

West 104th Street

JUNE 2021

BLOCK ASSOCIATION NEWSLETTER

The Good Neighbor

In her 27 years on the BA board, Nancy Lian helped build West 104th Street into a community.

For 55 years, Nancy Lian has lived at 320 West 104th Street. Her two daughters grew up here. She and her husband Edvin have watched the Hudson in all seasons through their 15th floor windows. The block is both home and hobby. Lian has served on the board of the West 104th Street Block Association since 1994. For many years, she was vice president and secretary. She also edited the block newsletter, a favorite task, and started the 50/50 raffle, now a highlight of the Yard Sale. Her famous lemon poppy seed cupcakes are sellouts each year at the event's bake table.



Lian with a commemorative issue of The Sentinel.

Lian's contributions to the block started many years before her tenure on the board. As a young mother, she helped organize a baby sitting co-op with Carol Goodfriend, another mother who recently had launched the block association. Lian also helped run a food co-op that went weekly to Hunt's Point Market to pick up fresh vegetables and fruit for members. These efforts brought neighbors together and fostered a sense of community that continues to set the block apart.

Lian's work on the block newsletter continued her contributions to building a close-knit feeling on the block. She started the "Know Your Neighbor" column, which interviewed block residents from composers to buildings supers to architects. Her interest in local news started early. She spent her grade school years in Elmira, Ontario, before her family moved to New Haven. There she became the news editor on the high school paper, The Sentinel, and wrote a weekly column for the New Haven Register. After graduating from Carleton College, she lived abroad for two years in Japan teaching English. When she returned to the U.S., she moved to New York, where she met her husband Edvin; they married in 1961. She got a job at the Modern Language Association, and worked from home

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It's Back: The Yard Sale Returns!

Block event is planned for Sept. 25

Block residents should mark their calendars for the return of the West 104th Street Block Association's annual Yard Sale this September. The event was cancelled last year due to pandemic restrictions on outdoor gatherings.

The Block Association plans to hold the Yard Sale on Saturday, September 25. The Street Activity Permit Office is currently accepting applications

for outdoor events attended by 500 people and has lifted many Covid restrictions. However, the Block Association will follow all New York City directives regarding public events, and should conditions change, will postpone or cancel the event.

The Block Association will review its planning for the Yard Sale and will make any adjustments necessary to ensure attendees' health and safety during the event. The Block Association will offer spaces for rental, but may reduce the number available. The Silent Auction and 50/50 raffle will return, as will other Block Association tables. However, we are reviewing our protocols, and may change how we set them up.

Please keep an eye out for future announcements about the Yard Sale in Block Bytes, on flyers and the newsletter. We look forward to celebrating our wonderful block together in September.



Browsing the wares; pre-Covid masks



The Block Association Wants You!

The Block Association is looking for volunteers to help out with the Yard Sale and other block activities. We welcome your ideas and input. Please contact Hanna Rubin (Hanna.Rubin@verizon.net) to help with the Yard Sale or Steve Zirinsky (szirinsky@cs.com) to help with the block.

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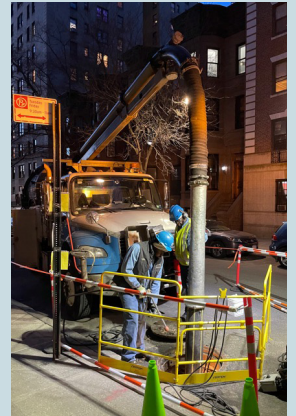
WEST 104 BLOCK ASSN FINANCIAL REPORT

APRIL 2021

OPENING BALANCE	\$36,237.38
Income	3,660.00
Dues	2410.00
Other	1250.00
EXPENSES	4192.00
Beautification	4165.56
PayPal Fee	27.32
CLOSING BALANCE	\$35,312.06

Stray Voltage Fixed

Stray voltage is caused by electric wires that are not grounded properly, or from corroded electric cables whose insulation is no longer working as it should. It can result in electric shock if a person or a dog steps on a metal plate or other conductor that has picked up the voltage. Con Ed routinely sends a truck down every street in the city several times a year looking for stray voltage. The truck went up 104 Street most recently on April 5 and left a series of lime colored cones at the manhole and at metal grates near 314 West 104 Street. The next night Con Ed returned equipped with a high pressure water supply and a very noisy suction pump that went to work at the manhole. This is a vault that measures 4 x 6 x 6 and was apparently three quarters filled with dirt. After excavating, cleaning and testing, the problem appears resolved.



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We fully support Fair Housing, both in the spirit and the letter of the law.

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Nancy Lian (ex officio)	320 RSD	212.316.6112

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The Good Neighbor

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when her children were little. In 1966, The family moved to 320 West 104th Street. The rest, as they say, is history.

Lian will step back to an ex officio role on the board this month. As she looks back and ahead, Lian shared some of her West 104th Street memories.

