



An architect's image of the project on the east side of Columbus between 92nd and 93rd.

### Dead Corner Revival

Columbus and 93rd may finally be within hailing distance of peace and quiet. Neighbors endured the long, much delayed construction on the southwest corner that ended in the opening last year of Trader Joe's, which now has people lining up before it opens at 8:00 on weekend mornings.

Across the street on the southeast corner, the weird cantilevered roofline has taken shape, for better or worse, on the full-block 70 West 93rd Street, and while the scaffolding remains in place, the principal work is likely soon to move inside the new commercial spaces as tenants materialize.

The development creates almost 15,000 square feet of new commercial space, conceived to house two restaurants and three retail outlets: a small one on 93rd Street, a large one on the corner, and one on Columbus in the middle of the block. The developer, Stellar Management Co., didn't respond to a request for comment on what specific tenants it is pursuing or when they might move in.

On the northwest corner, where the cheery clapboard gables and picket fence have looked particularly forlorn since Elizabeth's Neighborhood Kitchen cleared out of the space in September 2017, a new incarnation is about to open: New Amsterdam Burger Bar, a kosher restaurant that is moving from smaller premises on 92nd and Amsterdam. The place has 60 seats inside and 40 on the front patio and if all goes to plan, should be up and running within weeks.

A look at the online reviews, as untrustworthy as they might be, suggests that people generally love the burgers at New Amsterdam but found the long waits and cramped space a problem. Zagat's gives it a 4.3 out of 5 for the food, a 3.2 for decor and a 3.5 for service. Presumably the more spacious new location will help the owners address those shortcomings.



### CO-PRESIDENTS' POTPOURRI

Dear 336 CPW Friends and Neighbors,

After a long and variable winter, spring is finally blowing in, and with any luck we'll soon be getting the consistent warm days and balmy breezes we've all been waiting for.

Please save the date for the Annual Shareholders Meeting, which will take place on Wednesday, May 6, 2019 at the Alexander Robertson School. In addition to our annual report and election of board members, agenda items include financing options, an update on ongoing projects such as the electrical upgrade, and other topics. We have a lot to report so we encourage you to attend.

Nine of the ten current board members intend to run for re-election. The current members of the board have been working quite effectively since our numbers were increased from seven several years ago, so the board is proposing to reduce board membership from ten to nine. Proxy materials will be distributed in early March.

We continue to confront sticky situations on renovations. For those of you who are contemplating a renovation, please note that renovating in New York City has become quite an ordeal. The NYC Department of Buildings (DOB) has adopted stricter guidelines and many shareholders have experienced extensive delays in obtaining DOB approval. We urge you to review the alteration guidelines, which can be found on the 336cpw.org website under building documents. There seems to be some confusion regarding when a job is officially approved. Remember: You will need approval from the DOB **and** from the board. If you have engaged an architect, he or she can coordinate this process on your behalf.

The board strongly recommends using architects and contractors who adhere to our building requirements and who are properly insured. While quality service providers may seem expensive at the outset, we assure you that you will save money in the long run as poor-quality work will often require remediation and careless contractors may need to remediate work if it isn't done to the satisfaction of our building architect. Service providers that comply with the building's policies minimize obstacles and in turn complete a project on a more efficient and more cost-effective basis. With all that has occurred, the building has adopted these guidelines to help prevent disruptions that affect our neighbors. We really need all shareholders to abide by them.

Please remind your contractors and others involved in any renovation that they must be communicating and coordinating with Sergio, who is instrumental in the seamless operations of our building.

We would also like to remind all shareholders that under the proprietary lease, they are required to maintain adequate insurance. Please make sure you have adequate coverage, particularly with respect to liability insurance.

E-mail from the building may get caught in your spam filter so please make sure you add [information@336cpw.org](mailto:information@336cpw.org) to your safe list. For those of you who have yet to register, please do so at <http://336cpw.org/register/>



We welcome noteworthy items for publication in these newsletters. Please email James Graff (jamesgraff1@gmail.com) or any of the board members with news you would like to share with the 336 CPW community.

