

Next issue
in 2 weeks –
Sat., June 17

The Main Street **WIRE**™

26th Year as Roosevelt Island's Independent Community Newspaper



These two docks (near the subway station, above, and near Octagon Apartments, right) could become part of the Island's transportation infrastructure if separate efforts now under way are successful.



Southtown Deal Sets Up Trust for Island's Future

by Dick Lutz

Members of the Board of Directors of the Roosevelt Island Operating Corporation (RIOC) voted on May 18 to accept a deal for the construction of buildings 5-9 in Southtown. Only one Director, resident Mark Ponton, voted against acceptance of the terms brought to the Board by its real-estate committee and presented by real-estate consultant Paul Mas.

Terms of the deal, as explained by Mas:

- There will be 1,160 apartments in buildings 5-9.

- Housing will be 60/40 – 60% market rate and 40% “affordable.”
- Hudson-Related will pay \$150 per buildable square foot (bsf) for the market-rate housing, and \$50 per bsf for the affordable portion, for buildings 5-9. The “blend” works out to \$110 per bsf for the leased property, as a whole. (Mas compared this with Southtown buildings 1-4 where, he said, the average bsf cost was \$65; with building #4, the condo building currently under construction, at \$100.) The land valuation works out to \$110 million.

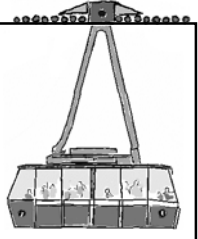
- In addition, RIOC will receive transaction fees (\$8/bsf) and a tax-equivalency payment (TEP), plus escalations (valued at \$36/bsf), for a total value of \$260-270/bsf.

“The nominal value of this transaction,” Mas said, “is \$1.9 billion.”

Resident Board member David Kraut characterized the deal as a “vast improvement over anything we’ve had before.” He said that, “with perfect 20-20 hindsight,” the deal for the first four Southtown buildings was “not as good as it should have been.”

Kraut asked if the 5-9 deal provides for an opportunity to “adjust upwards in case values go up beyond our ability to imagine.” Mas responded, “There are certain protections built in which allow RIOC to benefit from increases in prices – primarily transaction fees on the initial sales of condominiums, and then fees for the duration of the lease on resales of condominiums.” He added, “So, if everything goes well and the Island is well-managed and it becomes an even more desirable place to be, RIOC will

Days
Without
Tram:
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see an increase in value, as will others on the Island, and will continue to benefit.”

Noting that RIOC is bound to Hudson-Related for the remainder of the Southtown buildings, non-resident Board member John Mannix asked whether an “open market” deal might have produced better numbers for RIOC. Mas responded, “Our nature is always to try to get more, and we think we can do better if it’s unencumbered. [But] we set up a process here to get independent valuation opinions. We’ve exceeded what the fair-market value of the land is, based on other real-estate transactions in the City.” A “fairness opinion” from the firm of Grubb and Ellis “supports the terms of the deal,” he said.

In support of that view, resident Board member Deborah Beck, who chairs the RIOC Board’s real-estate committee, read from the Grubb and Ellis report: “We find that all of the terms... are fair to RIOC.” She added, “We want to be absolutely certain that we have squeezed every possible benefit out of this deal for Roosevelt Island and for its future operations... I’d like to thank Paul.”

See **Southtown**, page 11

Lappin Seeks City Funds For Southtown Ferry Dock

by Lillian Picchione

City Councilmember Jessica Lappin has requested \$500,000 in City funding for a ferry dock at Southtown. Her Chief of Staff, Jane Swanson, reports that Lappin is working with the Roosevelt Island Operating Corporation (RIOC) to secure the funds needed for the project, believed to cost \$1 million. Whether funds will be appropriated is a decision that hinges on City Council budget negotiations and with the mayor. The City’s next fiscal year begins July 1, so the answer should be in hand by the end of this month.

This effort to secure funding for a Southtown dock is separate from efforts by Bruce Becker, developer of the Octagon Apartments project, to secure dock improvements and ferry service at the pier near that development. Working with New York Water Taxi, Mr. Becker submitted plans this past winter, seeking permits. Dock improvements there are less extensive than those at Southtown, and Becker hopes to have ferry service in place by the fall.

Tom Fox, president of New York Water Taxi, says ferry service to Roosevelt Island is a “great idea,” adding, “The time is right for robust ferry service” on the East River. There are dock improvements taking place at various locations in Manhattan, and the ferries would serve growing populations on Roosevelt Island and Long Island City.

If Becker receives permission to build, initial service would be to Wall Street via a stop at 34th Street,

a trip that would take approximately 30 minutes. Another potential destination is a pier at 90th Street on the Upper East Side. The New York City Economic Development Corporation (NYCEDC) is overseeing improvements to the pier, which is scheduled to reopen in the spring of 2007.

As part of the Mayor’s initiative to encourage waterborne commutation and maritime activity, NYCEDC has plans to open docks at 75th Street and 62nd Street. According to Janel Patterson, the agency’s spokesperson, NYCEDC is still in the process of identifying funding and working out permitting issues on these two docks.

Neither Fox nor Becker sees a Southtown dock as a threat to the one at the Octagon. Becker notes that more infrastructure creates a larger network of destinations, increasing the value to users. Fox envisions a route “pinballing down the East River,” starting at 90th street and potentially stopping at the Octagon, 75th Street, Southtown and 62nd street. Additional stops do use fuel and increase the trip time for long-distance riders, so routes would be optimized to meet New York Water Taxi’s operating expenses of \$700/hour.

Fox compares the relationship with the Octagon to one he has developed with Shaeffer Landing, a high-rise in Long Island City that underwrites Water Taxi service and promotes it as one of the amenities of the building. In contrast, the Southtown pier is envisioned along the lines of public-private partnerships taking place on the Upper East Side, where public funds pay for capital upgrades.

**How Much Will
Ferry Service Help?**
Commentary, page 11

Wi-Fi Island-Wide? Firm Plans to Expand Web Service on Island

The company providing Internet services at the Octagon Apartments hopes to provide similar services covering all of Roosevelt Island, using both “wi-fi” (wireless coverage via radio waves) and the existing power lines in residential buildings.

Telkonet, based in Hawthorne, New Jersey, has already established “wi-fi hot zones” covering the southern half of Central Park, Columbus Circle, and several Trump buildings in Manhattan. At

the Octagon Apartments, where developer Becker and Becker is including high-speed cabled Internet access as part of the building’s high-tech offerings, Telkonet’s NuVisions branded service will use both wi-fi and cabled access.

For other areas of Roosevelt Island, Telkonet President Frank Matarazzo says his company is contacting building owners, tenant associations, and others in an effort to secure contracts to provide

See **Wi-Fi**, page 11

Briefly...

- No Manhattan-bound F train service this weekend, from 12:01 a.m. Saturday through 5 a.m. Monday. Queensbound service will run normally. (See *ComingUp*, page 3.)
- A study by the Community Service Society of New York found that almost a quarter of the 1960-1980 production of **affordable apartments** in New York disappeared between 1990 and 2005. The rate of loss is accelerating. Since 2004, over 25,000 units have withdrawn from Mitchell-Lama or have begun the process.
- Taking a camera to Roosevelt Island Day? Send your best pix to editor@MainStreetWIRE.com.



The first singing group ever inducted into the Rock and Roll Hall of Fame, The Coasters, will entertain June 10 at Roosevelt Island Day. Their 1957 breakthrough hit was *Searchin’*. The group’s 24 million record sales include *Yakety Yak*, *Charlie Brown*, *Run Red Run*, and *Poison Ivy*.

The Editorial Page

Another Staten Island Screw-Up

As subscribers to *The WIRE’s* e-mail bulletins know, *The Staten Island Advance* did it *again*. “Roosevelt Island has its subway connection,” wrote an errant editorialist, “so the Tram is a non-essential ride for a privileged few.” Large numbers snapped back in defense of not just the Tram – as important a symbol of Roosevelt Island as Lady Liberty is of the City as a whole – but also in defense of the many disabled riders who depend on the Tramway because the subway system is hostile to them: hostile to many powered chairs, hostile with elevators unpredictably down, hostile with token-booth attendants who don’t think to post a notice when escalators are out.

Last time around, we printed many of the Islander letters; this time, we’re letting that go in favor of using *The WIRE’s* news space for something other than upbraiding another newspaper for failing to become familiar with the facts.

But, just in case it comes up, these are some critical facts: The Tramway has served for 30 years without a death and with only one serious incident of injury that had nothing to do with the Tram itself (a crane smacked it) and only one time that rescue procedures had to be used (April 18). The Tram hasn’t paid its own way, but it hasn’t had a tax subsidy for nearly ten years, either; its subsidy comes out of your rents, via ground rents building owners pay to RIOC. Most important, Roosevelt Islanders need *more* transportation options, not fewer. As Lillian Picchione points out in her commentary (page 11), we’re on the way to a 35-50% increase in population, and the subway already fails us in the morning rush. On week-ends like this one, too, when there’s service in only one direction.

The \$15 million New York State may be about to spend to renew this 30-year-old gem is a solid investment. Tell that to your friends who question its value. It’s a good investment because it works, almost always works reliably, and it’s something special about New York, New York, *a commuter Tramway* that symbolizes us and the City around the world.

Nothing’s perfect, especially nothing run by RIOC. But the Tram was an excellent idea on Day One, and it remains an excellent idea today. Roosevelt Islanders – old-timers and newcomers – need to stick together on this one.

While we’re at it, we think RIOC should pull out all the stops to have the Tram ready for the crowds coming on the Fourth of July. We haven’t yet heard, on the 46th day it’s out of service, what the complications are in getting the Tramway back on line *pronto*. Let’s stop waiting, and start working.

The People’s Business

There’s a temptation to congratulate RIOC for the deal on Southtown 5-9. It looks good, from what we’ve been told, but we have to reserve judgment until all the shoes have dropped, and we sense there is more to be learned, with time.

Meantime, we wish RIOC would remember, all the time, that it’s engaged in *the people’s business*, too much of which it conducts behind closed doors when the discussion should be out in the open. As we’ve said before: **Consult and communicate**. It’s not Judith Calogero’s private sandbox. She needs to heed her own words, uttered at the last Board meeting: “I remind Board members that Board business is to be conducted in the open.”

DL



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Managing Editor – Dick Lutz
Reporters – Mary Camper-Titsingh, Greg Goodman, Lillian Picchione
Albany Correspondent – Erik Kriss
Chief Proofreader – Linda Heimer
Proofreader – Dick FitzPatrick
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To the Editor:

I was the “elderly lady with a walker who could not hear well” who was, unfortunately, on the Tram when it shut down April 18. My car was the one headed to the Island. The scary part, for me, was when I had to make the transfer from the cabin to the rescue cage. I have to commend the two police-man who held me while the two in the cage just grabbed me and pulled me up. You can be sure I didn’t look down during the transfer over the few-foot gap between the two.