When you moved to the block, what was the neighborhood like? The difficulties of the neighborhood didn't have a great impact on my family. Going to the park was always a wonderful part of being here. My children went to pre-school at Riverside Church. I can remember that we basically stayed west of Broadway back then. East of Broadway was not so safe.

How did the baby-sitting cooperative work? All the parents got chits worth an hour each. You got paid for sitting in chits from others—it was superb. It didn't cost anything, and you got to know other parents and their children.

How about the food coop? It was 12 families. We rotated roles--someone drove to Hunts Point Market at 4 am to pick up the food, someone received the food and divided it up according to the orders that had been received, and if there were any leftovers, they were offered to people in the buildings who weren't in the coop.

The New Yorker did a story on the coop in 1973. But then the mothers started going back to work and the kids got older. Both of these efforts passed into history.



Lian with her husband Edwin

Why did you become involved with the block association? Before 1994 my job involved a lot of travel. I was executive vice president at the Society of Incentive Travel Executives. One year I traveled 100 days. Then in 1994 I went to Instinet, which was a trading company for institutions, and I had time to help out on the block.

What was your favorite part of working on the newsletter? It was getting to know so many people on the block through interviewing them for the Know Your Neighbor series. And I was proud that I did the entire newsletter in Word. We put out 60 issues between 2006 and 2016.


What have been some other Block Association highlights? Of course the Yard Sale. It's such a joyful, uplifting event. It's successful because so many help to make it so—it far surpasses any other event in the neighborhood.

What is the secret of your famous lemon poppyseed cupcakes? The secret will remain with me. I got the recipe from a friend and they turned out so popular I've kept making them. Normally I give out recipes gladly, but this one I will keep to myself until such time as I can't make them for the Yard Sale anymore.

It's not perhaps so frequent, at least in New York, that your children can come home to the same place they've always called home. But mine can. And we're not planning on going anywhere—we're not leaving West 104th Street.

A New Look for Summer

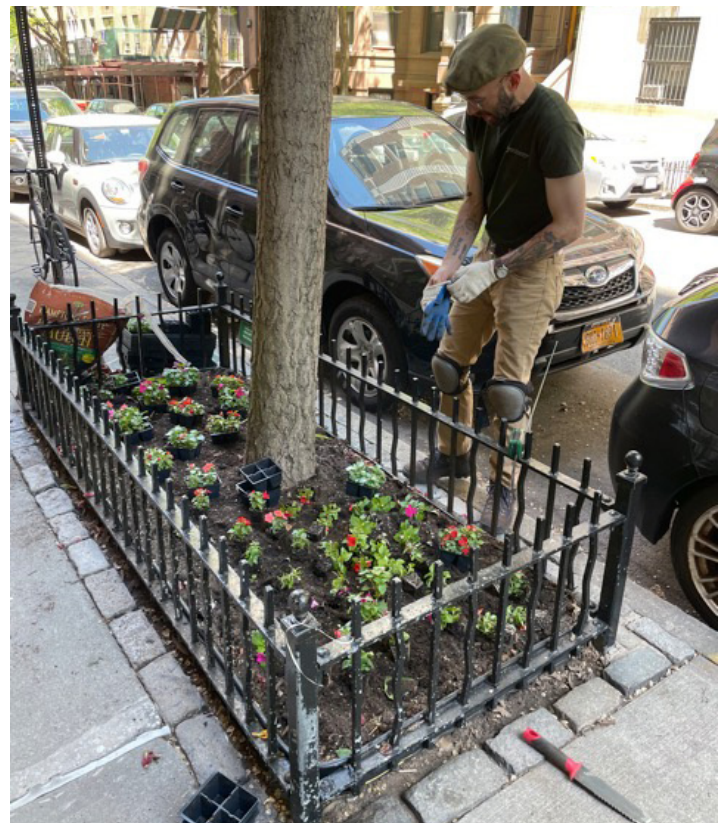
On May 15, the Block Association's Planting Committee—Mary Jo Gennaro, Lynn Max and Larry Stern—turned out to coordinate the block's annual summer planting. The Block Association partners with Urban Explorations, a gardening firm, to refresh and plant the tree gardens each spring. In previous years, the Block Association has planted begonias but this year chose Beacon impatiens.. These bright and hardy blooms are highly resistant to a fungus that can affect impatiens. Some 660 plants were placed in various bright colors randomly in the block's 19 tree beds. Urban Explorations also added mulch and compost to each bed.



