New Jersey, might Juan Rojas Campos move on from his beginnings? "No," he smiles, "this is my baby."



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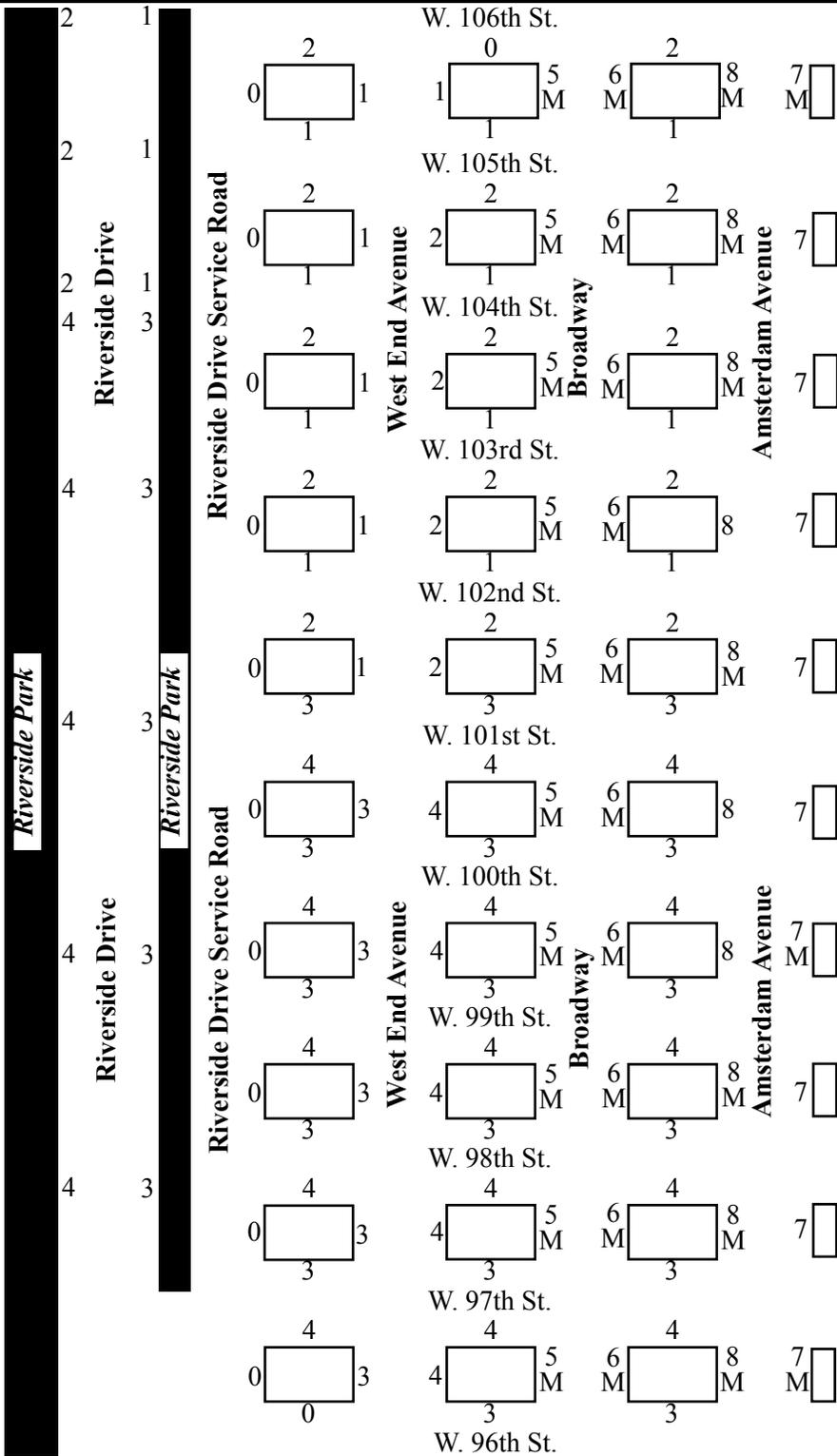
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2007 Neighborhood Parking Map



