

NYC Plaza Program // 2017

Application for Proposing Organization

Please read through the Plaza Program Application Guidelines before completing the application.

ORGANIZATIONAL INFORMATION	
Name of Proposing Organization:	"Friends of James Cagney Place" (E. 91st St. bet. 2&3 Ave)
EIN/Date of Incorporation:	EIN: 81-4477073 Date: Nov. 18, 2016
Type of Organization:	LLC
Address:	1619 Third Avenue
	City: New York
	State: NY Zip: 10128
Phone Number:	212-534-7771
Fax Number:	212-534-6140
Website:	www.rymanagment.com
Executive Director/Paid Staff Head:	Robert Vaccarello
Contact Person and Title:	Diana Bosnjak, Vice President
Contact's Address:	1619 Third Avenue
	City: New York
	State: NY Zip: 10128
Contact's Telephone:	212-534-7771 ext. 136
Contact's E-mail:	dbosnjak.rymanagement.co.

AREA SERVED BY ORGANIZATION	
Borough:	Manhattan
Community Board(s):	8M
Neighborhood(s):	Yorkville
NYC City Council Member(s) and District #(s):	Benjamin Kallos (5)

Briefly describe the area served by the organization, highlighting commercial and residential uses, current conditions, activities and trends.

Since 1968, The DeMatteis Corporation and R-Y Management Company, a wholly owned subsidiary of DeMatteis has owned, maintained and operated E. 91st St as a landscaped Pedestrian Plaza on the former urban renewals land. Occupying 3/4ths of the land are three high-rise towers. The 4th quarter of the two-block area is occupied by a New York City Park, Ruppert Park. The land in question was designated urban renewal and acquired by the city in 1966.

A total of 1,836 apartments were developed with assistance from the city, state Mitchell-Lama program along with federal subsidies for tenants with middle, moderate or low incomes and for the elderly. The tower, Knickerbocker Plaza located at the NW corner of E. 91st St. and Second Avenue had 70% of the 578 units for individuals or couples over 62 years old. The remaining 30% were for non-elderly, low-income families.

EXISTING ORGANIZATIONAL CAPACITY

Please provide the following information on your staff:

How many members are on your full staff? 0 Number of Full-Time: 0 Part-time: 2

Below, indicate the number of people on your staff principally dedicated to the following:

Economic Development: Workforce Development: Social Services:

Urban Planning: Environmental: Art/Cultural: Other:

*Please attach a list of names and titles of the employees working in community development; include the duration (months/years) that each has been employed with the organization.

Please provide the following information about your Board of Directors or similar governing members:

How many members are on your full board? 4

How often does your full board meet? Monthly: ☐ Quarterly: ☒ Annually: ☐ Other:

Does your board have an active committee structure? Yes ☐ No ☒

*Please attach a list of names and titles of Board Members or similar governing members to your application; include the date (month/year) that each member began serving with the organization.

**Friends Of James Cagney Place, LLC
1619 Third Avenue
New York, NY 10128**

**Tel. 212-534-7771
Fax 212-534-6140**

Board of Directors:

As of June 2017

Robert Vaccarello
Managing Member*

Joel Burris
Managing Member*

Diana Bosnjak
Member*

Rita Popper
Member*

*Appointed November 18, 2016

Briefly describe the mission, history, and principal activities of your organization. If the organization has had experience in some type of public space management, please explain:

The applicant, which represents a group of builders, property owners and condominium owners who together own or manage the adjoining properties along the present closed street, are responsible for numerous residential properties in the NY metro area. As such, the applicant's supporters have decades of experience constructing and maintaining residential and commercial properties.

With respect to the existing space to which this application relates, these supporting entities built and maintained the pedestrian mall on E. 91st Street between Second and Third Avenue for the past 40 years, as an integral part of the design for the two-block complex that encompasses Ruppert and Yorkville Towers and Knickerbocker Plaza, as well as Ruppert Park.

One example of a successful economic development or community planning initiative undertaken by your organization: Design, construction and maintenance of this closed 91st plaza for over 40 years

Please describe the goal, approach taken, and the results of the completed initiative.

Goal:

Architects Davis Brody, whose other, Waterside project followed two years later, designed the pedestrian mall to knit together the "immense and overwhelming" density of the three towers into a single welcoming community (AIA Guide to NY).

Approach taken:

Although documentation on city filings establishing the closure are apparently lost (DCP and DOT have been unable to find them), the city clearly approved the closure as part of the Large Scale Residential Development Plan within the Ruppert Brewery Urban Renewal Area. The street was repaved with "z-bricks," lined with benches and enhanced lighting and planted areas. Bollards and swing gates were emplaced at each end to allow for emergency access by FDNY and others. Maintenance, cleaning, sidewalk and street bed repairs, snow removal, lighting maintenance etc. are provided by the sponsoring complex buildings.

