

## A Message from the 93/94th Street Preservation Alliance

As a result of the efforts of the 93/94th Street Preservation Alliance – including a number of shareholders at 336 – our neighbor Columbia Grammar & Preparatory School (“CGPS”) made significant changes to its planned expansion, including the elimination of the large glass structure and of multiple air-conditioners on the brownstone roofs, as well as the addition of gardens and greenery in the backyard “donut.” The plans were further modified after a meeting between representatives of the Alliance and the school’s headmaster, architect, and lawyer, which addressed specific concerns of residents of 333 and 336 CPW and the brownstones on 93rd.

The Alliance has received written confirmation of the school’s commitments from the school’s counsel. These commitments have been entered into the records of Community Board 7 and the Landmarks Preservation Commission, which has not yet issued a determination on the project.

Throughout the negotiations, the Alliance received invaluable advice from attorney Al Butzel on its legal options and how to proceed with both the Community Board and the school. The Alliance is working with the Open Space Institute, which enabled it to get non-profit status, to compensate Mr. Butzel, who graciously worked without a retainer and charged only for the work he performed.

**The Alliance is collecting tax-deductible contributions to the Open Space Institute to help defray these costs.** Whatever you can give in consideration of the Alliance’s accomplishments in preserving our neighborhood will be greatly appreciated. Checks should be made payable to Open Space Institute, with 93-94 Street Preservation Alliance on the memo line, and should include your correct address to ensure receipt of an acknowledgement for tax purposes. **Checks may be forwarded to Steve Kaplan, 336 CPW, Apt. 7E, or mailed to Steve Abrams, 33 West 93rd St., Apt. 4D, NY, NY 10025.**

## Recycling Rules

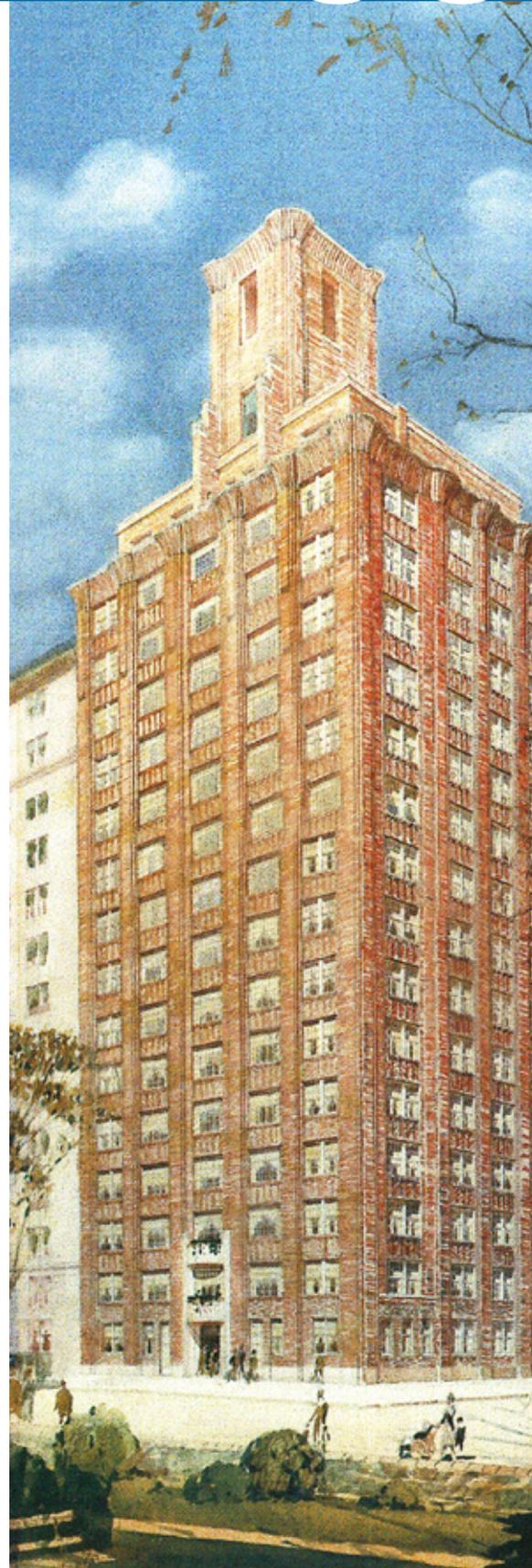
**Recycling remains a critical issue at 336. Please be considerate of our staff (and help the building avoid steep fines) by properly separating your recyclables.**

- Batteries, old cell phones, PDAs and printing cartridges can be recycled. Just put them separately with the trash, and our staff will recycle. We suggest you put them on the upside-down cover of the trash barrel. Also, metal coat hangers, with paper, can be placed separately in the trash and our staff will take them to the dry cleaners, or you can take them when you go to the cleaners.
- Kitty litter should be deposited in the trashcans in sealed bags (not flushed down toilets).
- Garbage consisting of food and other non-recyclables should be placed in the household can on each floor.