LEGEND

“No Parking” Days and Times

	Meters in Effect (Except Sunday)	
0 - No parking any time	--	
1 - M, Th	9:30 am - 11:00 am	--
2 - Tu, F	9:30 am - 11:00 am	--
3 - M, Th	11:30 am - 1:00 pm	--
4 - Tu, F	11:30 am - 1:00 pm	--
5 - M-Sat	8:00 am - 8:30 am	8:30 am - 10 pm
6 - M-Sat	7:30 am - 8:00 am	8:00 am - 10 pm
7 - M, W, F	8:30 am - 9:00 am	9:00 am - 7 pm
8 - Tu, Th, Sat	8:30 am - 9:00 am	9:00 am - 7 pm
M - Metered parking		

2007 Alternate Side Parking Suspensions

- Jan. 1, Mon: New Year's Day
- Jan 15, Mon: Martin Luther King's Birthday
- Feb 12, Mon: Lincoln's Birthday
- Feb 18, Sun: Asian Lunar New Year
- Feb 19, Mon: Washington's Birthday/Pres. Day
- Feb 21, Wed: Ash Wednesday
- Mar 4, Sun: Purim
- Apr 3-4, Tue-Wed: Passover, 1st, 2nd Days
- Apr 5, Thu: Holy Thursday
- Apr 5, Thu: Holy Thursday (Orthodox)
- Apr 6, Fri: Good Friday
- Apr 6, Fri: Good Friday (Orthodox)
- Apr 9-10, Mon-Tue: Passover, 7th, 8th Days
- May 17, Thu: Solemnity of the Ascension
- May 23-24, Wed-Thu: Shavuot
- May 28, Mon: Memorial Day
- July 4, Wed: Independence Day
- Aug. 15, Wed: Feast of the Assumption
- Sep. 3, Mon: Labor Day
- Sep. 13-14, Thu-Fri: Rosh Hashanah
- Sep. 22, Sat: Yom Kippur
- Sep. 27-28, Thu-Fri: Succoth
- Oct. 4, Thu: Shemini Atzereth
- Oct. 5, Fri: Simchas Torah
- Oct. 8, Mon: Columbus Day
- Oct. 12-14, Fri-Sun: Idul-Fitr
- Nov. 1, Thu: All Saints' Day
- Nov. 6, Tue: Election Day
- Nov. 11, Sun: Veterans' Day
- Nov. 12, Mon: Veterans' Day Observed
- Nov. 22, Thu: Thanksgiving Day
- Dec. 8, Fri: Immaculate Conception
- Dec. 19-21, Wed-Fri: Idul-Adha, 1st, 2nd, 3rd Day
- Dec. 25, Tue: Christmas Day

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Mamá's Boys
Juan Rojas Campos and his brother Bernabe grow up with six brothers in a tiny Mexican village, where their mother taught them to cook. Now, with their brother-in-law, the hermanos have opened Mamá Mexico, a festive cantina with a roster of frozen margaritas, a festive of Mexican village life, and a strolling mariachi singer. The extensive menu ranges from the traditional (nachos, burritos) to the less familiar (grilled marinated rack of lamb and red-spagher soup). (2672 Broadway, near 102nd Street.) Excerpt from New York magazine dated September 15, 1997.

el diario LA PRENSA
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DAILY NEWS NEW YORK
"Incredible Array of Yummy Dishes"
MANHATTAN Spirit
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Time Out
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"Strong, full margaritas" and huge sangrias fuel the "fiesta" feel of this winning Upper West Side Mexican that also showcases an "over-the-top" mariachi band on Fridays. Compadres commend the "fab staff" and only "wish the place weren't so popular."