Cindy Michel (Apt. 12C) and Seth Segel (Apt. 9E)

Washing Machine Woes

Water leaks pose one of the greatest and most expensive risks of damage to our building, and washing machines are a key source of that risk. Current building rules require that in-unit washing machines be 1) installed on a pan to capture any water in case of a leak; and 2) have an automatic shutoff valve. Technical details can be found on pp. 40-41 of the alteration agreement as posted on the 336cpw.org website.

Late last year, at the board’s request, our building plumber, Adriatic Plumbing, worked with the resident superintendent, Sergio Ochoa, to conduct a comprehensive survey of washing machines in shareholder apartments.

The results were sobering. **Two-thirds of in-unit washing machines in our building don’t comply with those standards.**

Setting it straight is not a major project and will not only put your apartment in line with building regulations, but also greatly reduce the potential damages you or your insurer would face in case of a machine malfunction.

One resident just had Adriatic refit the washer in his kitchen with a sensor-activated shutoff valve and a stainless steel pan to catch any leakage runoff before it does any damage. The work took two days and cost him \$1800. “It’s a simple remedy and it’s definitely worth the money for the peace of mind,” he said. Adriatic’s guidelines for the work suggest it may cost considerably less in some cases; it might in certain cases cost more.

The board will happily share the specific results of the survey with any shareholder and encourages you to do the right thing and have your machine refitted with these safety elements as soon as possible. Please be sure Sergio is apprised of your plans to have the work done before starting.



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New Neighbors

Adam and Leonora Gogolak won’t have to worry about a long-distance transfer or vastly different weather patterns when they move in mid-May into Apt 5E. Their current place is on West 86th Street between West End and Riverside Drive, but the new place offers big advantages for the family. “We wanted more room, and when we both saw this apartment, we loved the layout,” says Leonora. The other draw was the location. Their elder son, Miles, 8, goes to school at St. Bernard’s at 98th Street and Fifth Avenue, and younger son Max, 4, is likely to join him there in the coming years. “It’s going to be a great for Miles to just cross the park to get the school,” Leonora says.

Adam and Leonora, both lawyers, have spent their adult lives in New York and both their children were born here. Leonora works as senior manager of legal project management at Ropes & Gray, and Adam does corporate litigation at Wachtell Lipton Rosen & Katz.



The Gogolaks are undertaking only minimal updating of the kitchen and bathroom before they move in. No one in the family is more excited about the move than Miles, a second-grader, who his mother says keeps asking when it is finally going to happen. He’s got a lot of friends in the neighborhood and looks forward to meeting them and playing in Central Park. But the main attraction of the new place is simple: “I’ll get a room to myself,” he says. Who wouldn’t go for that? Leonora explains. “Very few people want to have a four-year-old in their room all the time.”



Spring Planting

Unless March goes out like the lion it came in as, Francisco Diaz will in the next few weeks be replanting the tree pits on the 94th Street frontage of 336 CPW with harbingers of spring. “We’re going to have a nice dense plantings of assorted pansies, lots of different colors,” says Francisco. The 30-year-old manages our contract along with scores of others in Upper Manhattan for John Mini Distinctive Landscaping, which won it in a competitive bidding process a few years ago.

“We’re living in the city, and that means having to plan not just for weather, but also against pedestrians and dogs,” Francisco says. “Delicate tropical plants don’t work. We need plants that can take a beating: ornamental cabbage and kale, begonias and pansies do very well.”

John Mini maintains a nursery for those and many other plants in Congers in Rockland County and a satellite operation in Long Island City. Francisco and his colleagues will be watching weather forecasts to avoid spring plantings before the fickle winter’s last freeze. “We have to make our best judgment, not only about temperature but rain,” he says. “You don’t want to create a mess.”

Francisco has been planting since his teenage years and has worked for John Mini for the last seven years. He has earned a certificate at the New York Botanical Garden and loves the work. “The ideal is to create a green space on every corner possible,” he says. “Anywhere a plant can thrive, there should be one!”