I just read the article in the May 20 *WIRE* and learned that it was the Fire Department that figured how to get me down from the cage without using the ladder. They tried several devices and, finally, lowered me with a rope. All this took what seemed to me like a half hour.

My point is this: During that time, the cage could not go back to get the other people who were stranded. During rescue training, why wasn’t the fact that there could be disabled people to be evacuated taken into account? Luckily, I was the only one. Suppose there had been quadrepedic passengers in wheel chairs? How would that have affected the rescue operation? There is much to be learned from this fiasco. However, I look forward to the Tram service being restored and, rest assured, I will be among the first to use it!

Louise Maniloff

To the Editor:

I am writing on behalf of the Roosevelt Island Community Garden which got somewhat of a bad rap in a recent *WIRE* article. While one can sympathize with the writer’s trials and tribulations as an urban gardener, the fact is that the gardens are lovely. We have nearly 300 members working hard on the 140 plots, the perimeter landscaping, and our jewel of a rose garden.

Flowers bloom from February when the first purple and yellow crocuses peek up through the snow until Thanksgiving when the orange and gold of the crysanthymums finally fade away. At the moment the roses and peonies are in bloom and are as lovely as those found in any of the botanical gardens around New York. Our gardeners may be amateurs in that they are not paid, but their dedication and greens thumbs are the equal of the professionals.

Come see the show. Visitors are welcome on weekends when gardeners are there to unlock the gate. Those wishing to join the Garden Club should contact us at PO Box 127, NYC 10044.

Nancy Cruickshank
President, R.I. Garden Club

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*. If you e-mail a letter, expect a confirming response and, if you don’t receive one, resend and call 212 826-9055 to alert us that it’s been sent. **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 the Editor:

For the first time, I, a 72-year old senior citizen, decided to take my bike to Central Park. I checked with the toll-booth person on the Roosevelt Island side and she assured me that the elevator was working at the Lexington Station. That was not true.

I got down to the lowest level at the Lexington Station but could not get up without taking the escalator. A rather dangerous proposition, but I had no choice.

I went to the park, had a lovely time biking until it began to rain. I asked several taxis if they would take me and my bike to Roosevelt Island. They would not. I then remembered we had a Red Bus. I waited half an hour for the 2:30 p.m. bus. The driver refused, saying it was against rules. I told him about the misinformation about the elevator and pleaded with him to call the dispatcher to request special permission. No dice.

I think it is unconscionable for the Roosevelt Island toll-booth attendant to readily give out wrong information. In fact, I think that, as part of the job, s/he should post notices. When one escalator is out, s/he should make sure that the other two are going in opposite directions (not both in the same direction as so often happens). S/he should take out a placard when either the up or down escalator is not working and should also keep in communication with the Lexington Station. This is an Island with a large number of seniors, like myself, as well as many handicapped persons. I think that there should be some flexibility in rules when both the Tram and the subway escalators don’t work.

There is no humanity... no flexibility... no common sense. Is this the society we want? What are MTA, RIOC, and Berman doing? Are they proud of this state of affairs?

Doris Chernik

To the Editor:

In the last issue, Ron Mullins mentions in passing in his funny *Garden of My Discontent* that there has been cat-poisoning by some members of the Roosevelt Island Garden Club. Poisoning cats is a felony in New York State, punishable by two years in prison and/or a \$5000 fine. In addition, a \$1000 reward is offered by Neighborhood Cats (**212-662-5761**) for information leading to the conviction of cat poisoners.

Jennifer Dunning

To RIOC VP Catherine Johnson:

In continuation of our phone conversation of May 24, I would like to bring to your attention that RIOC is posting notices that contain false and misleading information regarding the schedule of Red Bus service to and from Manhattan.

The posted “Bus Advisory” is false. There is no schedule but chaos. The buses run at random, each day there is a different “schedule,” and catching a bus is like playing roulette.

According to RIOC’s “Bus Advisory,” on weekdays at non-rush hour times and on weekends, the bus supposedly leaves from Roosevelt Island on the hour and from Manhattan on the half hour. Following this schedule, on four different occasions, the bus was not there:

- On Monday May 22, leaving

To RIOC:

From the RIOC website regarding the Tram outage:
“We appreciate the continued patience and cooperation of Island residents.”

I just walked into my apartment. My patience is exhausted, and if cooperating means keeping my mouth shut and not complaining, then call me uncooperative!

On Saturday, May 27, I arrived at the bus stop on East 60th Street at 4:15 p.m. The Red Bus is supposedly scheduled to leave Manhattan on the half hour. There were already a number of people at the bus stop, including several elderly people, and one woman who was using a cane. It was 85 degrees in the sun, and there was no place to sit.

The Red Bus never showed up. I phoned the bus depot and kept getting an answering machine. I phoned Public Safety and they couldn’t reach the bus supervisor either. There was very little traffic on the 59th Street bridge, and it was moving quickly in both directions, so the bus was not running late due to traffic. It simply wasn’t running.

At 4:50, a few of us took taxis back to the Island.

This is the second time it has happened to me in two weeks. You can’t tell me that the bus left because it was full, which was the answer I got about the previous incident at rush hour. This time, the bus didn’t leave without us... it simply never showed up. If we had waited, the next scheduled bus, if there was a driver or if it was indeed running, would not leave until 5:30 p.m. Do you think we can have much patience if we have to wait in the blazing sun for over an hour?

Both times I have had to spend \$9.50 plus a tip to take a taxi home. If this keeps up I will file a claim to be reimbursed, and I will encourage other Island residents to “cooperate” this way as well.

As for not having enough drivers to run three or four buses during rush hour and extending service until midnight, at least on weekends, if the RIOC budget was not wasted on \$80,000 worth of red garbage pails (some of which are already chipped), perhaps there would be a monetary incentive to give the bus drivers some extra or bonus pay.

In the meantime, we have to face a whole summer of this. First you said the Tram would be back by August. The latest notice on the RIOC website states “*we expect the Tram to be back in operation by the Fall*.” I hope you mean early Fall, as in the beginning of September.

In the meantime, don’t expect a lot of “patience and cooperation from Island residents”!

Raye Schwartz

from Manhattan, there was no bus at 9:30 p.m.; at about 9:40 I went to the subway. In the phone conversation we had on May 24, you explained that presumably some unexpected event caused the delay.

• On Wednesday May 24, leaving from Manhattan there was no bus at 10:30 p.m.; this time I decided to wait, trying in vain to call RIOC’s phone numbers, including leaving you a message about the faulty schedule. The bus finally arrived at about 10:50 p.m. and the
See **Letters**, page 12

Letters deadline for June 17 issue: Tuesday, June 13
Letters received after deadline considered on a space-available basis.

A sunny, hot Memorial Day weekend signals the start of summer, and Roosevelt Islanders will have a full array of improvements to the quality of life on our special spot of land in the middle of the East River.

Lighthouse Park is slated for major improvements including the replacement of retaining walls, borders along the walkways and the seating areas adjacent to the picnic areas. We will be upgrading the picnic tables, improving the lighting, and resetting the Belgian blocks in the tree pits.

There are other upgrades planned at recreational facilities. The Blackwell basketball courts will get a new retaining wall and the bench lumber will be replaced at Blackwell Park. Both the fountain and the stone/tile castle at Blackwell Park will be upgraded or replaced.

There will be new picnic tables at the Octagon soccer field and new concrete benches at Northtown Park. The Good Shepherd Chapel Plaza brick paving stones will be spruced up, replacing some and resetting others.

Island-wide, the drop curbs for wheelchair accessibility will be repaired, many of the benches will be replaced, and the concrete seawall walkway repairs will continue. The sunken z-bricks you see across the Island will be inspected and repaired, the Meditation steps restrained, and there will be a stepped-up program of maintenance for other facilities and amenities, as well.

The roadway between the Tram and the subway will also get an upgrade.

Residents may have noticed that barbecue grills have been installed, as well. They are there to be used, but be advised that Public Safety will be enforcing rules barring other grills being set up in picnic areas or putting up tents or volleyball nets.

Similarly, residents are reminded that Roosevelt Island’s dog policy requires that dogs be vaccinated, registered and leashed, and that owners clean up after them.

RIOC is also working with residents to sponsor a Trap-Neuter Program to control the population of feral cats that seem to like our Island as much as the rest of us. Please do not feed these cats. We need your assistance.

It is essential for residents to work with us to ensure that our Island environment remains the jewel that it is.

Watch this column and the RIOC website for upcoming information about the Roosevelt Island Summer Sounds series beginning June 28. Plans are also underway for an autumn arts festival and a spring sports day next year.

The summer is also an ideal time to take advantage of the opportunity to learn more about the remarkable history of our Island, including the 212-year-old Blackwell House, the 134-year-old Lighthouse on our northernmost point and the newly restored, 162-year-old Octagon Tower. We are proud that our historical resources remain even as development continues into the fifth century since European settlers first purchased what was then called Minnahannock Island from the native Algonquins.



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

Keep current: For WIRE e-mail bulletins, send an AddMe to editor@MainStreetWIRE.com

The last Residents Association Common Council meeting of the season will be held next week, on Wednesday, June 7, at 8:00 p.m. I want to extend an invitation to all of our new Island residents in Southtown and Octagon to join us. Because you live on Roosevelt Island, you’re automatically a member of the Roosevelt Island Residents Association (RIRA). The way it works is that each building elects one or more people from among their residents to represent them on the RIRA Common Council. The number of representatives depends on the size of the building or complex. Currently, there’s no one on the Council from Southtown or Octagon. If you live in either of these complexes and want to represent your building on the RIRA Common Council, just stop by the meeting next week and we’ll be happy to acquaint you with how RIRA works and what we’re trying to accomplish.

If you can’t make the meeting, just e-mail me. This is an easy way to become involved in your new community and the more people RIRA gets from the Island, the better we can represent the wishes of the whole Island. A great way to start to participate in some of the local activities is to join one of the several RIRA committees. There’s Communications, Housing, Island Services, Government Relations, Planning, Public Safety, Social Cultural & Education. There’s always room for one more on these committees and I encourage you to join. (You don’t have to be an elected Common Council member to join.)

Coming up on June 10 is the annual Roosevelt Island Day celebration. As usual, RIRA will be serving coffee and bagels to all of the hard workers who come out to help spruce up the Island. Later in the day, there’ll be the usual games and concert. Be sure to look for the posters around the Island that give the day’s schedule.

Then, the following week, on June 17, RIRA will be hosting a Greek Wine Tasting from 7:00 to 10:00 p.m. at Gallery RIVAA, 527 Main Street. The cost of admission will be small, the wine will be tasty, and the proceeds help to run neighborhood activities during the year. We look forward to seeing as many of you there as possible.

Congratulations to our new Roosevelt Island CERT (Community Emergency Response Team) group. By the time you read this, they will have graduated from their eleven-week training, and we want to take this opportunity to thank them for making this commitment. Let’s hope we never need them to use the skills they learned in these classes, but if we do, it’s comforting to know that they’re ready and willing to help out in a crisis.