Results/Accomplishments:

What would otherwise have been an undistinguished grouping of large towers instead has become a small community, a classic tower-in-a-park grouping, that draws neighbors, particularly older Yorkville residents and those with disabilities for whom the nearest parks, Carl Schurz or Central Park, are just too far to walk. For 40 years, the closed mall and adjoining Ruppert Park, which was designed in concert with the towers and mall, have been a respite and a neighborhood gathering; a safe zone for children, dog walkers and residents.

What are the most pressing internal needs that your organization is currently addressing?

☐ Staffing ☐ Funding ☐ Board Participation ☐ Management ☒ Other

Please explain:

The applicant has maintained and operated E. 91st Street successfully for the past 4 decades. Maintaining the street included the purchase, installation and maintenance of street furniture including curbside benches, garbage cans and daily garbage pick-up and Security patrols conducted 24/7, 365 days a year. In order to comply with DOT's guidelines, 4-6 community based organized activities will be conducted on an annual basis.

Please provide information on the budget of your organization:

What was the operating budget for FY16? \$ 115,500

What percent of the FY16 budget was dedicated to: programmatic services/costs? 90 %
 administrative costs? 10 %
 (These should add to 100%)

What percent of the FY16 budget was for community/economic development? 50 %
 (Include economic development staff salaries, materials and programmatic costs.)

What is the projected operating budget for FY17? \$ 117,500

What percent of the FY16 budget is dedicated to: programmatic services/costs? 90 %
 administrative costs? 10 %
 (These should add to 100%)

What percent of the FY16 budget is for planning/economic development? 50 %
 (Include economic development staff salaries, materials and programmatic costs.)

	FY 16 Actual		FY 17 Projected		FY 18 Projected	
Governmental Support		%		%		%
Non-governmental Support	100	%	100	%	100 (see	%
Earned Income		%		%		%
Other		%		%		%
Total	100	%	100	%	100	%

For "Other," please specify:

(see attached June 22, 2017, letter, R-Y Management to Emily Weidenhof, describing maintenance for 2017-18 period.)



RY Management

June 22, 2017

Ms. Emily Weidenhof
NYC Plaza Program Director
Division of Traffic & Planning
55 Water Street – 5th Floor
New York, NY 10041

Sent via USPS and email.

Dear Ms. Weidenhof:

The purpose of this letter is to outline the approximate cost for the annual maintenance for James Cagney Place a.k.a. East 91st Street between 2nd and 3rd Avenues.

RY Management has been involved in the maintenance of this street that has been closed to vehicular traffic for over the past 40-years. The Ruppert Yorkville Towers Condominium and Knickerbocker Plaza have been the source of funding for “Friends of James Cagney Place LLC” and will continue to support the maintenance of James Cagney Place Pedestrian Plaza in perpetuity.

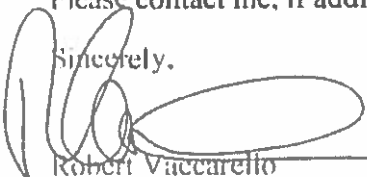
The 2017 projected operating budget for the annual maintenance of the “Plaza” is estimated at \$115,500. 90% is for services and costs. 10% is for administrative costs. 50% of the FY17 budget is for planning/community/economic development.

The maintenance services include the following:

1. Clean and maintain sidewalks on a daily basis that will include snow removal and salting during inclement weather.
2. Maintain benches, garbage receptacles, tree pits and curbs adjacent to the Pedestrian Plaza. Garbage receptacles will be emptied daily.
3. Maintain all box lights that are positioned on top of the cobra light poles along E. 91st Street.
4. Provide security patrols 24/7 – 365 days a year that will include the sidewalks and Pedestrian Plaza.
5. Maintain paver brick on E. 91st Street (minor repairs). Any major repairs as a result of local utilities performing work on the street will be the responsibility of the utility company.
6. There will be no snow removal on the Pedestrian Plaza since the community utilizes it for sledding.

Please contact me, if additional information is required.

Sincerely,



Robert Vaccarello
President

cc: Jessica Cronstein
Urban Designer, Public Space
Division of Traffic & Planning
55 Water Street – 5th Floor
New York, NY 10041

PROPOSED SITE

I. Site Selection

Specific Location (Streets): E. 91st Street between 2nd and 3rd Avenues

Community Board (if different): 8M

Census Tract(s) (of site only): 154

II. Adjacent Uses

What uses surround the potential site? Mark all that apply.