The New York Times
Friendly and Likable... Spicing is Tame but Drinks are Potent



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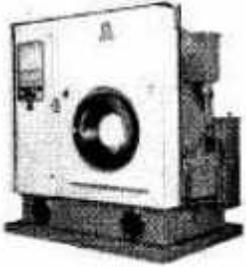
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Rezoning Moves Slowly

In June, Community Board 7 voted overwhelmingly to rezone the area from W. 97th to W. 110th Sts., Riverside Dr. to Central Park West trying to better protect our existing buildings, promote responsible development and preserve our neighborhood character.

This plan created new separate zoning designations for side streets and avenues, thereby limiting building heights and the selling of air rights. It included the option to go higher on Broadway with on-site inclusionary housing.

The plan went to the City Planning Board for certification but the City Planning Commission objected, wanting higher zoning on the avenues with no mandatory inclusionary housing.

CB7, our local officials, the Commission and Deputy Mayor Doctoroff have been negotiating to produce a new plan to be presented to CB7. Then it will work its way through the ULURP process to a vote by the City Council. Along the way, we will have the opportunity to testify at hearings. Changes can be made at each step, so stay tuned and be ready to express your views.

Support Shown for Historic Streetlights

In response to a letter describing the proposed streetlight replacement project, the Block Association has received supportive comments from several building owners and co-op boards.

Research on the project continued at a November meeting where Steve Zirinsky, the architect who led the acquisition of historic f-pole streetlights for W. 104th St., described the various steps, taken over a two-year period, to complete this improvement to their block.

At the outset, the NYC Department of Transportation was asked to do a field survey of the area where the cobra-head lamps would be replaced by the f-poles

in order to determine if the new lamps would meet DOT standards for illumination. Our Block Association will soon be asking DOT to do this survey in our district. Following the survey, approval would be needed

from the city's Art Commission as well as Community Board 7.

The major task, of course, would be to raise the needed funds. For now, the committee of Joseph Pierson, David Reich and Hedy Campbell are seeking to determine the cost of the project and the interest among residents and building owners. They are focusing on the eight mid-block streetlights of W. 102nd and W. 103rd Sts. between Broadway and Riverside Dr.

If you have any comments or ideas to share concerning this proposal, please contact the Block Association at the addresses shown in the box on Page 2.

James Perez

Senior Vice President/Associate Broker

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Treasurer Reports Surplus for Fiscal Year

At the Block Association's Annual Meeting on November 14, chairman David Reich announced the final statement of income and expenses for the fiscal year ended October 31. Total income exceeded expenses in spite of a decrease in individual contributions of about 6% compared with the previous fiscal year. Good results from the Yard Sale made up the difference. Newsletter ads continued to cover production costs and most fundraising costs as well.

Opening Balance (11/1/2005)	\$18,331.50
Closing Balance (10/31/2006)	20,803.83
Net increase	2,472.33

INCOME

Building contributions	\$12,871.00
Individual contributions	22,073.00
Newsletter ads	3,905.00
Grant for software	500.00
Baked goods	293.00
Postcards, caps, mugs	65.00
Raffle, silent auction	1,159.00
Yard sale spaces	<u>2,135.00</u>
Total Income	\$43,001.00

EXPENSES

Contributions, dues	\$750.00
Beautification	218.20
Yard sale	80.18
Other event expense	160.36
Post office box and postage	77.80
Internet domain name	9.95
Contribution envelopes	1,121.13
Newsletter production	3,014.13
Newsletter software	360.19
Security guard (51 wks)	34,606.33
Gratuities and miscellaneous	<u>130.40</u>
Total Expenses	\$40,528.67

Board Members Elected at Annual Meeting

The following members were elected by acclamation to the Block Association's 2006-2007 Board of Directors. We welcome John Hewitt and Alan Leidner who are joining the Board for their first full-year terms.