I can’t end this column without at least making men-

tion of the old barbecue grills that have been placed on the Meditation Lawn just south of Rivercross and behind Blackwell House, because RIRA has been so vocal about getting the barbeques out for the summer. We asked RIOC several times to discuss the placement of these grills before they put them anywhere. But when the time came, we were not consulted. People have already asked why the grills were placed there, and they’ve been told that RIRA wanted them. For the record, we didn’t want them next to residential areas. There have traditionally been some places set aside for partying on this Island, and others set aside for quiet contemplation. The Meditation Lawn got its name from the Meditation Steps just west of it. For 30 years, people who wanted to play outdoor games, barbeque, and have active fun outdoors went up to the north end of the Island to Octagon Park and Lighthouse Park, and people who wanted to sit outdoors, quietly read the paper, and just relax, went to the Meditation Lawn area.

That’s all gone now. Not only has Meditation Lawn become a boistrous party property, but off-Islanders are bringing their own grills to supplement RIOC’s “official” grills. That’s not supposed to be allowed,



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

However, I have spoken to many residents who are not pleased with uncontrolled barbequing and its attendant loud music, smoke, and garbage on the few open spaces next to residences.

While on the subject of trash, it’s clear that our new \$2,000 garbage cans don’t accommodate the big trashbags that picknickers use. People discard those bags next to the containers, and they accumulate as eyesores late Sunday and Monday mornings when they are finally collected.

Whatever your personal preference, please make it known to RIOC, and let us at RIRA know as well.

COMING UP

– This Weekend –

No Manhattan-bound F train service this weekend from 12:01 a.m. Saturday through 5:00 a.m. Monday. Queens-bound service will run normally. For F train service to Manhattan, take the Queens-bound F to Roosevelt Avenue and transfer to a Manhattan-bound F.

Opening Reception for *Street Edge*, an exhibit of photographs by Eliza Sudol at Gallery RIVAA, 527 Main Street. Gallery hours: Wed. and Fri., 6-9 p.m., Sat.-Sun., 11-5. Exhibit runs through June 25.>

Concepts by Lawrence Sacharow, presented by the Roosevelt Island Free Theatre, **Sat., June 3**, 6:00 p.m. in the Eastwood Amphitheatre. Free.

Urinetown, presented by The Main Street Teen Theatre, **Sat., June 3** at 7:30 p.m., **Sun., June 4** at 2:00 and 7:00 p.m., **Mon., June 5** at 7:00 p.m. Evening shows \$15 (Seniors, \$10), matinee \$12 (Seniors \$8). At the Main Street Theatre, 548 Main Street (enter at the red awning behind the video store). For reservations and information, call 212-371-4449.



– The Coming Week –

Icla da Silva Foundation Cocktail Reception, **Wed., June 7**, 6:00-8:00 p.m., at the Consulate of the Republic of Venezuela, 7 East 51st St., Manhattan. \$50/person contribution; RSVP required. Reservations open through Monday, June 5. Further information: 212-593-1807.

RIRA Common Council Meeting, **Wed., June 7**, 8:00 p.m., Chapel of the Good Shepherd. Meetings begin with an opportunity for members of the public to address the Council on Island-related matters.

PS/IS 217 Career Day, **Fri., June 9**, 8:00-12:00. Speakers needed.

Roosevelt Island Day, **Sat., June 10**, all day. Afternoon entertainment: The Coasters. (See ad, page 5.)

Famous Stories by Scholem Alechem, Il Peretz, and other prominent Jewish writers, in translation, with audience-participation sing-along, presented by the Roosevelt Island Free Theatre and featuring Edith Finell Millman, **Sat., June 10**, 6:00 p.m., Eastwood Amphitheater.

– Future Events –

Dance Concert presented by The Main Street Theatre & Dance Alliance, **Sun., June 11**, 3:30 and 6:00 p.m., \$6; mat seating for children 10 and under, \$4. Reservations: 212-371-4449.

Toastmasters Public Speaking Group, **Mon., June 12**, 8:00 p.m., Visitors welcome. For location and additional information: 212-751-9577.

Island Seniors Tribute to Gifford Miller, **Tue., June 13**, time to be announced. Former City Council Speaker Gifford Miller represented Roosevelt Island until he left the Council last year. He is to be honored for his many contributions to Roosevelt Island.

The Main Street WIRE – Next issue, **Sat., June 17**. (To receive e-mail bulletins between issues, send an *AddMe* message to Bulletins@MainStreetWIRE.com.)

Advertising Deadline: Ads in the paper, Thursday, June 8; decision on circulars/inserts for *The Bag*, Mon., June 12; they are due Thur., June 15. **Future issues:** July 1 (Fourth of July issue), July 29, Aug. 26, Sept. 9 and 23, Oct. 7 and 21, Nov. 4 and 18, Dec. 2 and 16 (Holiday issue); publication resumes Jan. 13, 2007. **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.

Residents Association Wine Tasting Event, **Three Family Plays** presented by the Roosevelt Island Free Theatre: ***The Peaceable Garden*** (especially for children) by Martin Samstag, ***Age Spots*** (especially for Seniors), and ***The Imaginary Collie***; **Sat., June 17**, 6:00 p.m., Eastwood Amphitheater.

Greek Wine Tasting, **Sat., June 17**, 7-10 p.m., Gallery RIVAA, sponsored by the Roosevelt Island Residents Association.

Book Discussion Group, **Thur., June 22**, 6:30 p.m., at the Library. *Disgrace* by J. M. Coetzee.

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.

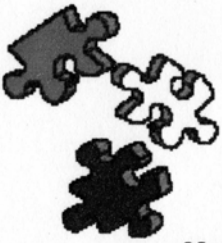
Senior Center

Monday		10:30, Shoppers’ Bus
9:30, Yoga		7:00, Pokeno (RISA)
10:30-11:30, English as 2nd Language		Thursday
10:30, Blood Pressure Screening		10:00, Get Stronger Bones
12:30, “Oldies” Movies		10:30, Creative Arts
1:00, Computers		12:30, Movie
1:00, Tai Chi		7:00, Dance
Tuesday		Friday
10:00, Get Stronger Bones		9:30, Yoga
10:30, Shoppers’ Bus		10:30, Computers
2:00, Bingo		1:00, Bridge
2:00, Painting & Sculpting		7:00, Games (RISA)
6:00, Ballroom Dancing		Saturday
7:30, Games (RISA)		7:30, Bingo (RISA)
Wednesday		
9:15, Stay Well		
10:30, Computers		

Special Events

Tue., June 20, 11-2, Health Fair
Wed., June 21, Atlantic City trip
Sun., July 2, Atlantic City trip

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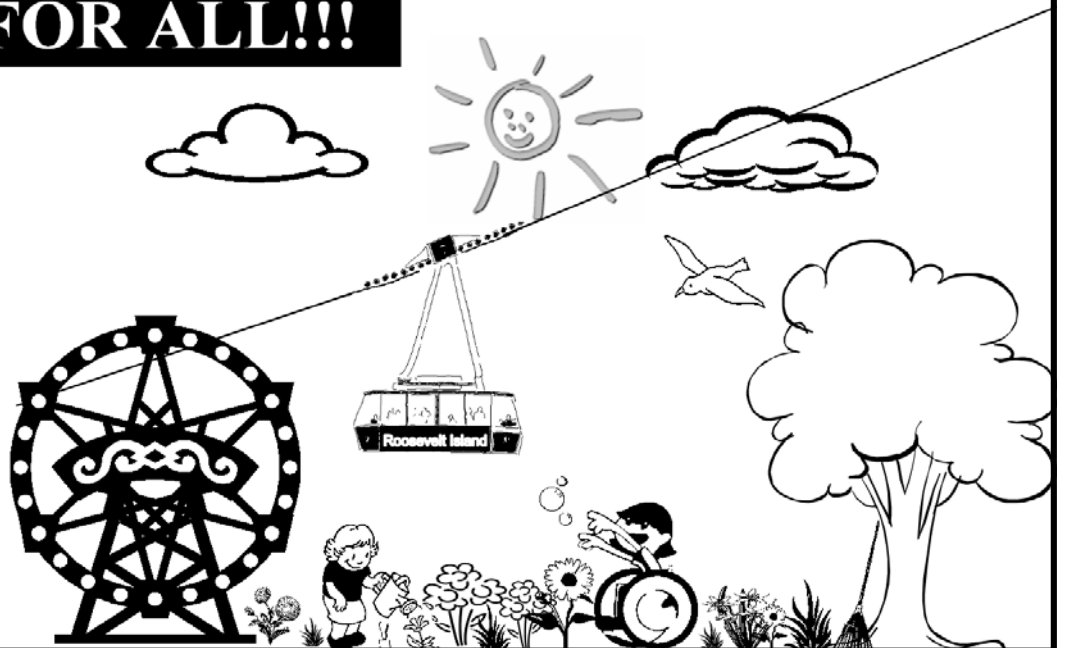
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Commentary:

Three RIOC Mantras – With Responses

by Frank Farance

Over the past several months, I’ve had the opportunity (in various roles) to meet and observe many people in the RIOC organization, including its Board and executives. I’ve discovered that there are several consistent themes that run across the organization. Here are three of them, and some responses.

RIOC Mantra: “We have a fiduciary responsibility.”
Response #1: “That doesn’t prevent you from making poor decisions.”
Response #2: “Where’s the benefit and who is the public in your public-benefit corporation?”

When RIOC Board members or staff are questioned about some past, present, or future decision, they often respond, “We have a fiduciary responsibility ...” They seem to think that is enough of a response and that RIOC’s decision-making needs no further explanation or rationale. It appears, at times, that they believe residents couldn’t possibly understand an explanation.

A fiduciary responsibility concerns a trust relationship – for example, being responsible for the administration of property owned by others. While acknowledging that RIOC has a fiduciary responsibility, one must ask: What is it about that fiduciary responsibility that prevents RIOC from making better decisions?

- For RIOC board members and executives:
- Their fiduciary responsibility doesn’t prohibit them from staging a real-life test of the Tram’s emergency evacuation plan. It doesn’t prevent them from producing a response plan better than one that takes more than eleven hours with cabins at quarter-capacity and under ideal weather and uncomplicated health conditions.
 - Their fiduciary responsibility shouldn’t prevent them from making more sensible use of their funds. What is it about fiduciary responsibility that causes them to spend \$80,000 for trash cans instead of spending half of that for refuse receptacles and the other half for other Island needs, including beautification?
 - Does fiduciary responsibility actually prevent RIOC from making money on Fourth of July fireworks rather than going with a profitable resident-proposed event?
 - Fiduciary responsibility is no excuse for failure to reach out to Island organizations (e.g., RIRA) that have a longer history and a greater depth of experience with Island activities.

Invoking fiduciary responsibility seems to be the catchall

excuse for further Island development. As RIOC Board Chair (and DHCR Commissioner) Judith Calogero has said, “If residents want a park on Southpoint with its ongoing maintenance, then RIOC needs to consider offsetting these costs with a high-rise built near the park.”

