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HIGHLIGHTS



APRIL 2014

Building News

REPOINTING WORK AND PLANTINGS



The terrace waterproofing and repointing has been completed, the scaffolding removed and the roof is open! The contractors worked in record time and under severe weather conditions to get this done and we are very grateful. Our landscaper is coming shortly to tend to the plantings on the roof, side yard and tree wells both on 20th street and on third avenue.

NEW UNION CONTRACT

There is good news to report on the contract with the Local 32B/32J service employees. An agreement was reached, and there will be no strike.

FRONT DOOR AND SIDE GATE SECURITY SYSTEMS

We are installing a new key fob system that will allow residents to open the front door late at night in the event the doorman steps away from the door. The fob will only open the door from the outside when it is locked. Residents can exit the building by the right hand door by pushing it open. The door will automatically close and lock when we enter or leave. Each household will be given two fobs. Lost or additional fobs will be available at \$50 each, once the system is operational. See our RM for the form.

On the side yard gate, we are increasing security with a video intercom system that allows the doorman to see who is at the gate, and can buzz them in. The gate will also close and lock automatically.

VERIZON FIOS INSTALLATION

The installation of the equipment is nearly complete. We expect them to be done with the installation of the wiring in the hallways shortly by the end of May. Once this is done, we will be given promotional material from Verizon informing us on how to enroll and the cost involved.

COMPACTOR ROOM

The chutes have been cleaned, and air fresheners installed in all the rooms.

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Some residents are still leaving their cardboard and garbage on the compactor floor. Please read the instructions and be respectful of the rules. Those who continue to leave their garbage will be contacted by management.

ROOF DECK FURNITURE

There has been a lot of rearranging of the furniture on the roof. Every day, the staff has to move it back where it belongs. Please leave the furniture where it is. It makes a lot of noise to downstairs neighbors, puts wear and tear on the roof, and makes a mess. Those who continue to rearrange things will be contacted by management.

Please be considerate of your downstairs neighbors and keep noise to a minimum. If you smoke, use the ashtrays, not the deck itself.

LAUNDRY ROOM TV

The TV has been replaced with 32" flat screen LCD at no cost to the building.

FYI

WEBSITE

The website continues to be updated and is a tool for all to use. Download building policies and forms, and contact the staff, board and management through the website.

On and Around Gramercy Park

CABRINI RENOVATION



Chetrit and co. filed plans last July for a residential conversion that would spread 250 units between four buildings, but those were denied.

Now new plans have been filed for one of the buildings, 228 East 20th Street, which is slated to be 75 feet tall, with bike storage, a swimming pool, rooftop recreation space, and an indeterminate number of units.

The mock-ups show a taller, striated building as the centerpiece, with one black 'n' glassy shorter structure emanating out from one side and an ivy-covered stone one adjacent on the other.

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Bowlmore Lanes on University Place, which has been a neighborhood institution since 1938 and a neighborhood favorite, is slated for demolition to begin a condo conversion this spring. You can still get a strike at their Times Square location.

Mayor DeBlasio will not recommend an increase in NYC's property tax rate in the 2015 fiscal budget proposal, making good on his campaign promise. However, preliminary figures released last month by the Department of Finance showed that tax assessments are scheduled to rise by 8% in July—far more than the city had been projecting. For many property owners, that could mean significantly higher taxes.

The assessment increase would be the second highest since at least 1996, city figures show, after an 8.1% increase in fiscal year that ended in June 2008—at the peak of the last real estate boom. Mr. de Blasio pointed to the fiscal challenges facing his administration. For example, contracts for all city employees, including more than 150 bargaining units, have expired, and city unions have been demanding retroactive raises for workers.