Hedy Campbell	240 W. 102
Alan Cary	884 WEA
Camille Colon	305 RSD
Jock Davenport	300 RSD
Cynthia Doty	305 RSD
Maura Gouck	300 RSD
John Hewitt	872 WEA
Marlene Lee	250 W. 103
Alan Leidner	299 RSD
Ginger Lief	310 RSD
David L. Reich	299 RSD

Halloween Parade Brings Out Small and Tall

By Hedy Campbell

After running the Block Association's annual Halloween parade and party for many years, being surprised by the outcome isn't what I expect. But surprised I was. A usually brief walk around the block became, this year, a leisurely stroll wonderfully punctuated by lavish decorations on the townhouses along the north side of W. 102nd St. between West End Ave. and Riverside Dr. Homeowners were out distributing candy, and people had come out all along the route to cheer the kids on. The good news is that the parade became more of an event itself and took half an hour to complete the circuit. The bad news is that whatever children may have assembled for story time had dispersed by the time the last kids arrived. We'll have to tinker with the format to prevent disappointment (mine included!) next year.

On the other hand, it's no surprise that there are many people to thank for lending a hand: Wesley, Dionne and Cheryle, St. Luke's residents who went



Photo: Martha Cooper

A little girl runs to report that she's just met her friends from Sesame Street at the Halloween parade.

above and beyond; Saxton Freymann, creator of *Play With Your Food* and

How Are You Peeling, who crafted an engaging jack-o-lantern on short notice to decorate the refreshments table; Cherrie Tredanari, who yet again saw to the apples that anchor the trick or treat bags and helped pack them; Rosalyn Cherry, Susan Dessel, Terence Hanrahan and the others who cheered the kids on; Jill Chase, who enthusiastically dispensed refreshments; Martha Cooper and Joyce Cashman-Selig, who shot scores of photos without even being asked; board members Cynthia Doty, Marlene Lee, Ginger Lief, Kathy Ralph and David Reich, who fill in every needed blank; and Nancy Becker and Steve Cope, Moira Danehy, Annie Delinsky, Tracy Elliot, Michael and Kara Falcone, Stacey Lauren, Deborah Lott Davidge, Anthony and Juliana DeCurtis, Nina Hall, Susan Gurman, Kerstin Hasenpusch, Sheila Oakes, Sue Roy, Janis Ruden, the Titowsky family and Claudia Vignoles, who donated bags, candy, cookies, juice and other party supplies. To those who brought your contributions anonymously or donated money, thank you as well.

On Broadway

Openings and Closings: ♦♦The previous women's clothing store at 2586 Broadway on the east side between W. 97th and W. 98th Sts. has been replaced by another women's clothing store, this one called **Edge**. It stocks a casual line of tops and jeans bearing their own label at reasonable prices. The store is open seven days a week from 11am to 7 pm. ♦♦Shortly after the closing of the **Blockbuster** video rental store on the west side of Broadway between W. 102nd and W. 103rd Sts., the locally-owned **Movie Place**, on W. 105th St. just east of Broadway, announced that it too would be closing (see article, Page 1). ♦♦You can bank on it: the large new branch of **Bank of America** on the southeast corner of Broadway and W. 97th St. is open and the new branch of **HSBC** on the northwest corner of Broadway and W. 102nd St. (replacing **Starbucks**) is expected to open in early December. Also, the bank formerly known as **Independence Savings** on the northeast corner of Broadway at W. 103rd St. is now a branch of **Sovereign Bank** after Sovereign bought out Independence. Sovereign is actually controlled by **Banco**

Santander of Madrid, which owns about 25% of Sovereign's stock. ♦♦For the past ten years there has been a gourmet deli and sandwich shop called **Subs Conscious** on Amsterdam Ave. between W. 119th and W. 120th Sts. Now a second one has opened on the east side of Broadway between W. 108th and W. 109th Sts., two doors south of the **Rack & Soul** restaurant and just north of **Radio Shack**. They will do take-out only, offering sandwiches made while you watch, non-alcoholic beverages, ice cream, etc.