Look at United Air Lines, the MTA, or (recently) Amtrak under similar circumstances. They’d investigate the accident and, if some part of it was caused by their mismanagement, then heads would roll – they’re real organizations that do understand fiduciary responsibility. No one at RIOC will ever be fired for incompetent management (fired for incompetent stealing, yes; fired for incompetent management, no).

RIOC could make better decisions and still meet fiduciary responsibilities. RIOC too often chooses to make sub-optimal decisions and use “fiduciary responsibility” as an lame rationale.

RIOC Mantra: “You’re just a couple of people complaining; everyone has different opinions.”
Response: “I’m the elected representative of 1000 [or 3000 or 10,000] people of Roosevelt Island.”

RIOC is quick to ignore residents’ elected representatives. Residents Association Common Council representatives are elected. In Island House, not only do we have elected RIRA representatives, we also have the Island House Tenants Association with its elected representatives (the current board was elected with 70-80% of the tenants’ support).

When RIRA and its Common Council members communicate with RIOC, RIOC is completely dismissive of RIRA’s role in representing the Island’s residents. For example, a complaint about X from three RIRA representatives is dismissed by RIOC Vice President Catherine Johnson with, “But three other residents *liked* X.” Apparently that, in her mind, cancels out the view expressed by an elected representative who is speaking for a constituency, not just himself. In fact, this technique of citing one or two disagreeing opinions is RIOC’s usual technique for dismissing virtually any opinion expressed by an elected representative to the RIRA Common Council.

RIOC shouldn’t treat Pete Grannis, Jessica Lappin, Carolyn Maloney, or Mike Bloomberg simply as individuals whose opinions are easily cancelled out by an opposing opinion, though we’ve now had ten years in which the Governor’s appointees at RIOC have managed to ignore *those* elected representatives, as well. Neither they nor the

Island’s elected Common Councilors should be treated as though they speak only for themselves.

RIOC Mantra: “If residents would just say nice things about RIOC, then RIOC would pay more attention to residents.”

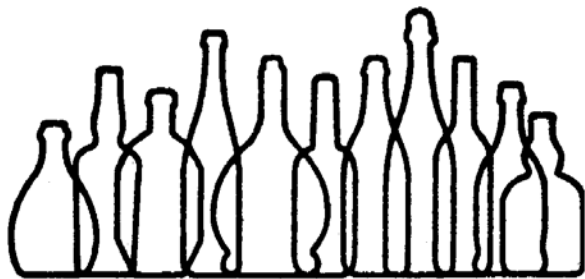
Response #1: “RIOC is government. It’s government’s job to listen to complaints.”
Response #2: “Given the poor quality in RIOC governance, management, and decision-making, it is difficult to talk to RIOC about any constructive suggestion without RIOC perceiving it as an attack.”

I’ve had the same experience with Johnson, who is VP-Operations, that I had with Sari Dickson (the prior VP-Operations). Remember the wintertime bus-route fiasco two years ago in which bus timing was decoupled from Tramway arrivals? Many of us complained of long waits in rain or severe cold. Everyone could see that RIOC had erred, but RIOC insisted, “We need to give it a try” for two more months of cold outdoor waits, though any competent transit planner and many laymen understood and could explain the natural tendency for busses to bunch together when running unscheduled. Waiting times became 30 minutes and more, and RIOC – whose personnel didn’t use the buses – persevered in that perversity.

There are many examples that Island residents experience on a daily basis. You have to scratch your head and ask, *How can they have such a faulty operation?*

Virtually none of the RIOC staff lives on Roosevelt Island. Dickson didn’t, so she didn’t understand. Johnson lives in Albany, so it’s hard to see how she could identify with resident needs. Take, for example, the new yield signs on Main Street. There’s a YIELD painted on the street for southbound traffic just before the road splits at Blackwell House. However, the oncoming traffic all have stop signs. There is no one to yield to because the other sides have to stop (they have to wait for you), so this sign is confusing to drivers.

The removal of the stop signs on Main Street is a bigger problem because it will take another child getting hit or killed on Roosevelt Island to change them back to stop signs. Johnson asserts that bus drivers stop at all stop signs. Any resident can tell her they don’t. This is oversight? Johnson should stop using the slogan “safety first” when speaking of Island operations because it is *measurably* more dangerous. See **Farance**, next page



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Farance from page 6

ous now.
You could walk into RIOC and point out this error, but wouldn’t you feel strange registering such a complaint? Because, beneath the complaint, both you and I know that a primary reason for the poor traffic signs and planning is that no one at RIOC has any traffic engineering or planning experience. What compounds this is that given the recurring and obvious blunders, both you and I know that either RIOC management is unaware of the skills they lack or they are unwilling to manage effectively – those are the only two possibilities.

Residents start out with good intentions, but continually have bad experiences when reporting problems. RIOC has shown itself as being truly unwilling to listen, and RIOC Board Chair Calogero has made it really clear that she sees little need to accept or respond to input from the residents.

The Tram is an even bigger problem for RIOC. If there were two policemen holding your legs in the Tram and two policemen holding your arms in the rescue bucket, and a 200-foot death drop to the water with no safety rope, then there are only three possibilities:

- The RIOC emergency response plan was inadequate because no one planned the details of actually getting people out of the Tram.
- RIOC’s plan had not been tested adequately. The difficulties with the operation of the safety bucket made that obvious.
- The plan was adequately developed and tested, but FDNY and NYPD executed it

poorly.
It’s a safe bet that the first two are true. Residents must wonder if there is anything RIOC can do competently. When RIRA Common Council members discussed the Tram outage with RIOC Chair Calogero, she groused, “The Tram was only two hours away from working,” suggesting that, had the police not stopped her Tram engineers, the eleven-hour recovery could have been avoided simply by running the Tram. With further follow-up questions to Calogero on the Tram, there were such answers as, “We have a fiduciary responsibility,” and when we said things should be done better, she responded with “Some people like the way RIOC does things,” and, most importantly, Calogero reminded us, “If you want the Tram, you need to be supportive of RIOC.” Ah, there they are – the three RIOC mantras.

To add a final insult, Calogero told a delegation of RIRA Common Councilors that, if the Tram costs a lot to repair, RIOC will be forced to consider building another high-rise building to pay the costs. It seems that building a high-rise is RIOC’s all-purpose solution to any financial worry. And if you ask why they need a high-rise, the response is, “We have a fiduciary responsibility.” The cycle starts all over again.

Finally, on a positive note, a week ago some RIRA members and RIOC board members have met again. David Kraut, Mark Ponton, and Patrick Stewart have given an outline of how RIRA members can communicate feedback and comments to the RIOC board. Hopefully, this will help.

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ReServe, a new nonprofit, is now receiving applications from New Yorkers interested in challenging, skills-based work for nonprofit agencies. The professionals sought are retired or soon-to-be-retired journalists, teachers, lawyers, accountants, artists, social workers, consultants, advertising, ad sales and public relations specialists, librarians, paralegals, human resources specialists, administrators and anyone with skills and experience to share.

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EMERGENCY NUMBERS			
	911 Police/Fire Emergency		
	832 4545 RI Public Safety Department	552 Main St	Jim Fry, René Bryan
800 342 3720	Child Abuse Reporting Center		
800 448 3847	Crime Reporting, Anonymous		800-GIVE-TIP
212 577 7777	Crime Victims Hotline		866-689-4357
718 468 4868	Drug Activity reporting number	Queens Narcotics	Field Operations Desk
800 543 3638	Mental Health Hotline (Lifenet)		Mental Health & Substance Abuse Referral Hotline
	311 NYC Quality of Life Hotline		
888 692 7233	NYC Terrorism Alert Hotline		888-NYC-SAFE
718 626 9311	NYPD (114th Precinct)	34-16 Astoria Blvd / 11105	Deputy Inspector Brian McCarthy
718 626 6630	NYPD Queens Gangs Unit (includes RI)	34-16 Astoria Blvd / 11105	Sgt Craig deMaio
764 7667	Poison Control Center		800-222-1222
227 3000	Rape, Sexual Assault, Incest, Domestic Violence Hotline		24-hour; 800-621-HOPE; www.safehorizon.org
800 746 4726	RCN Cable Service		
832 4540	Roosevelt Island Operating Corp (RIOC)	591 Main St	Herbert E Berman, president; Hberman@RIOC.com; fax 832-4582
800 784 2433	Suicide Crisis Hotline		800-SUICIDE
358 0900	Time-Warner cable TV (& Internet) service		
668 7936	US Coast Guard		
890 6611	Verizon telephone repairs		
800 448 4663	Youth Crisis Hotline		
MEDICAL/PROFESSIONAL			
688 4980	Chiropractor	507 Main St	Dr James Flannigan; by appointment
848 6000	Coler-Goldwater Mem’l Hosp (north campus)	900 Main St	Visiting hrs daily 10:30-9; www.coler.html
303 7280	Coler-Goldwater Mem’l Hosp (south campus)	1 Main St	Visiting hrs daily 10:30-9; www.coler.html
752 8722	Dentist	501 Main St	Dr Lawrence Itskowitch; MF 9-6, TW 12-5 & 6-9, Th 3-7
362 2076	Family Assistance Network	531 Main St	Ellen Polivy; epolivy@gmail.com; familyassistance.net
753 5505	MD (Pediatrics; Allergist)	501 Main St	Dr Katherine Grimm; MTh 9-12, Tu 12:30-4:30, WF 1:30-5:30
832 2310	MD (General)	501 Main St	Dr Jack Resnick, MF 9-6 by appointment; office or house calls
753 5505	Pediatrician	501 Main St	Dr Katherine Grimm; MTh 9-12, Tu 12:30-4:30, WF 1:30-5:30
207 4360	Podiatrist (Park East Podiatry)	105 E 63 St	Dr. Neil Zweibel; by appointment
718 670 8000	Visiting Nurse Service		www.vnsny.org
COMMUNITY ORGANIZATIONS			
751 9241	Boy Scouts / Cub Scouts	555 Main St #1312	Geoffrey Kerr; geofkerr@aol.com
752 8722	Chamber of Commerce, RI	c/o 501 Main St, suite A	Dr. Larry Itskowitch
848 6820	Coler Hospital Auxilliary Inc	900 Main St #B-2	Maudie Johnson
593 7259	Community Literary Associates (RICLA)	531 Main St #728	David J Bauer; djbauer@rcn.com
644 1444	Concerned Residents of RI (CRRRI)	540 Main St, mailbox 148	Nellie Velez
223 0879	Disabled Association (RIDA)	546 Main St, 3rd fl	Virginia Granato
755 4089	Eastwood Building Committee (EBC)	580 Main St #484	Fay Vass, 510 Main St #462
371 2332	Friends of Bill W		Call for meeting locations and times
unlisted	Garden Club	PO Box 278 / 10044	by mail only
318 4001	Goldwater Hospital Auxiliary	1 Main St #E-2	Sunderan Srinivasan
752 8722	Health Association, RI	501 Main St, suite A	Dr Lawrence Itskowitch
688 4836	Historical Society (RIHS)	PO Box 5 / 10044	Judy Berdy; jbird134@aol.com; www.rihs.html
593 1807	Icla da Silva Foundation	PO Box 90 / 10044	Airam da Silva; airam@icla.org; www.icla.org
838 7447	Info Service, RI http://rooseveltisland.us	PO Box 256 / 10044	Frank Farance; frank@farance.com; fax 759-1605
929 8343	Island Arts Music School (at 548 Main St)	142 Bank St / 10014	Robin Russell; robinjprussell@aol.com
980 6250	Island House Tenants Assn (IHTA)	555 Main St	Dorothy Davis; ihta-board@islandhouse.us
	Korean Community	546 Main St	
371 4449	Main St Theatre & Dance Alliance	548 Main St	Mary McCatty; marymccatty@earthlink.net
826 9055	<i>Main Street WIRE</i> (community newspaper)	531 Main St #413	Dick Lutz; editor@MainStreetWIRE.com
	Manhattan Park Tenants Assn (10-20-30-40)		no organization currently active
	Manhattan Park Tenants Assn for 2RR	2 River Rd	no organization currently active
	Manhattan Park Tenants Assn for 4RR	4 River Rd	no organization currently active
592 7259	Maple Tree Group (MTG)	531 Main St	David J Bauer; djbauer@rcn.com
644 3966	Mother Earth Committee (Rivercross gallery)	516 Main St #158	Amelia Fontes
486 1997	NY Junior Tennis League (NYJTL)	24-16 Qns Plaza South, LIC	Joyce Mincheff; joyminch@aol.com; www.nyjtl.org
755 7285	Orphans International	540 Main St #418	Jim Luce; info@oiww.org; fax 755-7302
980 0294	PS/IS 217 PTA	645 Main St	Sandy Newell, President, 646-287-4481
486 5733	Residents Association (RIRA)	531 Main St #1602	Steve Marcus, President; SteveAtRIRA@verizon.net
644 1444	RISK (RI Safety Kommittee)	540 Main St bx148	Nellie Velez
929 8343	River Music	142 Bank St / 10014	Robin Russell; robinjprussell@aol.com
750 3952	Senior Association (RISA)	546 Main St	Dolores Green, President
980 1888	Senior Center	546 Main St	Rema Townsend; remamt@cs.com
980 3811	Tennis Association (RITA)	PO Box 167 / 10044	Michael Kolba; mkolba@earthlink.net; fax 308-6980
751 9577	Toastmasters		Doris Chernik; 212-758-1661; chernik@nyct.net; mtngs 2nd-4th Mon, 8pm
751 6168	Tree Board	531 Main St	Ali Schwayri; aschwayri@aol.com
308 6630	Visual Art Assn (RIVAA)	529 Main St	Tad Sudol; tsudol@despont.com; www.rivaa.com
826 9055	<i>Website NYC10044</i> http://nyc10044.com	531 Main St #413	Dick Lutz; editor@MainStreetWIRE.com
935 5636	Westview Taskforce, Inc.	PO Box 289	J Marfey; jmarfey@nyc.rr.com; O Pail; 212-688-1337; opherp@nyc.rr.com
826 9055	<i>WIRE, The Main Street</i> (community newspaper)	531 Main St #413	Dick Lutz; editor@MainStreetWIRE.com
935 3645	Youth Program Inc. (RIYP)	506 Main St	riyp506@hotmail.com; fax 935-3645