☒ Residential: 3 high-rise apartment towers with 1836 total units

☒ Office: Fertility Clinic; ProHealth Care (Urgent Care outpatient), Medical Practice-Vein Care

☒ Retail: King's Pharmacy, NY Sports Club, Hallmark, Annie's Knitting Shop

☒ Industrial: AAA Imported Motors

☒ Institutional: Gillen Brewer School; NY Foundling Home

☐ Transportation Related (Train Station/Bus Stop): M15, M15-SBS, M101, M102, M103, "Q" Subway

☐ Other: _____

III. Nearby Institutions

What are the largest nearby institutions?

List and name all that apply.

☒ Schools: PS 198, Upper East Side Middle School PS 114, PS 77

☐ Hospitals: _____

☐ Cultural/Arts: 92nd Street "Y," Ballet Academy East

☐ Government: _____

☐ Other: Our Lady of Good Counsel Church

IV. Maintenance of Site

Is your organization willing to maintain, operate, and program the plaza? Yes ☒ No ☐

Has your organization secured other funds for this project? Yes ☒ No ☐

Funding Amount and Source \$115,500

PROJECT SUMMARY

Describe the proposed plaza that you would like for your community, include potential programming activities. Explain why you believe this site is currently underutilized and how it could be better served for pedestrians.

We are addressing a unique situation. The question speaks to a "proposed" plaza, not to designating an existing and longstanding (40+ years) pedestrian plaza as a pedestrian plaza under the DOT Plaza Program. The Ruppert Yorkville Knickerbocker Towers residential complex was constructed around a closed, dedicated vehicle-free street – a pedestrian mall – albeit one whose documenting was poorly recorded by the Lindsay and Beame administrations during the 1970s.

This application is being filed following the recommendation of former DOT Borough Commissioner Margaret Forgione, after a meeting at Council Member Benjamin Kallos' office, at which she said inasmuch as the DOT cannot consider demapping the block pursuant to Community Board 8M's resolution, we should file for a DOT Pedestrian Plaza under the DOT Plaza Program, as a way of gaining some official recognition for James Cagney Place as a DOT-designated Pedestrian Plaza.

The proposed plaza is intended to protect existing uses, by children playing, dog walkers, individual runners practicing on the steep slope, seniors enjoying an outdoor respite within walking distance of their homes, and neighbors and residents enjoying the linked open spaces of Ruppert Park and the pedestrian mall.

To meet the formal requirements DOT sets for the pedestrian plaza designation, the organizers have provided a schedule of events through December 31, 2017, which is attached. The first of those events was held on Wednesday, June 21, 2017, and monitored by the DOT Plaza staff. Photos are also attached.

In addition to the scheduled events, the sponsors make the hill-side closed street available for children's sledding by only plowing the sidewalks and keeping the street snow covered. (Note: the sidewalk adjoining the Ruppert Park section of the south side of the closed street is plowed by the Dep't. of Parks & Recreation.)

**2017 James Cagney Place Pedestrian Plaza
Suggested Community Activities and Estimated Costs
In compliance with DOT Guidelines**

Prepared by Lisa Latcholia, Event Coordinator

The estimated costs include:

- Planning and purchasing supplies for up to 200 participants
- Procuring talent, services and permits
- Staffing for the event
- Set-up and clean-up and facilitation of the event
- Basic event publicity

<u>Event</u>	<u>Suggested Date(s)</u>	<u>Approximate Cost</u>
1. Make Music NY	Wednesday, June 21 (6:30 PM)	\$250

Description: As part of this city wide event we will secure 2 music groups to perform that appeal to all age groups (the entire community).

***Successfully completed...See attached event photos.**

2. August Movie Night	Thursday, August 17 (9:00 PM)	\$4500
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Description: On a 16' x 9' screen feature a family friendly movie starting at 9:00 PM. Selected title: 2017 Beauty And The Beast

***See attached "Movie on the hill" flyer unveiled at Make Music NY event.**

3. Halloween Contest	Saturday, Oct. 28 <i>or</i> (2:00 PM) Sunday, Oct. 29 (2:00 PM)	\$500
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Description: Neighbors can join our Costume Contest and Parade. There will be 6 categories and 3 judges with prizes in every category. We will attempt to secure prizes by donations from local businesses.

4. Tree Lighting	Saturday, Dec. 2 (5:00 PM)	\$1200
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Description: Neighbors can gather around the James Cagney tree to sing Christmas Carols while enjoying hot chocolate and candy canes. This includes the cost of lights and single sheets with lyrics to the songs. There will also be a craft table to make your own holiday ornament to take home.