W.
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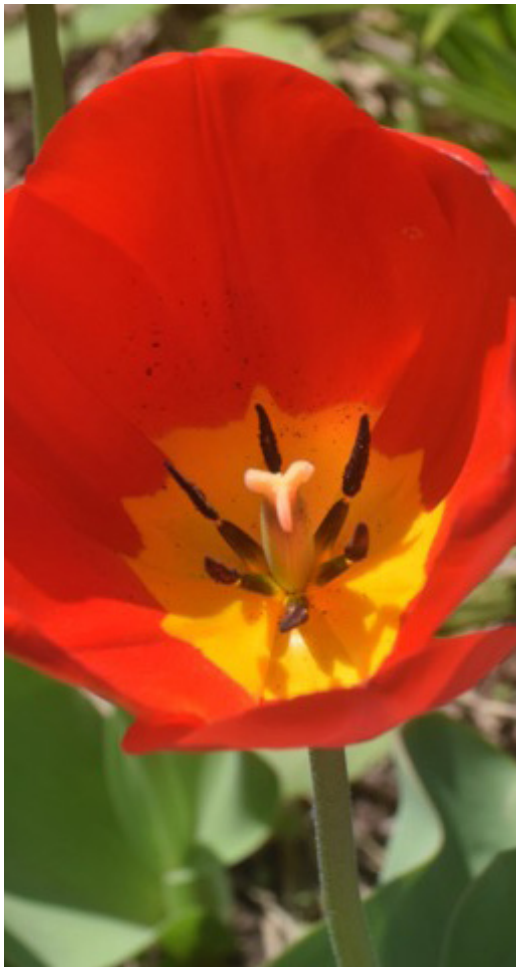


Blossom By Blossom

When spring finally arrived, Riverside Park had birds, blooms and skateboards galore.

Photos by Stephen Helman and Larry Stern





COMMONLY REQUESTED COMPOUNDING IDEAS

- Boric Acid Suppositories
- Hydrocortisone Suppositories
- Ibuprofen Suppositories 100mg / 200mg
- Progesterone Suppositories
- Hyaluronic Suppositories for vaginal dryness
- Hormone Creams for men and women
- Pain Creams
- Nipple Ointment for breastfeeding
- Hydroquinone 6% Fading Cream
- T3 - T4 Thyroid Hormone Capsules
- Nitroglycerin .2% Ointment for Anal Fissure
- Nifedipine 2% Ointment
- Diltiazem 2% Ointment

***Topical Creams (in Lipoderm Base) for nausea, vomiting, pain, fever for adults and children
We can formulate or reduce dosages on commercially available tablets or capsules.
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Zoning Alert Will "Spot" Zoning Put More Towers on Broadway?

By Lynn Bender Max

Fifteen years ago our community mobilized and began a campaign to stop irresponsible development. The impetus was the development of the two Extell towers on Broadway between 99th and 100th Streets. As everyone quickly learned, Extell had purchased "air rights" from adjacent brownstones and from St. Michael's Church and used those rights to build tall towers for luxury housing. The zoning that was in place at the time allowed this to happen.

In order to save our historic buildings, to protect low rise buildings containing affordable housing and to preserve our Upper West Side community, local organizations fought for contextual zoning, zoning that would be harmonious with the streetscapes that we know and love. And, after two and half years of hard work, the community was successful! The neighborhood between 96th Street and 110th Street was downzoned. Now, the side streets can only be built to 75 feet, removing the profit motivation from demolishing low rise buildings, and the height limit on Broadway is about 15 stories, similar to many existing buildings.

Our neighbors north of 110th Street in Morningside Heights face the same problem that our neighborhood had fifteen years ago. Already there are two towers, one 35 stories and the other 42 stories, being built because Union Theological and Jewish Theological sold their air rights. Those towers will contain all luxury apartments. The Morningside Heights Community Council has been working with the City Council Land Use staff to develop a rezoning plan.

This is the newly released the Morningside Heights Planning Study, which mainly covers the area north of 110th St., part of Community Board 9. However, the plan includes two areas south of 110th Street. These are both sides of Broadway between 109th and 110th, including the SE corner of 109th St. The plan tags these sites as ones which could be "upzoned" to allow buildings of 23-24 stories, eight to nine stories higher than our current zoning allows and out of context with the neighborhood streetscape. These two sites are located within Community Board 7. This is important because if this zoning plan goes forward, it needs the approval of Board 7, our neighborhood board.

Broadway between 109th and 110th Streets could be "upzoned" to build 24-story towers.

If the "upzoning" is approved, it will trigger "Mandatory Inclusionary Housing" requiring the developer to create some number of affordable housing units either on the site or at a distance away. However, it is unlikely that the affordable housing units would be created on those sites. The sites likely would be developed for luxury units of housing.

One large area of concern is the application of "spot zoning," such as that proposed in the planning study. The City can come in, as might happen on 109-110 Streets, and impose spot zoning to allow for the construction of a non-contextual luxury building, overriding the current zoning and the years of work by the community to develop a comprehensive zoning plan. Spot zoning is a very bad idea.