Telephones are 212 area code except as otherwise shown.
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Those listed or wishing to be listed in future editions are asked to advise ***The WIRE*** of any changes; send them to editor@MainStreetWIRE.com.
These listings are believed to be current as of June, 2006. While effort has been made to insure accuracy, ***The WIRE*** assumes no responsibility for errors.

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570	916 7928	Farmer's Market (Saturday mornings)	Motorgate, under ramp	Sa 7-3; call for free Saturday delivery
	935 1702	Fish Store	530 Main St	M-S 8:30-9, Su closed
	371 2680	Gristedes Mega Store (supermarket)	686 Main St	daily 6a-12midnight
	RESTAURANTS			
	588 0806	Chinese Restaurant (China 1)	609 Main St	MTWT 11-11, FS 11-12, S 11-11; deliveries; also 588-0663
718	784 4607	Pizza (Twins)	28-15 36 Av / LIC	Free delivery; MTWTFs 11-9; Su tentative at time of publication
	371 1298	Starbucks	next to subway station	MTWT 5:30a-10p, F 5:30a-11p, Sa 7a-11p, Su 7a-10p; h'days 730a-10p
	848 5530	Subway Restaurant (at Coler Hospital)	900 Main St	MTWTF 1:30-9, SS 11-9; delivery available
	752 1517	Trellis Restaurant	549 Main St	daily 6a-12midnight; free delivery; Kaie Razaghi
718	545 2874	Ubol's Thai Restaurant	24-42 Steinway, Astoria	SMTWT, 11:45a-11p, FS 11:45a-midnight; free delivery by car to RI
	SERVICES			
	709 8028	Attorney (Philip Groner, Esq)	67 Wall St, 22nd fl	Cell phone 917-539-6415 free consultation for Islanders
	319 0029	Bank (New York National)	619 Main St	MTWF 9-3, Th 1-7; ATM 24/7
	688 0055	Beauty Salon (National Full Service)	523 Main St	T-F 10-7, Sa 9-7, Su 10-6
	230-1919	Bicycle Repair (Bike Heaven)	348 E 62 (betw 1st/2nd)	M-F 10-7, SS 9-5; reduced hours off-season
	751 8214	Cat Sitter		
	758 1778	Cleaners (RI Cleaners)	571 Main St	M-F 6:30-6:30, S 7-6:30
	688 6712	Cleaning Service (Best Home Services)	531 Main St	by appointment
917	916 5306	Computer Services (RI Computers)		by appointment; http://10044.com; M-S 10-8, Su by appointment; Irving Anderson
	758 6818	Creative Services (Andrew Andrew)	10 River Rd #7C	andrewandrewdotmac@mac.com
	751 8214	Decorator	531 Main St	Call for home appointment
	644 8231	Financial Services (Accountable)	599 Main St	Sy Williams; by appointment; generalinfo@accountfin.com
	751 8214	Interior Decorator / Shopping Service	531 Main St	Ellen Levy
	702 0767	Internet Center	599 Main St	Irving Anderson, Mgr.
718	937 8796	Laundromat (Katherine's)	23-04 36 Av LIC	MTWTFs 7-10, Su 10-6
718	278 0056	Locksmith (Astoria Lock & Safe)	32-10 Broadway LIC	24-hour service
	759 9042	Massage Therapist / Reflexologist	531 Main St	Diana Brill; by appointment
	989 1919	Messenger Service (Need-It-Now)	153 W 27 / 10001	24/7; Barry Wolf; mention <i>The Main Street WIRE</i>
	759 2014	Nail Salon (Roosevelt Nails)	570 Main St	M-Sa 10-8; Cynthia Ahn
	319 0029	New York National Bank	619 Main St	MTWF 9-3, Th 1-7; ATM 24/7
	826 9055	Newspaper (<i>The Main Street WIRE</i>)	531 Main St #413	Dick Lutz; editor@MainStreetWIRE.com
	935 7534	Notary Public (Matthew Katz)		Call for appointment
	593 0750	Notary Public (Day Nursery)	4 River Rd	School days, 9-3
	371 9084	Personal Trainer, Tai Chi Instructor		Sharon Bermon; sbermon@earthlink.net
	755 7322	Personal Trainer		Robert Michels (also 917-782-0746); by appointment
917	935 7510	Piano Tuning & Repair	531 Main St	Marty Dinerstein; by appointment
917	517 8572	Real Estate Broker (Joyce Mincheff)		Coldwell Banker Hunt Kennedy; JoyceMincheff@cbhk.com
	935 0250	RI Racquet Club (tennis bubbles)	281 Main St	daily 7a-11p; skiphartman@aol.com; www.rirc.com; fax 752-1496
718	392 7444	TV Repair (Chris TV)	21-16 36 Av / LIC 11106	M-F 9-7, Sa 9-6
718	729 2309	United Collision (body work, A/C, diagnostics)	8-16 36 Av	917-882-0300; valentin_tonia@msn.com
	832 1390	UPS Store (copying, faxing, shipping, supplies)	1173A 2nd Av (61/62)	
	826 9055	WIRE, <i>The Main Street</i> (newspaper)	531 Main St #413	Dick Lutz; editor@MainStreetWIRE.com
	MERCHANTS			
	308 6630	Art Gallery (Gallery RIVAA)	529 Main St	Tad Sudol; tsudol@despont.com; www.rivaa.com
	702 0767	Boutique (We Are One)	599 Main St	M-S 10-8, Su by appointment; Irving Anderson
	752 5545	Florist (Cymelia)	568 Main St	M-F 11-8, S 11-7; Maria Stoica, mgr; Sandor Toh, owner
718	204 7230	Florist (Grand Av Floral Co)	30-08 36 St Astoria	M-F 9-8, Sa 9-7; serving Roosevelt Island
	319 6997	Hardware Store (General Store)	544 Main St	MTWT 11-9, F 11-10; Sa 10-10, Su 2-8
	838 5822	Liquor Store (Grog Shop)	605 Main St	MWThFSa 10:30-1:30, 4:30-8; Su 12-3; closed Tu; Archie Seale
	688 7928	Newsstand (Island Newsstand / card shop)	563 Main St	M-Sa 7-9, Su 7-7; Rakesh Patel
	644 4125	Pharmacy (Gristedes)	686 Main St	M-F 9-8:30, Sa 9-5:30, Su 9-2:30; John Guerra; fax 644-0381
	310 0111	Pharmacy (HealthSource)	235 E 57 St (2nd/3rd)	Free delivery to RI; also stores at 1302 2 nd Av (68 th); 120 E 34 (Lex/Park)
	688 7928	Stationery Store (Island Newsstand / card shop)	563 Main St	M-Sa 7-9, Su 7-7; Rakesh Patel
	486 8958	Thrift Shop	520 Main St	MTWFS 12-7, Th 12-9
	319 6997	Video Store (General Store)	544 Main St	MTWT 11-9, F 11-10, Sa 10-10. Su 2-8
	702 0767	We Are One Boutique	599 Main St	M-S 10-8, Su by appointment; Irving Anderson
GOVERNMENT & GOVERNMENT SERVICES				
	593 0040	AVAC system		
	788 9600	Bloomberg, Michael R (Mayor)	City Hall / 10007	http://nyc.gov/html/mail/html/mayor.html; fax 788-8123
	886 3800	Board of Elections, NYC	200 Varick St	http://www.vote.nyc.ny.us
	832 4558	Bus Garage (RI Red Bus service)	684 Main St (in Motorgate)	
	688 6262	Clinton, Hillary Rodham (US Senator)	780 3rd Av / 10017	http://clinton.senate.gov/contact/webform.cfm?subj=website fax 688-7444
	758 4340	Community Board 8	505 Park Av #620 / 10022	Elizabeth McKee, District Manager; David Liston, Chair; info@cb8.com
	480 6772	DHCR (NYS Div of Housing & Com'y Renewal)	25 Beaver St, 7th fl / 10004	Judith Calogero, Commissioner; jcalogero@dhcr.state.ny.us; fax 518-473-9462
	669 7250	Gotbaum, Betsy (NYC Public Advocate)	1 Centre St, 15 fl / 10007	www.pubadvocate.nyc.gov; fax 669-4091
	860 4906	Grannis, Alexander "Pete" (Assemblymember)	1672 1st Av / 10128	Tony Morenzi, Office Mgr; grannis@assembly.state.ny.us; fax 996-3046
	696 9307	Hevesi, Alan (State Comptroller)	271 Madsn Av, 18th fl / 10016	comptroller@osc.state.ny.us; Albany NY 12236; 518-474-4040
800	829 1040	Internal Revenue Svc (IRS)		
	535 5554	Lappin, Jessica (City Council Member)	336 E 73rd St #C	Jane Swanson, Chief of Staff, 646-220-1505; lappin@council.nyc.ny.us
	860 0606	Maloney, Carolyn B (US Representative)	1651 3rd Av #311 / 10128	fax 860-0704; Minna Elias, Ch of Staff; http://maloney.house.gov; Bryce Peyre
	308 6243	New York Public Library (RI branch)	524 Main St	Petra Kolokotronis; MW 12-8, Th 11-6, F 1-6, Sa 10-5, TuSu closed
518	474 7516	Pataki, George E (Governor)	State Capitol, Albany 12224	gov.pataki@chamber.state.ny.us
	330 5733	Post Office	694 Main St	MTWF 10-6, Th 10-7, Sa 9-4, Su closed; general info 800-275-8777
	832 4540	Roosevelt Island Operating Corp (RIOC)	591 Main St	Herbert E. Berman, Pres; HBerman@rioc.com; rioc.com; fax 832-4582
	486 4430	Schumer, Charles E (US Senator)	757 3rd Av #17-02 / 10017	schumer.senate.gov; fax 486-7661
	980 1888	Senior Center	546 Main St	Rema Townsend; fax 838-9791
	828 5829	Serrano, José M (State Senator)	157 E 104th St / 10029	serrano@senate.state.ny.us; fax 212-828-5829; Albany 518-455-2795
800	772 1213	Social Security		ssa.gov
	669 8300	Stringer, Scott (Manhattan Borough President)	1 Centre St, 19th fl S / 10007	bp@manhattanbp.org; Rosemond Pierre-Louis, Chief of Staff
800	225 5829	Taxation & Finance (NYState)		www.tax.state.ny.us; 800-CALL-TAX
	669 3500	Thompson, Wm C, Jr (NYC Comptroller)	1 Centre St #530 / 10007	www.comptroller.nyc.gov; fax 669-2707
	935 3645	Youth Program, RI (RIYP)	506 Main St	riyp506@hotmail.com