### ITEMS FOR RECYCLING

- Styrofoam**
- Glass**
- Metal**
- Phone Books**
- Plastic Milk/Juice Jugs**
- Newspapers/magazines**

For more information about recycling please visit the Council on the Environment of New York City web site at <http://www.cenyc.org>



### PRESIDENT’S POTPOURRI

Dear 336 CPW Friends and Neighbors,

We have started the new year on a good and fast track in the building, although we all know there are challenges to be addressed.

Let me start with the Local Law 11 remedial work about which I know everyone is extremely concerned. You previously saw a very brief summary of the meeting we had in mid-December to lay the groundwork for initiating the remedial work needed. The Board, with the help of counsel, presented among other items an analysis of the contract documents for the cornice work done in 2005-2007 by DNA under the supervision of Lawless & Mangione, itemization of the specific breaches of their contractual obligations, a description of all necessary corrective work, and our demand that past and future expenses incurred by the Corporation related to the remedial work be paid by the project’s original engineer and contractor. The meeting yielded progress. There was not agreement on all points raised on behalf of the Corporation, but the parties (principally our current engineering firm Walter Melvin, and Lawless and DNA) did reach an agreement about how to proceed and how the initial stages of the work would be conducted.

There was a follow-up telephone conference attended by members of the Board, one volunteer shareholder attorney, the Corporation’s lawyers Schechter & Brucker, and representatives of Orsid Management, Walter Melvin and DNA. DNA reported it had engineered a plan to use 40-foot platforms in order to reduce

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### AROUND THE BUILDING...

Congratulations to **Morgan Gerstle** for becoming a Bat Mitzvah in October.

### FIREPLACES

Sergio highly recommends that Shareholders have their chimneys cleaned to prevent chimney fires. If you are interested in having your chimney professionally cleaned, please contact Sergio (by February 12th) to be added to the list. The service costs about \$250.00 per apartment but this cost may be reduced based on the numbers of Shareholders participating.

### WINDOWS

Several Shareholders use a reasonably priced window cleaning service. Try **Frank’s Windows at 212 288 4631.**

### 336 Connect

Been to great new restaurant? Looking for a tennis partner? Go to [336cpw.org/connect](http://336cpw.org/connect) to post and browse listings on a variety of topics.

### STAFF PROFILE

## Dennis Ubiles

**Age:** 42

**Family:** Wife, Lynda; three children, Andrew (4), Isla (7), Ashley (18, studying to become a pediatric nurse). “My parents, Jose Luis and Nilda, moved here from Puerto Rico.”

**Started work at 336 CPW:** June 1990

**Lifelong neighborhood resident:** “My family moved from the Bronx to 325 CPW in 1973, when my father, Jose Luis, became the super of that building. We moved into apartment 1W, and I’ve lived in the same place ever since.”

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the time needed to complete the cornice inspections; DNA said they hoped to be able to commence these inspections during the week of January 18 and to complete them by mid-February, although this schedule will to some extent depend upon the weather. DNA said that although it is too cold to do any patch work, it would be possible to complete the necessary inspections and remedial drilling of drainage holes in the cornice stones. This would leave only the patchwork of damaged stones and the replacement of those terra cotta units determined to be so defective that they could not be repaired to be completed when the units can be obtained from the manufacturer and the weather is warm enough for the patchwork. The manufacturer of the stones (Shaws of Darwin, England) has told DNA they will put the Corporation at the head of the line with respect to fabrication and delivery of the terra cotta units needed to replace defective units.

The Board and Orsid are spending considerable time and effort to stay on top of this situation. I can also say that our neighbors in the penthouses, particularly A/B, and on the second floor are bearing a disproportionate share of the inconvenience for the whole building. We are all very frustrated by this burden and I can appreciate everyone's dissatisfaction -- indeed your anger -- with a situation that appears completely beyond your control and without any light at the end of the tunnel. All I can say presently is it is consuming a considerable amount of the Board's time and attention to try to fix the mess and put us in the position we should have been in December of 2007, when the Local Law 11 work was originally completed. We will continue to keep you posted.