Going Down, Going Up: ♦♦The tower crane at **Ariel West** has been taken down, without incident, to the relief of some pedestrians who had been avoiding the Broadway sidewalk between W. 99th and W. 100th Sts. ♦♦The landmarked brownstone at **254 W. 102nd St.** suffered some unplanned destruction when an errant SUV jumped the curb and knocked down a portion of the intricately carved stone stoop while the driver was attempting to back into a parking space. A car at the curb was also damaged in the incident. The

owners of the brownstone, who live in Washington, DC, quickly had an architect on the site and rescued what remained of the huge blocks of stone. They intend to restore the property. ♦♦Now that the new condominium building on the northeast corner of Broadway at W. 110th St. has been completed, the retail space of about 21,000 square feet is being fitted out for the return of the **West Side Market**, which is scheduled to open in late spring 2007.

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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 please fill out the envelope stub

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nian, Canin, Canin/Sauer, Eisen/Dworkin, Felton, Fricke/Klimley, Garbers/Belth, Gillman, Gordon, Grosopf/Fisch, Hausman, Humphreys, Keane, Lasher, Leiman, Levin, Levine, Malatzky, Manley, March/Laferrère, McDermott, Monderer, Pommer, Rando-Chanon, Rogers, Rubel, Smith/Chibnik, Sondik, Stein, Straw/Gubitosa, Ward, Williamson, Yahr **878 West End Ave.:** Foreman, Gross/Ochshorn, Hoos/Nossel, Hotchkiss, Stearns **884 West End Ave.:** Cockey/Strohm, Coudert, Cutler/Young, Davis, Finch/Fitzgibbon, Korman/Sher, Pines, Yin **885 West End Ave.:** Bernstein/Bowen, Brown/Gruber, Browning, Cryer, Flam/Hazzan, Friedman, Goldberg, Sanders, Stokinger/Maas, Tympanick/Gilman, Weiss **299 Riverside Dr.:** Bauchner/Weil, Dane/Rabinowitz, del Alamo, Fell, Field/Seidel, Flateman/Goldstein, Goldstein, Guarino/Arlotta, Healy/Prather, Holtz/Horowitz, Kastanis, Kaufman, Leidner/Ruden, Reich/Dessel, Soltz, Tedoff, Toub/Pagano, Wagner/Cecil, Wang/Sedlis, Wollos/Best **300 Riverside Dr.:** Abramski, Caggiano, Chevray, Cummins, Edelman/Gold, Eisler, Faux/Willig, Flint/McLeod, Forbes/De Prenger, Fox, Greenwald/Struhl, Hudson/Cherry, Kowal, Krassner, Lerse, Levit, Maeda, Meer, Mills, Reich/Greenberg, Reiner/Lally, Ross/Myers, Schiff, Seget/LaBasse, Serra, Simon, Sinaiko, Smith/Silverman, Stone, Themm/Clevenger, Tollinchi/Sidari, van Schaardenburg, Vaz/Moebius, Vinicor, Weissberg **305 Riverside Dr.:** Avidon, Colon, Hoffman, Kaiden, Liebowitz, Minerva/Danzig **310 Riverside Dr.:** Acero/Dyer, Barter, Brown, Coddington, Cooper, Freiling, Hagiwara, Holness/Levine, Huber, Hugus, Keene, Kelly/Nacht, Mahoney, McKinney/Chin, Medina, Nealy/Drinkwater, Piper, Podrasky, Shanahan, Shere/Suk, Tambini/Miller, Touval, Turnock, Woodward, Zybert **Landlords/Co-ops:** 235 W. 102 St., 240 W. 102 St., 247 W. 102 St., 249 W. 102 St., 252 W. 102 St., 302 W. 102 St., 315 W. 102 St., 250 W. 103 St., 308 W. 103 St., 319 W. 103 St., 854 West End Ave., 855 West End Ave., 856 West End Ave., 858 West End Ave., 864 West End Ave., 866 West End Ave., 868 West End Ave., 872 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:** 103 Grocery & Flowers,

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