TRANSPORTATION			
877 338 2017	Access-a-Ride		http://www.mta.nyc.ny.us/nyct/paratran/guide.htm
800 872 7245	Amtrak		amtrak.com
718 626 8000	Car Service (Olympic)		Ask for your <i>Main Street WIRE</i> discount card
718 217 5477	Long Island RR (LIRR)		mta.nyc.ny.us/lirr
532 4900	Metro North		www.mta.info
832 4585	Motorgate (Central Parking)	686 Main St	Company main office 321-7500
718 330 1234	MTA subway and bus info	370 Jay St, Bklyn 11201	www.mta.info
718 330 3000	MTA management	130 Livingston, Bklyn 11201	Lawrence Reuter, president; fax 718-694-5500
564 8484	Port Authority Buses		
718 445 3100	Queens Surface Transit – Q102 bus	128-15 28th Av / 11354	http://www.qsbus.com/home.asp
800 221 9903	Traffic information (recording)		Port Authority: bridges, tunnels, tolls, EZ Pass, buses; www.paNYnj.info
832 4555	Tramway Information (recording)		

EDUCATIONAL			
224 0129	Bright Horizons Child Care & Early Ed	475 Main St	(for residents of 475 only) Jennifer Polatnick, Director
355 6969	Bright Horizons Child Care & Early Ed	888 Main St (Octagon)	(open to all residents) Cindy O'Neill, Manager; brighthorizons.com/octagon
223 5055	Child School / Legacy High School	587 Main St (Westview	Maari de Souza, dir; www.thechidschool.org; fax 223-5031
593 0750	Day Nursery Inc, RI	4 River Rd	Diana Carr; ridndlc@netscape.net; ridn.org
906 0015	Lilies Christian School	851 Main St	Elsie Obed; oeinlove@aol.com; fax 644-2293
646 752 3839	Island Kids	536 Main St	Nikki Leopold; leopolds5@aol.com
980 0294	PS/IS 217 Administration	645 Main St	Sherry Gregory (Principal); sgregor@nycboe.net
527 2505	PS/IS 217 Beacon Program	506 Main St	Hasan Wazani; fax 688-0048; 2nd tel 935-3645

RELIGIOUS			
832 6778	Catholic Parish of St Frances Cabrini	555 Main St	Fr Peter Miqueli; masses M 7p, TWT 10 (564 Main); Sa 5, Su 8:15, 11:15 (543 Main)
644 2291	Dayspring Church (formerly Redeemed Christian)	PO Box 151 / 10044	Pastor Olu Obed; services Su 10; admin@dayspringchurchny.org
486 5733	Jewish Congregation (RIJC)	548 Main St	Steve Marcus (531 Main #1602) / Ron Meltzer 753-0237; services vary; call
588 0532	Church of the Good Shepherd (Episcopal)	543 Main St	Rev Lewis Johnson, Vicar; services Su 10; lew@soul-care.org
223 3113	Quran Society of NY at RI	540 Main St	David Glenn

HOUSING COMPANIES			
746 1004	Cornell-Weill Housing	420 E 70 St	Kevin Rokowsky, Director of Housing; kpr2002@med.cornell.edu
718 875 8500	Hudson Companies	155 3rd St, Bklyn 11231-4822	David Kramer, President; fax 718-802-1109; kramer@hudsoninc.com
755 3012	Island House Mgt – RY Mgt Co.	545 Main St	Jennifer Jones; JJones@RYmanagement.com; Fax 212-360-1874
751 4499	Island House door station	555 Main St	
308 6464	Manhattan Park 2-4 River Rd door station	2-4 River Rd	
308 4477	Manhattan Park 10 River Rd door station	10 River Rd	
308 5656	Manhattan Park 20 River Rd door station	20 River Rd	
759 7710	Manhattan Park 30 River Rd door station	30 River Rd	
308 7373	Manhattan Park 40 River Rd door station	40 River Rd	
759 8660	Manhattan Park Community Relations	30 River Rd	
759 8660	Manhattan Park Management	30 River Rd	Sandra Holden; sholden@grcrealty.com; fax 759-8669
308 6472	Manhattan Park Pool		M-F 11:30-8, SS 10-8
639 3103	MSKCC Community Liaison (Sloan-Kettering)	1233 York Av	Sandra St Louis; juliens@mskcc.org
888 8692	Octagon Apartments	888 Main St	octagonnyc.com; James Bosley; leasing office, 646-435-0822; M-F 10-7, SS 10-6
421 5333	Related Companies	60 Columbus Circle	David Wine, President
838 4747	RI Housing Management Corp (RIHMC)	552 Main St	Doryne Isley; fax 826-0535
838 4747	RIHMC Community Relations	552 Main St	Carol da Silva; carol@icla.org; fax 826-0535
838 5595	RIHMC Svc Desk (Eastwood only)	552 Main St	M-F 7:30-5
206 2642	RIHMC After-Hours Service		Hours: Weekend/night/holiday emergency
751 5075	Rivercross door station	531 Main St	
308 7271	Rivercross Management Office	531 Main St	Mitchell Hammer; mhammer@rosenyc.com; fax 688-2894
223 7404	Southtown Bldg 1 (Mem'l Sloan-Kettering)	475 Main St	Jose Gomez, super, 212-223-7403
746 1001	Southtown Bldg 2 (Cornell-Weill)	465 Main St	Maureen Kelly, coord; fax 746-8876
751 3589	Westview door station	625 Main St	
755 3012	Westview Mgt – RY Mgt Co	1619 3rd Av / 10128	Jennifer Jones; JJones@RYmanagement.com; tax 212-360-1874
644 4165	Westview Pool and Health Club	625 Main St	MWF 6-9a, 4-9p; TT 3-10, SS 12-9 (7-9p adults only, all evenings)

Telephones are 212 area code except as otherwise shown.
This list is updated from time to time on *Website NYC10044* at http://nyc10044.com/contacts.html.
Those listed or wishing to be listed in future editions are asked to advise *The WIRE* of any changes; send them to editor@MainStreetWIRE.com.
These listings are believed to be current as of June, 2006. While effort has been made to insure accuracy, *The WIRE* assumes no responsibility for errors.

<i>The Main Street WIRE</i> offers many opportunities for volunteer service to the community... Here are two: Every <i>WIRE</i> Friday, a congenial group gets together to assemble the newspaper and advertising inserts and do the counts and packaging for the Island's buildings. Join us! Call Sherie Helstien at 212 935-7534 or Teri Sheridan at 212-319-7408 <i>The WIRE</i> also needs distribution help in most Island buildings. You can help keep the news flowing to your neighbors by joining the distribution team. Call Sherie Helstien at 212 935-7534 or Teri Sheridan at 212-319-7408	WIRE e-mail bulletins <i>keep you up-to-the-minute on important Island developments. To be added to the list, send your e-mail address in an AddMe message to editor@MainStreetWIRE.com.</i> <i>To submit a photo of an Island event to The WIRE, e-mail it to editor@MainStreetWIRE.com or leave it, addressed to The WIRE, at the concierge desk at 531 Main Street.</i> <i>The Main Street WIRE</i> publishes notices of Islanders' weddings, births, and deaths without charge. For obituaries and weddings, please submit a photo with appropriate text to editor@MainStreetWIRE.com or deliver the material to the concierge desk at 531 Main Street, addressed to <i>The WIRE</i>.	<i>The WIRE</i> constantly seeks Islanders' help in producing its fortnightly issues. There are openings for: News writers Feature writers Photographers Proofreaders Researchers Typists ...and more. To learn more, contact Dick Lutz at <i>The WIRE</i>: 212 826-9055 or e-mail editor@MainStreetWIRE.com
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Wi-Fi from page 1

the services. Where it is not provided as part of a blanket contract, NuVisions service can be purchased on an hourly basis. Current pricing is \$9.95, for example, for a measured ten hours that can be used in bits and pieces over an extended period of time, or month-by-month for unlimited access at \$29.95. Subscribers on the Island will be able to use NuVisions service anywhere it's offered, not just on the Island.