5. Snowflake Run	Sunday, Dec. 31 @ 2PM	\$700
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Description: Neighbors of all ages can join in our "Fun Run" up James Cagney Place. Participants receive a numbered bib and participate within their age category. Medals will be awarded to all who participate (like the Marathon). Hot chocolate will be available to all participants.

Note: A 50% fee is required to initiate services.

Join

James Cagney Place

in celebrating a Department of Transportation One-Day Plaza Event



Kick off the summer on 91st Street
between 2nd and 3rd Avenue with
local musicians and neighbors
5:30-8:30pm

Bring a chair, picnic blanket or feel free to stand

Free and Open to All

To learn about everything happening on
James Cagney Place follow us on Facebook

Friends of James Cagney Place - June 21, 2017 Make Music NY Event



JAMES CAGNEY PLACE
DEPARTMENT OF TRANSPORTATION
ONE-DAY PLAZA EVENT

Movie on the Hill

Beauty and The Beast 2017

Thursday August 17

8:30 pm

Bring a chair or picnic blanket

91st Street between 2nd and 3rd Avenues

Free and Open to the Public

COMMUNITY INITIATIVE

If there has been community support or locally-based planning efforts for this plaza concept, please explain and attach relevant outcomes (see Guidelines, page 5: Application Review & Evaluation, Community Initiative).

Attached (pps. 19-31) are supporting letters and related documentation including:

- Resolution by Manhattan Community Board #8 (September 23, 2014, letter to City Planning Commission chair by CB8M chair Nicholas Viest
- Letter from current CB8M Chair James G. Clynes
- Letter from Manhattan Borough President Gale A. Brewer
- Letter from Council Member Benjamin J. Kallos, 5th District
- Letter from Civitas Executive Director Jameson Mitchell
- Letter from Knickerbocker Tenants Association President Rita Popper
- Letter from Joel Burris, President, Ruppert-Yorkville Towers Tenants Association

In addition, pps. 16-18:

- Documentation relating to the City Council passage, and Mayor Ed Koch's signing, of Local Law 53-1989, renaming East 91st Street between Second & Third Avenues as James Cagney Place, with a plaque and flag pole on a set-back site.

NYC PLAZA PROGRAM APPLICATION SUBMITTAL PROCESS

Return all completed applications to the New York City Department of Transportation as per instructions on page 4 of the Guidelines.

Please submit the following by e-mail or post mail; e-mail submissions are preferred:

- ▶ Applications must be postmarked by **Friday, June 30th, 2017.**

Do not include CD-ROMs, promotional materials, or other extraneous materials.

In addition to the application, attach the following documentation:

- ▶ **Staff:** List of names and titles of the employees working in community development; include the duration (months/years) that each has been employed with the organization.
- ▶ **Board or Governing Body:** List of names and titles of Board Members or similar governing members to your application; include the date (month/year) that each began serving with the organization.
- ▶ **Financials** (see Guidelines, page 3: Financial Information).
- ▶ **Letters of support** (see Guidelines, page 3: Support and page 15: Appendix B: Example Letters of Support). Please address all letters to Emily Weidenhof, contact information below.
- ▶ **Conceptual drawings or a summary of relevant outcomes from a public workshop** (if one has been developed).
- ▶ **Photos of the proposed plaza site.** Please attach 3 photos.

To be eligible, applications must be received by the abovementioned deadline. DOT reserves the right to reject, at its sole discretion, any application received past the deadline. All applicants will be sent confirmation of receipt of their proposals.

Please address letters of support and any questions to:

EMILY WEIDENHOF
DIRECTOR OF PUBLIC SPACE
NYC DEPARTMENT OF TRANSPORTATION
55 WATER STREET, 6TH FL
NEW YORK, NY 10041
Tel: (212) 839-4325
Email: plazas@dot.nyc.gov

East 91st Street Between Second and Third Avenues a.k.a. James Cagney Place



**LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 1989**

No. 53

Introduced by Council Member Dryfoos; also Council Members Castaneira Colon, Crispino, Foster, Gerges, McCaffrey, O'Donovan, Williams and Wooten.

A LOCAL LAW

In relation to a street name, East 91 Street-James Cagney Place, Borough of Manhattan.

Be it enacted by the Council as follows:

Section one. The following street name is hereby designated as here-after indicated.

New name	Present name	Limits
East 91st Street- James Cagney Place	East 91st Street	from Second Avenue to Third Avenue

Section 2. This local law shall take effect immediately.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, S.S.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on June 29, 1989, and approved by the Mayor on July 18, 1989.