On May 19th, the developers of the Morningside Heights Planning Study presented their report to the Land Use Committee of Community Board 7. This was not an official application to change the zoning through the City process of ULURP (Uniform Land Use Review Procedure), which requires approval of the Community Board, the Borough President and the City Council to enact a zoning change. However, it is their intention to proceed with an Environmental Assessment and then to begin the official process. Many Community Board 7 Land Use Committee members and the public had serious concerns about changing the carefully crafted zoning which our community worked so hard to achieve. It was pointed out numerous times that no one from the community South of 110th Street had been included in the development of the Planning Study, despite the impact two or more 23-24 story towers would have on our community.

People who want to share their opinions of this potential upzoning in our neighborhood should write to Community Board 7:

- Steven Brown,**
Chairperson of Community Board 7, brownchaircb7@yahoo.com
- Richard Asche,**
Co-Chair Land Use Committee, richardasche@lagnyc.com
- Jeannette Rausch,**
Co-Chair Land Use Committee, jeannetterausch@gmail.com

Urban High Flyers

By Peter Littlewood

Red-tailed Hawks are constant visitors to Riverside Park. While there used to be a pair that nested near Grant's Tomb, most of the hawks you see now in the park are probably nesting in other parts of the city. The closest known nests are at St. John the Divine and Central Park at 103rd but there are at least a dozen known nests in Manhattan.

Hawks can be seen flying above or through the trees, or perched on larger horizontal branches or on the top of dead tree trunks. If you're lucky you can see them swooping after squirrels and other rodents,



their most common source of food. If you see a hawk hunched over with its wings out looking like it is trying to hide something, that is probably what it is doing. This behavior is called mantling, where the hawk is trying to conceal a recent kill from would-be thieves.

If you hear a lot of birds making a racket, it's a good bet that they are trying to mob a hawk in order to get it to move on (sometimes squirrels get in on the action as well). Blue Jays usually lead the chorus, but you can see Crows, Red-bellied Woodpeckers, and plenty of others join in. Really bold birds will actually chase after hawks and may even peck at them mid-flight.

BLOOMINGDALE AGING IN PLACE (BaiP) Bloominplace.org
 BAiP is an intergenerational volunteer network of neighbors working to help older residents to continue living at home safely and comfortably. BAiP sponsors social and cultural activities, provides educational tools, and a helping hand for those in need through its Neighbor-to-Neighbor (N2N) program. The latter takes the form of providing help going places, running errands, light shopping, accompaniment at home or outdoors, and information. If you want to contact N2N for this kind of assistance, or to talk about volunteering, e-mail: N2N@bloominplace.org, or call: 212.842.8831 to leave a message with your contact information. Either way, a BAiP member will respond promptly.

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MEDICARE PLANS. I am a BAiP member and licensed independent agent with the AARP/United Health Care Medicare plans. I am happy to help you understand Medicare and Medicare plan options (no cost). Please feel free to contact me at (cell) 914-419-5499 or (email) susanmschorphd@gmail.com.

QUICKBOOKS CONSULTANT/PROFESSIONAL ORGANIZER

Accounting, business and personal finances, home and file organization. Contact Ellen Curtis at 212.749.2398, 607.829.5631, or EC4QBooks@aol.com.

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Publicize your neighborhood service (babysitting, dog walking, apartment cleaning, etc.) free in the newsletter and on our web site for one year, renewable. To submit an ad mail/deliver this information to Jon Smith, 320 RSD or send to 104thstreetba@gmail.com

For our records:

Your name and mailing address

For publication: Your name, contact method

(phone or email address), description of your service

The block association board meets once a month (now via Zoom). We enjoy having residents attend the meetings. Please let us know if you would like to attend one and we will send you an invitation. steve@zirinskyarch.com

Contribute to the Newsletter

Interested in writing or photographing for the West 104th Street Block Association newsletter? Have suggestions about what to cover in the neighborhood? Want to share block news, suggest a profile, send a photo? Please send an email to Hanna.Rubin@verizon.net. Your ideas are welcome.

Check Your Junk Folder

Did you sign up for Block Bytes but have not received it lately? Check your junk folder. It may end up there unless you add the email to your permissions list.

2021 2nd Quarter Dues:

Please allocate my contribution to:

Security Beautification Social Newsletter Board Decision (Suggested amt: \$40/quarter or \$160/year)

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Address _____ Apt. No. _____

E-mail Address _____ Phone _____

(For internal use only. The Block Assn. will not sell, exchange, or lend your e-mail address to any outside parties.)

Suggestions for the block: _____

Make checks payable to West 104th Street Block Association Inc.

Please send to our treasurer: Barbara Boynton: 905 WEA, #71, NY, NY 10025 or leave with one of the following:

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A. Grannis: 895 West End Ave.	H. Rubin: 315 RSD, Apt. 17C