“We are competitive with TimeWarner and RCN,” Matarazzo told *The WIRE*. He points out that with powerline-based service, a customer can connect through any electrical socket in an apartment. A company press release says Telkonet is using equipment from Gigabeam Corporation, passing signals from building to building in Manhattan.

Matarazzo refused to provide information on which buildings, other than Octagon Apartments, it has contacted, saying that information is currently “confidential.”

Meantime, Hudson-Related is working toward provision of Wi-Fi service in Riverwalk Commons, the space over the subway tunnel between Southtown buildings 3 and 4.

**WIRE e-mail bulletins
keep you informed.
Send an AddMe message
to editor@MainStreetWIRE.com**

Commentary:

What Should We Expect From Ferry Service?

by Lillian Picchione

With subway crowding increasing and the Tram sidelined for months, ferry service seems like an appealing alternative. As the third Southtown building and the Octagon continue to fill, Islanders are getting a taste of what is to come if we fail to provide additional off-Island transportation. The fourth Southtown building is under construction, RIOC signed off on five new Southtown buildings last week, and RIOC recently envisioned additional residential construction in an RFIP (Request for Initial Proposals).

But will Islanders use alternatives like ferries and express buses in the numbers needed to compensate for the building boom? There is a risk that we may support ferry service for the same reason that suburban car commuters support public transit — not because we plan to use it, but because we hope it will relieve crowding and improve our own commute. Whether alternatives to the Tram and subway can provide enough transportation options to allow the system as a whole to cope with the increasing population depends on how many Roosevelt Island residents will actually use the alternatives.

There are some important disadvantages to ferry service, as compared to the subway. Because ferries are privately operated, they are not covered by MetroCard. Service is most helpful for passengers reaching destinations close to the water's edge, such as the East Side hospitals or Wall Street. Ticket costs increase with the length of the trip. In contrast, the subway allows residents fast transportation to the center of Manhattan, as well as a huge range of destinations via free transfers to the subway and bus, all for \$2.00 (or less, with MetroCard bonuses and frequent-user options). While much of New York City Transit's operat-

ing costs are underwritten by the government, it is the ticket cost that commuters see.

Frequency and timing of service also affects rider decisions. At a cost of \$700 per boat per hour, privately operated ferries can't run as frequently as tax-subsidized services like the Tram or subway.

Reliability is a factor, too. The effects of reliability, frequency, cost, and convenience are currently playing out in a real-life example – Red Bus service to Manhattan. Less frequent (half-hourly), more expensive (a flat \$2 with no MetroCard transfer), and longer (30 minutes instead of 7), it's a stopgap at best and would be no competition for the Tram except in a community of acrophobics. An analytical look at ridership numbers might contribute to an understanding of what it would take to shift a significant number of transit users to ferries.

Even with questions outstanding, there are many reasons to have ferry service. There's the charm factor, of course. In purely practical terms, though, having more travel choices is valuable. Many Islanders remember that summer day when, simultaneously, the Tram was under repair, the subway went down, and the lift bridge got stuck. A network of ferry services will strengthen the City in an emergency.

Ferries will certainly pull some of us from the subway and Tram, especially those less sensitive to price, travel time, and a more restricted choice of destinations. Overcrowded Tram cabins and subway cars may push some of us to ferry service. But we should not pretend that we are certain it can adequately address the rush-hour impact of 1,800 new apartments coming on line between now and 2014.

Southtown from page 1

Mannix, who serves on the real-estate committee, added, “What we tried to do in the real-estate committee is establish a protocol for real-estate negotiations that would flow across all the assets... to do everything we can do mitigate us making a bad deal – having outside consultants like Paul, professional negotiators, and then having fairness opinions – all of which are industry standards. I think we’ve put in place a protocol that should, at least, mitigate, if not eliminate, any future risk to the corporation, assuming the protocol is followed by successors to our committee and our Board members, that will shut down the notion that we are selling land at discount prices.”

Affordable Rentals

Resident Board member Patrick Stewart asked Mas to explain the “affordable” housing in the deal. Mas said that a quarter of the affordable housing (10% of the total housing) will be at 80% of Area Median Income (AMI), and the remainder (30% of the total housing) at 148% of AMI.” He explained, “For a family of three, 80% of AMI is just over \$50,000 [income], and based on 30% of income toward rent, that equates to

a rent of about \$18.50 a [square] foot [per year]. The other, at 148%, would be at about \$34 per square foot.”

These numbers mean that (for example) an 825-square-foot two-bedroom affordable apartment will rent to a qualifying tenant family at 825 x \$18.50, or \$15,263 per year (\$1272/month). Under the terms of the deal, there will be 116 apartments of various sizes in this category. Another 348 apartments will rent at \$34 per square foot. For an 825-square-foot two-bedroom apartment, a family qualifying in this income tier would pay \$28,050 per year (\$2338/month).

Trust Fund

Of the \$110 million in land lease costs, Hudson-Related is to pay RIOC some \$54 million in a series of trust funds that Beck called “very creative.” The trusts will be self-liquidating, providing an annual ground-rent income stream to RIOC through the 2068 expiration of the lease under which New York State is developing Roosevelt Island, which is owned by New York City.

(In the past, RIOCC had received prepayments on some property development, using the funds for immediate needs rather than

setting them aside to produce an annual income stream.)

Schedule

Buildings 5-9 are to be completed by 2012. On the schedule envisioned in the deal approved May 18, this would mean RIOCC could expect income of about \$10 million a year by 2014.

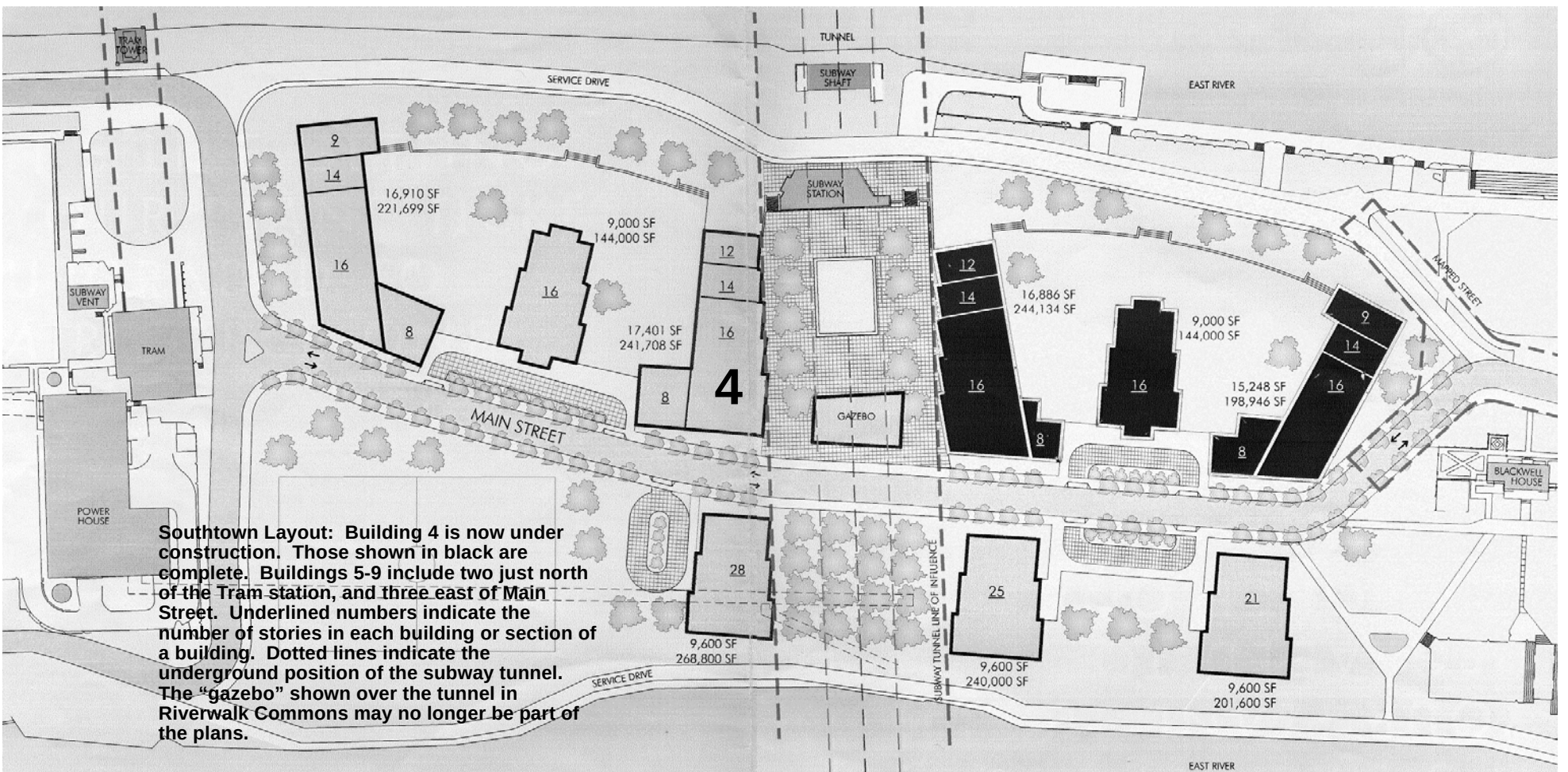
Kraut responded to that: "I suppose I'm supposed to be impressed with that number. The reason I'm not is that, until ten years ago, the State was giving us \$6 million [subsidy] a year, so that \$10 million is less than we were getting from the State ten years ago. When [the Governor] Mario Cuomo appointed me to this Board twelve years ago yesterday [May 16, 1994], we were getting a lot of money from the State and [under Governor George Pataki] that money just went away, and I've been in a 12-year fight trying to figure out how we're going to replace it."

Kraut added, "People have been asking when we are going to stop building, and it's not a rhetorical question. The answer is, when we have a comparable amount of money to what we had before, and I'm hoping this will just about do it."

Mas described the income stream. "In 2007 [this deal] should bring in \$3.3 million. You'll have two [buildings built] in 2007, and then one every year thereafter with, perhaps, some slippage based on market conditions, because you don't want to flood the market. Basically, you'll get up pretty fast to the \$8-9 million range, stay stable for about six years, and then you're going to start hitting the \$10 million and then the \$14 million range."

Other Points

- RIOC plans to establish a new Island-wide income-reporting process for affordable rentals.
- David Kramer of the Hudson Companies reported that the first two buildings of Southtown are 70% to 80% occupied by tenants who meet the qualifications for affordable housing, subsidized by either Cornell-Weill or Memorial Sloan-Kettering, thereby satisfying or nearly satisfying the developers' obligation for affordable housing in the first four Southtown buildings.
- The developers have put forward a 14-point "green-building" program, Mas reported.