CARLOS CUEVAS, City Clerk, Clerk of the Council.

CERTIFICATION PURSUANT TO MUNICIPAL HOME RULE LAW §27

Pursuant to the provisions of Municipal Home Rule Law §27, I hereby certify that the enclosed local law (Local Law 53 of 1989, Council Int. No. 1278) contains the correct text and:

Received the following vote at the meeting of the New York City Council on June 29, 1989:
32 for, 0 against

Was approved by the Mayor on July 18, 1989.

Was returned to the City Clerk on July 20, 1989.

JEFFREY D. FRIEDLANDER, Acting Corporation Counsel

Introducing Jimmy Cagney Place



May 16, 1991

NEW YORK -- The late Jimmy Cagney's upper Manhattan neighborhood paid tribute Thursday to its favorite son by renaming East 91st Street between Second and Third avenues 'James Cagney Place.'

A brick monument commemorating the legendary film star was unveiled at the flag-draped Ruppert-Yorkville and Knickerbocker Towers on the renamed block at ceremonies attended by a delegation of city officials and show business and sports personalities headed by Mayor David Dinkins.

Construction of the monument bearing a bronze plaque reading 'Yankee Doodle Dandy --James Cagney, 1899-1986,' and the changing of street signs at the corner of Third Avenue and 91st Street were sponsored by the DeMatteis Organizations, builders of the Ruppert-Yorkville and Knickerbocker Towers residential facilities. City Councilman Robert Dryfoos was author of the bill.

Cagney was born on Manhattan's lower East Side but was raised in Yorkville, an area heavily populated by German emigrants and noted for its breweries, including Ruppert's on the 91st Street site.

Cagney established and funded the James Cagney Foundation which has been generous in aiding Yorkville charities, such as the Rhinelander Children's Center for underprivileged youth.

Actress Mary Tyler Moore was on hand at the ceremony to accept a contribution from the foundation for one of her favorite charities, the Juvenile Diabetes Foundation.

Others honoring the Academy Award-winning actor remembered for his tough roles and Irish charm as a song-and-dance man were former heavyweight champion Floyd Patterson, former Yankee batter Joe Pepitone, and Milos Forman, director of 'Ragtime,' Cagney's last motion picture, and Marge Zimmerman, an executor of the Cagney estate.





Nicholas Viest
Chair

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail

**The City of New York
Manhattan Community Board 8**

September 23, 2014

Chairman Carl Weisbrod
New York City Planning Commission
22 Reade Street
New York, NY 10007

**Re: A request to permanently close East 91st
Street between Second and Third Avenues to
vehicular traffic. (joint with Parks Committee)**

Dear Chair Weisbrod:

At the September 17, 2014 Full Board meeting, the board passed the following resolution of **approval** by a vote of 43 in favor, 0 opposed, 1 abstentions and 0 not voting for cause:

WHEREAS East 91st Street between Second and Third Avenues has been closed to vehicular traffic for approximately four decades; and

WHEREAS this street serves as an oasis for New Yorkers of all ages, in a district that currently boasts less than half an acre of open space per thousand residents; and

WHEREAS The Related Companies closed nearby Ruppert Playground three years ago, further decreasing open space in this area;

WHEREAS the closure of this street has not been made official and therefore is at risk of reversal in the future; and

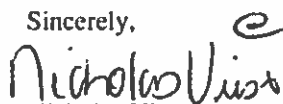
WHEREAS this street does not require extensive maintenance; and

WHEREAS the East 91st Street bicycle route includes a bicycle path on this block;

THEREFORE BE IT RESOLVED that, in order to assure the permanent preservation of East 91st Street between Second and Third Avenues as public open space, Community Board 8 Manhattan urges our elected officials and the City of New York, particularly DOT and Parks, to seek the best way to permanently close this block to vehicular traffic, through de-mapping or via some other legal means that they determine; and

BE IT FURTHER RESOLVED that Community Board 8 Manhattan requests that the East 91st Street bicycle path be retained, regardless of whether the street is de-mapped.

Sincerely,


Nicholas Viest
Chair


A. Scott Falk and Charles Warren
Co-Chairs, Transportation Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District
Margaret Forgiione, Manhattan Borough Commissioner, NYC Department of Transportation
William Castro, Manhattan Borough Commissioner, NYC Department of Parks and Recreation

James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com - Website
info@cb8m.com - E-Mail

The City of New York Manhattan Community Board 8

August 25, 2016

Hon. Polly Trottenberg
Commissioner
New York City Department of Transportation
55 Water Street
New York, NY 10041

Dear Commissioner Trottenberg:

R-Y Management, a wholly owned subsidiary of the DeMatteis Organization, the original developers of the Ruppert Yorkville Towers, seeks to have the Department of Transportation designate East 91st Street between Second and Third Avenues, which has been closed to vehicular traffic since the mid-1970s, as a Pedestrian Plaza.

