

J-51 Update

In August 2010, Judge Marcy Friedman ruled that apartments at IPN are rent stabilized due to the landlord's receipt of a J-51 tax abatement.

At the last moment in June 2011 the landlord appealed this decision to New York's intermediate appellate court. There will be an oral argument at the Appellate Division Court in October 2011 (date to be determined) after which this court will

make its decision. The losing party may ask for permission to appeal to the state's highest court – the Court of Appeals, which will most likely be granted. So, possibly this litigation will continue to the state's highest court. We continue to be vigilant.

Overcharge complaints filed by tenants relating to the J-51 Tax Abatement:

►HCR (formerly DHCR) has been sending notices of receipt to the 2nd wave of tenants who filed overcharge

papers through the IPNTA approximately six months ago. Firstly, we are happy that the registration process took an uncharacteristically short time. Secondly, our attorney needs a copy of your HCR acknowledgement.

►Please make a copy (DO NOT SUBMIT THE ORIGINAL) of your HCR acknowledgment and put it in the TENANT box in the lobby (NOT THE RENT BOX!). We will send these to our attorney Seth Miller's office so they can be attached to your files.

Zadroga Bill Didn't Cover IPN... But We Worked Hard and Won

The Zadroga Health Compensation Act will cover people with medical conditions stemming from 9/11/01.

On August 3, IPNTA President Diane Lapson and Environmental Committee member Maureen Silverman testified on behalf of IPN to plead the case for extending the borders for who can be covered under the Compensation Act.

Until August 31st, anyone living north of the Reade Street border was originally excluded. Diane submitted photos taken by IPN tenants on 9/11/01, along with a typed explanation of why the borders need to be extended. Both Diane and Maureen spoke to the issue and presented testimony on IPN residents' behalf to Sheila Birnbaum, Special Master of the 9/11 Victim Compensation Fund.

As also explained in a recent town hall meeting on the subject, we believe the health conditions covered by the Act should be expanded to include mental health and several forms of cancer, both of which are currently excluded. But our number one priority was to extend the border of the covered area.

Under the Zadroga Health Compensation Act, those who register at the various "centers of excellence" such as Mount Sinai and Bellevue Hospitals, or who have doctors' documentation of their conditions will be able to apply for assistance for medical compensation.

The IPNTA had to fight strongly to get these centers of excellence functioning – it took several years of hard dedication. We also urge all

(Continues on Reverse)

Welcome to New IP Tenants

Welcome to Independence Plaza, formerly known as Independence Plaza North, IPN. (IP South was never built, but the word North remains in our tenant association's name: IPNTA.)

IPN is as big as some towns in the United States, with approximately 3,500 people living in the towers and low-rises (referred to as "townhouses.") We have always been a very sociable community. Many long-time friendships have formed and neighbors help neighbors. Please take the time to introduce yourselves to your neighbors.

We are asking floor captains to introduce themselves and help you with questions. (If your floor is missing a floor captain, how about volunteering yourself, to pick up and distribute newsletters, etc.?)

This great neighborhood we live in is due in large part to the hard work of a lot of active people in lower Manhattan, many of whom were IPN tenants. We're pretty proud of the work we've done.

Before it was renamed 'Tribeca', this area was called Washington Market (hence, the name of the park on Chambers and Greenwich Streets).

If You Have a Terrace...

The wind gusts at IPN can be strong and fierce. We have had metal furniture and even a small dog fly off (miraculously okay after his Wizard of Oz adventure), so for your sake and that of your neighbors please be conscious of what you put out there.

Recently, a Peregrine Falcon landed on one of the terrace walls. These beautiful, glorious birds are capable of picking up a small dog or cat and flying away with it. And nearby at

NYU is a nest of Red Tailed Hawks, bigger and stronger than the Falcons. Leaving small creatures on the terrace unattended is strongly discouraged.

Also please be aware that open-flame cooking, especially with gas tanks, is a safety hazard and strictly prohibited. One last thing: please advise guests never to throw anything from the terrace (cigarette butts, etc.). It usually lands on someone else's terrace.

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In Memoriam: Robert Bower

Many tenants were shocked and saddened by the sudden death of Robert Bower, long-time tenant at 40 Harrison Street.

Robert did many good deeds for residents here. Since so many tenants have asked about a funeral/memorial service, we thought we would mention this in the Newsletter.

There will be a memorial for Robert some time in the Fall. We'll post notices as soon as we have information. Thanks so much for your thoughts and concern, which we have reported back to his family.

Can you foster one of his cats for 3 months? Email info@ipnta.org or leave note in tenant box with your phone if you are in a cat-free home so we can discuss, immediately. This has to happen quickly. Much appreciated.