Island’s First CERT Group Graduates



No, it's *not, not*, two mints in one. It's the Island's new **Community Emergency Response Team**, pictured Thursday night at SportsPark as they completed eleven weeks of Thursday night training sessions designed to make them ready to be our first line of defense in the event of a disaster or routine emergency. They won't be running a M*A*S*H unit – just read to help when needed. ***Congratulations!***

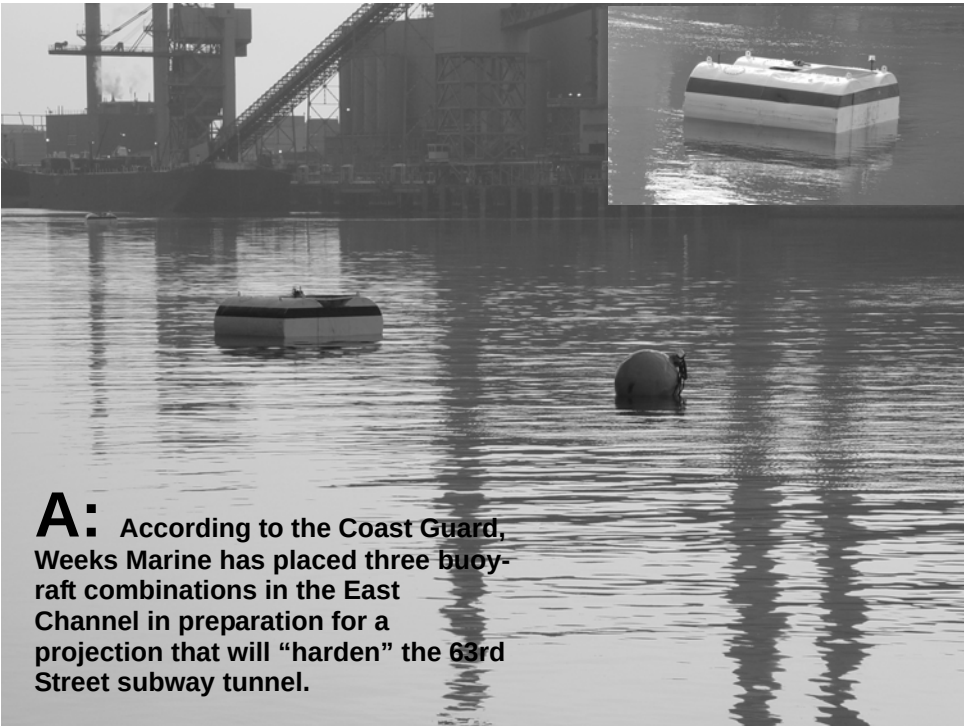
Again, Graffiti Vandalism. \$500 Reward.



A vandal has defaced stonework along the promenade between Meditation Steps and the subway station. *The WIRE* is offering a **\$500 reward** for information leading to the apprehension, arrest, and conviction of the perpetrator. Want to fatten the incentive for somebody to turn this guy in? Pledges to the reward fund are welcome (send no money at this time). Details: Call *The WIRE* at **212-826-9055**.



Q: What are those things?



A: According to the Coast Guard, Weeks Marine has placed three buoy-raft combinations in the East Channel in preparation for a projection that will “harden” the 63rd Street subway tunnel.

Letters from page 1

driver explained that the “Bus Advisory” is incorrect and that in the evening the non-rush hour schedule from Manhattan is at 10:00 and 11:00 p.m.

- On Sunday, May 28, leaving from the Island there was no bus at 8:00 p.m. The driver explained that the “Bus Advisory” is incorrect and that, on the weekend, the bus leaves from the Island on the half-hour.
- Today, May 31, leaving from Manhattan in the rush hour, there was no bus at 9:00 p.m. I called the hotline number. It plays a misleading recorded message stating that the rush-hour service is between “3:30-9:00 p.m.” The bus finally arrived at 9:18 p.m. and the driver explained again that the “Bus Advisory” is incorrect and, in fact, the bus leaves from Manhattan at 9:30 and 10:30.

I ask for the following corrective actions:

- Issue a detailed time schedule for Roosevelt Island and Manhattan for both

weekdays and weekends. This schedule should also include a phone number of the bus depot at Roosevelt Island, and for Public Safety, so passengers can call these numbers to find what is the reason for the “change” in schedule.

- Post the detailed schedule with the emergency phone numbers on the bus stop signs at the Island and in Manhattan.
- Post the detailed schedule with the emergency phone numbers in the surface buses, on RIOC’s web site and publish it in *The WIRE*.
- The bus drivers are public servants. They should have a name tag or ID number on their uniforms. This would enable the passengers to better monitor the drivers’ performance.

Thank you very much for your attention to these matters.

Nurit Kalderon

Renanim

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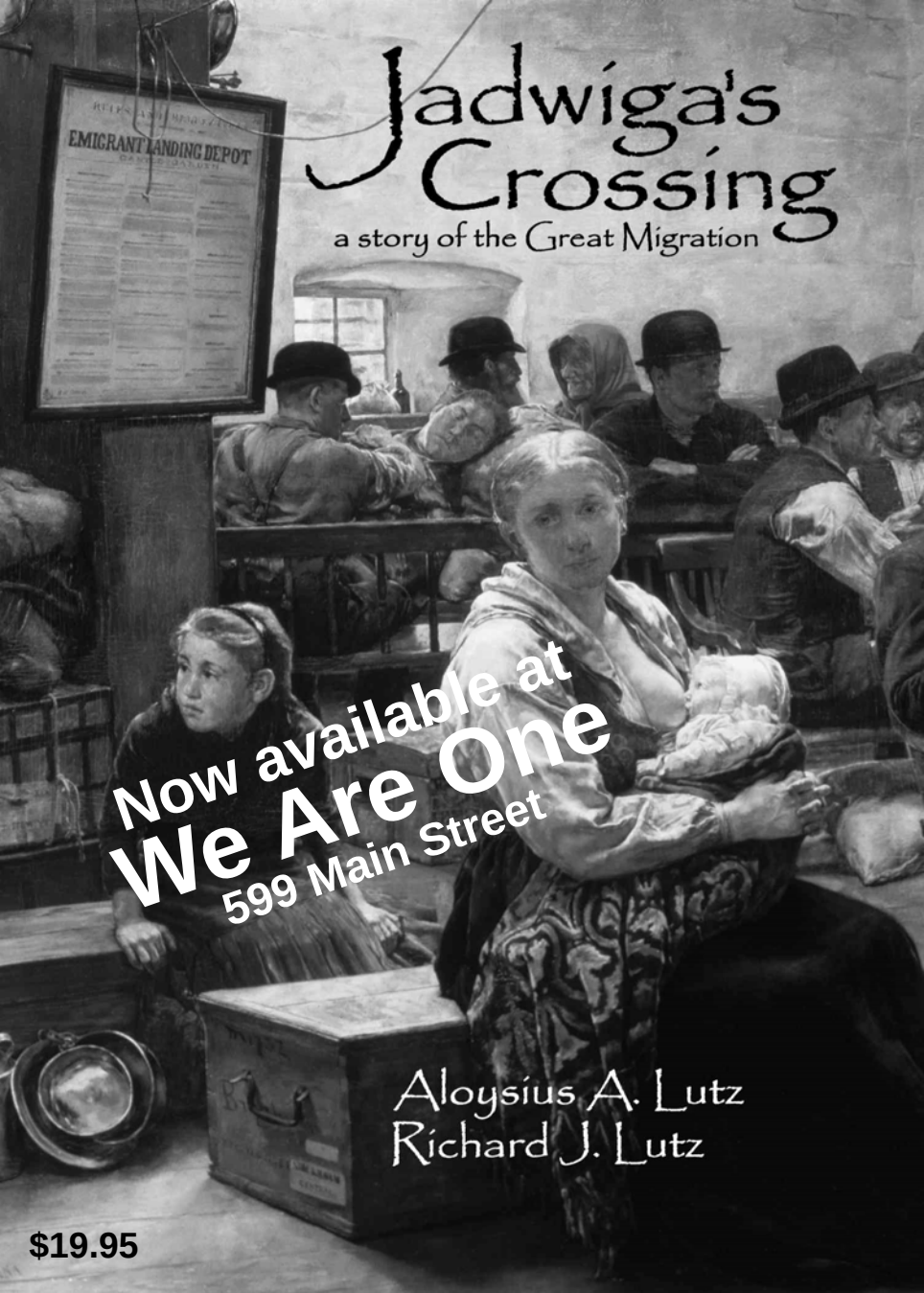


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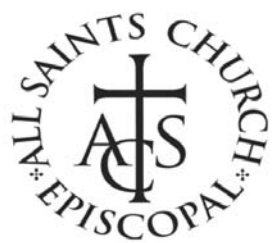
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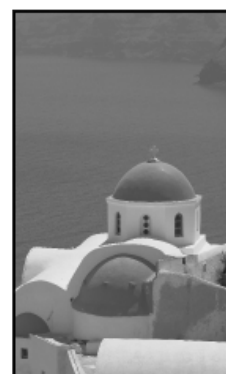
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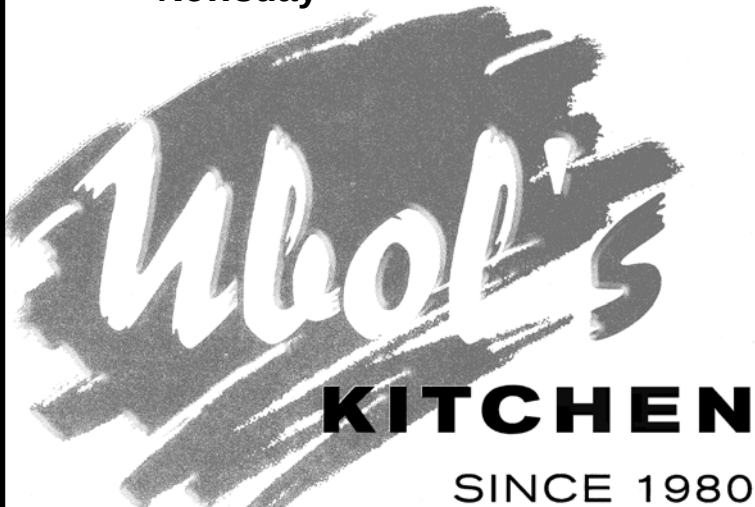
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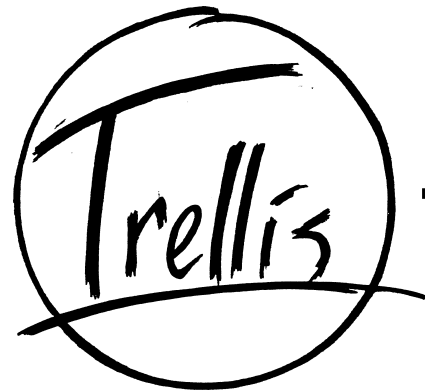


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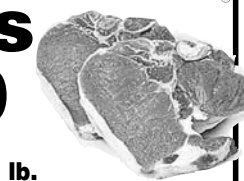
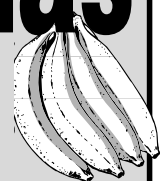
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