I write to express Manhattan Community Board 8's strong support of a formal designation of this long-closed block as a vehicle-free street. This has been expressed by several resolutions of CB8M, most recently that of September 17, 2014, captioned "A request to permanently close East 91st Street between Second and Third Avenues to vehicular traffic," which passed 43-0 with one abstention.¹ It previously passed 16-0 at a joint meeting of CB8M's Parks and Transportation Committees. CB8M's goal, supported by all our elected officials, is to preserve this closed pedestrian mall in perpetuity; a Pedestrian Plaza is a reasonable first step.

Our Board has repeatedly noted that the CB8M district area has among the least public open space of any district in New York City, despite the district's large and growing population, soon to be magnified by development along the new Second Avenue Subway corridor. As noted in our FY2016 District Needs Assessment, CB8M has the largest percentage of older adults, 60+, in Manhattan (20.8%)².

Any risk to the closed status of this block threatens both to decrease our already limited open space and to directly affect the neighborhood's senior citizens and disabled. Knickerbocker

¹ Letter to Chairman Carl Weisbrod, NYC Planning Commission, from Nicholas Viest, chair, CB8M, September 23, 2014

² <http://cb8m.com/sites/default/files/FY2016%20District%20Needs%20Statement.pdf>, p. 9, Sect. 2.9, Health, Seniors and Social Services

Plaza, one of the three towers on the closed block, was reserved for 70% seniors and 20% low income. While the property has left the Mitchell-Lama program, many of its elderly remain with the assistance of a special Section 8 rent subsidy program. The bench-lined block has become a haven for our older residents, many too frail to avail themselves of Central Park or Carl Schurz, many blocks away.

As the AIA Guide to New York notes about Ruppert and Yorkville Towers, "The density is immense and overwhelming." The vehicle-free status of this block along with the adjoining Ruppert Park, reflect the designer's, Davis Brody & Associates, intent to knit together these towering structures, a park and a pedestrian mall into a community.

We support this as a first step toward permanently protecting this enclave as a vital community asset.

Sincerely,



James G. Clynes

Chairman

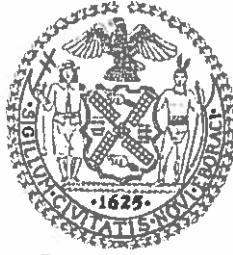
Manhattan Community Board 8

cc: Hon. Bill de Blasio, Mayor of the City of New York
Hon. Carolyn Maloney, 12th Congressional District Representative
Hon. Liz Krueger, NYS Senator, 28th Senatorial District
Hon. Dan Quart, NYS Assembly Member, 73rd Assembly District
Hon. Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Hon. Daniel Garodnick, NYC Council Member, 4th Council District
Hon. Benjamin Kallos, NYC Council Member, 5th Council District
Margaret Forgione, Manhattan Borough Commissioner, NYC Department of Transportation
Emily Weidenhof, NYC Plaza Program Director, NYC Department of Transportation

BENJAMIN J. KALLOS
COUNCIL MEMBER, 5TH DISTRICT

244 East 93rd Street
New York, NY 10128
(212) 860-1950 Voice
(212) 980-1828 Fax
www.BenKallos.com

BKallos@BenKallos.com



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Women's Issues

August 25, 2016

Hon. Polly Trottenberg
Commissioner
New York City Department of Transportation
55 Water Street
New York, NY 10041

Dear Commissioner Trottenberg:

As a Yorkville resident, former Community Board Member and now Council Member for the 5th District, I have long recognized the importance of protecting the vehicle-free status of the pedestrian mall that bisects the Ruppert Yorkville Knickerbocker Towers housing development, and joins it together into a human-scale, welcoming urban enclave.

I write in strong support of the application of R-Y Management, a wholly owned subsidiary of the DeMatteis Organization, the original developers of the Ruppert Yorkville Towers, to the NYC Department of Transportation to designate this block as a Pedestrian Plaza.

My office has been working with Community Board 8M's East 91st Street Task Force, which operates under the September 17, 2014 unanimous resolution of CB8M "to seek the best way to permanently close this block to vehicular traffic." We met with the CB8M Task Force co-chairs and both former Civitas Executive Director Emma Bologna and Jameson Mitchell, her successor, who are supportive of this initiative.