Nuisance: Ashiya Japanese Restaurant

We spoke with Management about the drunken, noisy, aggressive crowds that pour out of our local Greenwich Street restaurant from Thursday through Saturday nights during "all-you-can-eat-and-drink within two hours."

Customers from around the city show up and cause mayhem after drinking saki shots for two hours. Neighbors have reported customers screaming after 12 midnight (Ashiya's closing time), knocking over garbage cans, getting sick all over Greenwich St., etc. It ain't pretty.

The police have been involved, and tenants have reported this to the Community Board. Management agreed that the restaurant should put up signs for a good neighbor policy as well as instruct the revelers outside how to conduct themselves.

The restaurant's liquor license is up for review shortly. We believe IPNTA intervention has encouraged Ashiya to make some changes, but PLEASE call 311 as soon as you see or hear any trouble. It's only through repeated complaints that the city will take this seriously.

We would love for our local restaurants to do well, but not if that includes customers falling, getting sick and fighting on our streets.

IPN Tenant Votes are critical on Sept. 13, when we vote for our Democratic District Leader. Please vote - that's what keeps our voices loud and clear.

Zadroga Bill continued...

tenants to keep up with the 9/11 Health Survey by the New York Department of Health, in which IPNTA has also played a crucial role. The new surveys were already sent out and can only be filled out by those who have filed in the past.

IPNTA believes that those who need 9/11-related medical care and compensation are entitled to it. We have now succeeded in extending the borders! All who became ill as a result of 9/11 should submit an application.

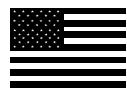
If you have internet access, go to http://www.nyc.gov/html/doh/wtc/html/health_compensation/health_compensation_act.shtml for all information about NYC 9/11 health provisions and the Zadroga

Health Compensation Act.

If you do not have internet access, please stay tuned for when registration for financial compensation begins. Currently, coverage under the Compensation Act is for five years.

If you decide to file, please know that your information will be kept confidential – you do not have to share this information with anyone. It is your personal business if you are sick and need assistance.

🌟 **Thanks to our Environmental Committee** members for all their hard work: Diane Stein, Maureen Silverman, Mariette Bailey, Harriet Grimm and former IPN tenants: Rob Spencer and Pat Dillon.



September 11th Commemoration Events in Our Neighborhood

Event for Seniors Fri., Sept 9, at 9:30 AM Caring Community, 310 Greenwich St., 2nd Flr

The Caring Community is having a light breakfast for seniors on 9/9/11 at 9:30 AM to commemorate 9/11/01. There will be some formal speaking and a moment of silence and a wonderful communal way to support each other.

Hand In Hand— Remembering 9/11 Sat., Sept 10

A simple yet powerful symbol of unity and our dedication to keeping the memory of September 11, 2001 alive, thousands will grasp hands to form a human chain along Lower Manhattan's west side waterfront.

As we pause to recognize 10 years since our lives were changed on a single morning, Community Board 1 is giving the public a way to show their respect for those who have been lost and show their determination to stand connected in unity as we continue to look toward the future of Lower Manhattan and our city. Hand in Hand—Remembering 9/11 is a simple and meaningful way for everyone to mark the anniversary.

Check-in stations will be open from 7:30am until 8:15am. Our human

chain will connect at 8:46 am, the exact time the first airplane hit the North Tower.

To register: <http://www.handinhand911.org/register-now>
Sponsored by Community Board 1

9-11 Sunrise Ceremony Sun., September 11, at 6:30 AM Spiral Fountain in the Gardens of Remembrance, Battery Park

6:15 AM — Gather at The Sphere memorial to light candles and proceed to event location.
6:30 AM sharp (6:32 AM Sunrise) — Program begins at the Spiral Fountain in the Gardens of Remembrance.
7:30 AM — Program ends

<http://howardteichny.com/events/9-11-tenth-anniversary-sunrise-ceremony/>

Support for the project is provided by the following partners: Congressman Jerrold Nadler, Congresswoman Carolyn Maloney, State Senator Daniel Squadron, Howard Teich, New York Together, The Battery Conservancy, Lower Manhattan Cultural Council, the Alliance for Downtown New York, 9-11 Memorial Museum, National Museum of the American Indian, and the Association for a Better New York.



IPNTA Executive Board: Pres: Diane Lapson • Secretary: Judy Bernstein • Treasurer: Jean Hartman • Vice Presidents: Ed Rosner, Diane Stein, BJ Berti, Alan Howard, John Lynch and Marnee May. **Committee Heads:** Elissa Krauss (Legal) • John Scott (Political), • Mariette Bailey (Environmental) • June Grancio (Holiday collection) • Elizabeth Saenger (Nominating)

The Independence Plaza North Tenants Association is staffed entirely by volunteers. Contact us to help.