I am pleased to tell you that we have elected a new Board member to fill the vacancy created by one of the previously announced resignations. Jason Kaplan has been elected to the board for the unexpired term ending with this year's annual meeting. Jason and his wife of 16 years Nola Bonis have lived at 336 CPW since 1996. They are the proud parents of two children - Zach (age 13) and Anna Maité' (age 11). Jason is a Managing Director at NWI Management L.P. He has also worked at Goldman Sachs, Bear Stearns and Citigroup.

Kudos to Sergio and the staff for their 24/7 dedication to keeping all systems up and running while the oil tank was being replaced. We were running on temporary tanks for longer than planned which necessitated constant attention to oil levels, delivery schedules and boilers to make sure that we didn't wake up to find we had no hot water in the morning. In the end, it was a series of calls by Orsid that broke the logjam preventing issuance of necessary permits that allowed us to begin using our newly installed 10,000 gallon oil tank. The problems were solved, however, and we managed the transition in the middle of the last week of the year. You should visit the refurbished oil tank room in the basement. It is a model you will not find anywhere else.

Dave and Sally Bednar will be moving shortly. Dave and Sally are delightful folks whom we have enjoyed as neighbors and friends in the building. They have been great contributors to our community. Dave has served for more than two years as a Board member and as the Treasurer. We are going to miss them both.

I suspect we are all hoping Pauxatawney Phil (the Groundhog) sees no shadow and we can all look forward to an early end to the cold and winter weather.

Very best regards.

**Mike Schell**

**336 CPW BOARD**

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**WEDDINGS**

January 17, 2010

**Nora Gouge, Todd Moore**



Nora Fitzgerald Gouge, a daughter of Joanne M. Gouge and Dr. Thomas Hamilton Gouge (Apt #12E) of New York, was married there Saturday to Todd William Moore, a son of Mary Ann Moore

and John R. Moore of Somers, N.Y. The Rev. Timothy Lewis, an Episcopal priest, performed the ceremony at the Church of the Epiphany.

The bride and bridegroom, both 26, met at Colby College in Maine, from which she graduated cum laude and he summa cum laude.

The bride is pursuing a doctorate in clinical psychology at Yeshiva University. She received a master's in psychology from New York University.

Her father is surgeon in chief of the Veterans Affairs New York Harbor Healthcare System in New York. He is also associate chairman of the surgery department at the New York University School of Medicine. The bride's mother is the high school nurse at the Little Red School House and Elisabeth Irwin High School in New York.

The bridegroom is a third-year law student at Fordham.

His father retired as the vice president for technology systems in the baking division of Unilever Bestfoods of Englewood Cliffs, N.J.; he worked in Bay Shore, N.Y.

*Fron The New York Times*

**Dennis Ubiles (CONT'D)**

**Education:** "I started kindergarten at PS 84, and every time I drop off Andrew [in pre-k] the memories flood back. I graduated from Power Memorial high school and attended Hunter College for a year and a half."

**Other job:** "In 1997, I took over as the 325 super for my dad. I'm the building's only full-time employee. I work so much, but I love it."

**Sports fanatic:** "I play basketball in Central Park and at the PS 84 playground. In the summer, I'm in the group that's had a softball permit at the Boat Basin for 30 years. We've always had lots of 336 staff--Freddie and Joe still play in retirement--and we'd love to get 336 residents into the group."



**Closet chef:** "I learned to cook from my Mom, the master. Now, I love to fire up my gas grill in our backyard. My specialty is BBQ ribs with a homemade sauce. The recipe's a secret!"

**Passion for Scotland:** "Linda is from Ayr, a seaside town in the southwest. I love hiking,

seeing old architecture and single malt whiskeys."

**Hobbies:** "We do a lot of camping and hiking. We love KOA campgrounds. I also love woodwork, especially building furniture. My kids sleep in beds that I built."

**Dogs:** "Mom always had chihuahuas, but I'm a big-dog guy. We haven't had a pup since Bruce [a golden chow-chow mix] passed away in 2008. But I'm going to get another dog. Definitely."

**Charity work:** "I collect clothes and donate them to places in the City and have them sent to the Dominican Republic."

**Stairmaster:** "In my building, I've started using stairs instead of the elevator a lot. Some residents also use the stairs. It's good for the body and the environment."

**Favorite TV show:** "I have the DVD with every episode of the *Honeymooners*."

**Neighborhood changes:** "Wow, it's amazing how much things changed since I was a kid. Nobody in the buildings on CPW between 97th and 100th Streets used to park in that huge lot because crime was so bad. Now this is just a perfect neighborhood."

*- Rick Lipsey*