Borough President Gale Brewer joined me in an April 17, 2015, letter to Margaret Forgione, expressing our belief that this block should be "maintained in perpetuity as open space for public use and enjoyment."

The open space afforded this area by officially designating E. 91st Street between Second and Third Avenues as "Pedestrian Plaza" is a reasonable first step toward this community's ultimate goal of protecting this enclave in perpetuity. I request your support of this application.



BENJAMIN J. KALLOS
NEW YORK CITY COUNCIL MEMBER
DISTRICT 5, MANHATTAN

Sincerely,

Ben Kallos

Benjamin Kallos
City Council Member, District 5

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District
James Clynes, Chair, Community Board 8 Manhattan
Margaret Forgione, Manhattan Borough Commissioner, NYC Department of
Transportation
Emily Weidenhof, NYC Plaza Program Director, NYC Department of Transportation



WORKING FOR QUALITY
IN URBAN LIFE

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August 29, 2016

Hon. Polly Trottenberg
Commissioner
New York City Department of Transportation
55 Water Street
New York, NY 10041

Commissioner Trottenberg:

CIVITAS is pleased to support R-Y Management's application for a Pedestrian Plaza on 91st Street between Second and Third Avenues. This designation is consistent with the historical use of the space, which has been closed to automobile traffic, though not de-mapped, for four decades.

The preservation of valuable open space in the Upper East Side, which despite its proximity to Central Park lacks adequate open space for its population, is critical and falls directly in line with CIVITAS's mission to improve the quality of life in the Upper East Side and in East Harlem.

CIVITAS is proud to lend its support to R-Y Management and to join Community Board 8, Manhattan Borough President Gale Brewer, and Council Member Ben Kallos in this effort.

Sincerely,

Jameson Mitchell
Executive Director

JOEL G. BURRIS, PRESIDENT
RUPPERT YORKVILLE TOWERS CONDOMINIUM
1619 THIRD AVENUE
NEW YORK, NEW YORK 10128
(212) 508-7334 OFFICE
JBURRIS@BHSUSA.COM

August 31, 2016

Emily Weidenhof
NYC Plaza Program Director
Division of Traffic and Planning
New York City Department of Traffic and Planning
55 Water Street, 9th floor
New York, New York 10041

RE: Official Designation of Existing Mapped but Defacto Closed Street as a
Pedestrian Plaza: Borough of Manhattan - 91st Street between 2nd and 3rd Avenues

Dear Director Weidenhof,

I am writing to you in my capacity as President of the Ruppert Yorkville Towers Condominium. The Ruppert Yorkville Condominium complex contains over 1,200 residential apartments in two block front buildings that were constructed in the 1970s as a Mitchell Lama project. The buildings comprising the Condominium are located on Third Avenue and extend from the north side of 90th Street to the south side of 92nd Street. 91st Street from 2nd to 3rd Avenues adjoins and runs through the middle of the Ruppert Yorkville Towers Condominium complex. The street also abuts Knickerbocker Plaza, which was a third very large apartment building constructed as part of the Mitchell Lama project.

Although 91st Street is a mapped street, since the time Ruppert, Yorkville and Knickerbocker Towers were constructed in the mid 1970s, the street has been closed to vehicular traffic. For in excess of 40 years, the street bed has served as a pedestrian mall and a de facto park for the entire community.

91st Street is constructed of attractive interlocking pavers (as opposed to asphalt) and the street is lined with park benches, trees and greenery. Recently, in order to further serve the community, a Citi Bike Station has also been installed in the street bed. The street serves as a sanctuary for elderly, children and the community. From being the Sleigh Riding hill and play area for children to the meeting hall and town center for our seniors, this area is the community's pedestrian park/plaza/mall. Thus, the street is already a pedestrian plaza servicing the entire Yorkville and Carnegie Hill neighborhoods and it is appropriate for this to be legalized as such.

As President of the Ruppert Yorkville Towers Condominium and as a resident of the community for 30 years, I fully support legitimizing and legalizing the closure of 91st Street and its being designated as a Pedestrian Plaza, the use it has served for over 40 years.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joel Burris". The script is cursive and fluid, with the first name "Joel" and last name "Burris" clearly distinguishable.

Joel G. Burris

Knickerbocker Plaza Tenants' Association
1751 Second Avenue
Suite 14C
New York, NY 10128
Tel: 212-860-4540
Fax: 212-860-7729

August 23, 2016

Emily Weidenhof
NYC Plaza Program Director
Division of Traffic and Planning
New York City Department of Transportation
55 Water Street, 9th FL
New York, NY 10041

Dear Director Weidenhof:

I write on behalf of the 578 units 1751-1763 Second Avenue, a.k.a. Knickerbocker Plaza, in support of the pending application for a Pedestrian Plaza on the closed section of East 91st Street running from Second to Third Avenues.

Knickerbocker Plaza's 578 units were developed to house 70% for individuals and couples over 62 years of age. The remainder of the units was for low-income families regardless of age. Many of those tenants remain after the owners opted out of Mitchell-Lama in 2009, thanks to a special Enhanced Section 8 Housing Choice Voucher for former Mitchell-Lama tenants.

All the apartments have electricity and gas as utilities but air-conditioning units in Knickerbocker Plaza came with a monthly year-round surcharge. Most of the low-income families could not afford the surcharge and opted not to have air-conditioning. Their refuge from the heat was the protected curbside benches on the closed street, installed by the DeMatteis Co. and maintained by R-Y Management Co., a wholly owned subsidiary of DeMatteis and the applicant for the Plaza designation.

As a well-organized tenants association formed in 1976, we will do everything we can to support the application and the Pedestrian Plaza when it is approved. It is very upsetting to our elderly, disabled, and families with children to consider that any future circumstance could result in the reopening to traffic of this wonderful refuge. We recently went through a losing fight to preserve a neighboring open space, the Ruppert Playground, one block north, where a new Related Management tower now rises. That site also had ambiguous status: some argued it was intended to remain as an offset to Related's Carnegie Park tower on Third

Avenue but the city in its wisdom gave that developer a right build on the site after 25 years.

As a member of CB8M's Parks & Recreation Committee, I know that our district has less than half an acre of open space per thousand residents. With the opening of this new tower the area is even more densely populated.

Please note that the application for a Pedestrian Plaza requires little or no initial investment aside from funding a few community events, outdoor movies on the steeply sloping hillside, concerts and continued sleigh riding when weather permits with a shoveled safety barrier. This request is very economical. We don't need to construct the plaza, it has existed for over 40 years, maintained already by R-Y Management, which maintains the benches, garbage pickup, gardening, lighting not otherwise provided by DOT and shoveling of snow where NYC Dep't. of Parks and Recreation's domain alongside Ruppert Park stops.

Thank you for considering this application.

Sincerely,

A handwritten signature in black ink that reads "Rita Popper". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Rita Popper
President
Knickerbocker Plaza Tenants' Association

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale A. Brewer, Manhattan Borough President
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Benjamin J. Kallos, Council Member, 5th District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly
District Honorable Daniel Garodnick, NYC Council Member, 4th Council District
Margaret Forgione, Manhattan Borough Commissioner, NYC Department of
Transportation
Emily Weidenhof, NYC Plaza Program Director, NYC Department of
Transportation
James G. Clynes, Chair, Community Board 8 Manhattan



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Gale A. Brewer, Borough President

AC
RP
DR

September 12, 2016

Hon. Polly Trottenberg
Commissioner
New York City Department of Transportation
55 Water Street
New York, NY 10041

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BY COMMUNITY BOARD

Dear Commissioner Trottenberg:

I write in support of the permanent closure and de-mapping of East 91st Street, located between Second and Third Avenues, within Manhattan Community Board 8 (CB8). I urge you to uphold CB8 recommendations and protect this vehicle-free, de facto public space.

In a previous communication to former Borough Commissioner Forgione, on April 17, 2015, I highlighted the importance of preserving this public space in our Manhattan communities. CB8 has among the least public space of any district in New York City, and East 91st Street has been a key asset, contributing to a better quality of life for over 40 years.

Consistent with the historical use of the street, the consensus reached at the Department of City Planning's Informational Interest meeting on February 20, 2015, and in accordance with priorities identified in the CB8 Resolution of September 17, 2014, I strongly support the position that street remain a vehicle-free, public space.

I thank you for your continued consideration of community priorities. I look forward to a practical resolution that recognizes the importance of accessibility for FDNY and other emergency vehicles, as well as the needs of the CB8 community.

Sincerely,


Gale A. Brewer

cc: Carl Weisbrod, Chairman, New York City Planning Commission

Kathryn Garcia, Commissioner, Department of Sanitation
Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Benjamin Kallos, NYC Council Member, 5th Council District
Jim Clynes, Chair, Community Board 8
Latha Thompson, District Manager
Rita Lee Popper, Co-Chair, 91st Street De-mapping Task Force, Community Board 8
David Rosenstein, Co-Chair, 91st Street De-mapping Task Force, Community Board 8