

**EVENTS** (continued from Page 3)



At the forum, I was joined by Senator Jose Serrano and healthcare experts from government, the non-profit sector and the business community.

**New York State of Health: What You Need to Know about Health Care Reform**

In October I held a forum on what the new federal health care law means for New Yorkers. It was attended by more than 200 people.

Starting January 1, 2014, New York will run a health plan marketplace, called New York State of Health. Individuals, families, and small business owners will now be able to enroll in new, affordable health insurance plans through the marketplace. This system will bring a tremendous number of uninsured New Yorkers onto the insurance rolls, and will likely decrease almost everyone's premiums. Materials from the forum are available on my website at [krueger.nysenate.gov](http://krueger.nysenate.gov) or by calling my office at (212) 490-9535.

There were also many great questions from constituents at the forum – more than we had time to answer – so I have included a question and answer section on my website to address some of the most common questions.

You can also access the New York State of Health website at <https://nystateofhealth.ny.gov/> where you can find out if you're eligible, how and when you can apply, what benefits and plan options are available, and details on the financial aid that is offered to help pay qualified New Yorkers' insurance premiums.

**Dear Friend,**

Dear Friend:

In the past year, there have been a number of important developments in land use, transportation, education, and housing in our neighborhood that I wanted to make sure you were aware of. I have also included information on upcoming community events. I hope you find this helpful.

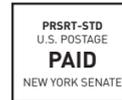
Lastly, I also want to let you know that my office has moved to a new location. The new address is 1850 Second Avenue, Ground Floor, New York NY 10128. The office is located between 95th and 96th Streets, and our phone number remains (212) 490-9535.

*Liz*  
Liz Krueger  
State Senator

**LAND USE**

**East 91st Street Marine Transfer Station**

I have long opposed the construction of a Marine Transfer Station at East 91st Street, and my concerns have only grown with the damage wrought by Hurricane Irene and Superstorm Sandy in recent years. Earlier this year I wrote to and met with the mayor's office regarding these new concerns, and I recently joined Congresswoman Carolyn Maloney in calling on the Army Corps of Engineers to revoke the permit for the Marine Transfer Station in response to new evidence of flood risks at the site. We don't have a full understanding of the potential for flooding at this site and in the surrounding neighborhood, and we need to. Worse still, we already know that the current design plan for this Marine Transfer Station puts significant working portions of the facility below FEMA's anticipated flood levels. Adding what we already know to what we still need to find out, it is obvious that this project must not be allowed to move forward without a full reassessment. I will continue to raise these issues with the new mayoral administration as well, and I am hopeful that when the new mayor fully evaluates the costs and benefits of the proposed Marine Transfer Station, he will come to realize that it is not worth the risks to the health and safety of New Yorkers.



**East Midtown Rezoning**

I have been working closely with my fellow elected officials, community boards, and land use experts to address concerns regarding the mayor's proposed rezoning affecting more than 70 blocks of East Midtown. I testified before the New York City Planning Commission and the City Council expressing my serious concerns.

While I believe in the City's stated goal for securing the future of East Midtown as a premier business district, the proposal offered by the mayor is not a comprehensive plan for the future of East Midtown. It is a proposal to add substantial commercial density to a neighborhood with overburdened infrastructure and it fails to provide reliable benefits for the impacted community. That is not how land-use, zoning, and transit planning should be done in New York City.

The Bloomberg Administration has pushed this plan with unprecedented speed in an attempt to complete it before the mayor leaves office

at the end of the year. We cannot simply add more density and hope that sufficient money for infrastructure improvements will trickle in through the sale of air rights created by the rezoning plan. We need to guarantee the right investments are made to alleviate the great stress on our mass transit and pedestrian networks when the neighborhood needs it – now. That's a tall order, but it is necessary if the goal truly is ensuring East Midtown's future as a premier commercial hub.

We also need to ensure there is ample opportunity to preserve the cultural and historic resources that lend character and vibrancy to midtown Manhattan's neighborhoods. When real estate developers are quoted in the press attacking the very concept of protecting significant landmarks, and certain owners of potential landmarks are already defacing their properties to avoid designation ahead of this upzoning, the need for swift action to protect these landmarks is evident.

The City Council is expected to act on the mayor's proposal by the end of November. I am hopeful that the efforts of so many community members and organizations will convince the council to reject the current plan, which will allow the incoming administration to take the time to develop a more thoughtful approach to the future of East Midtown.



In October I joined my elected colleagues, community members and preservation advocates at a press conference highlighting our concerns regarding the East Midtown rezoning plan.

**East Midtown Waterfront and Open Space**

After months of community meetings in 2011, Councilmember Daniel Garodnick, Assemblymember Brian Kavanagh, and I negotiated a Memorandum of Understanding (MOU) with the City to enable the United Nations to consolidate its offices in a new building on a portion of a playground on First Avenue between 41st and 42nd Streets. If the UN agrees to move to a new building on the playground, hundreds of millions of dollars will ultimately become available to close the gap in the East River Greenway and fund other critical open space projects in East Midtown. I am pleased to report that significant progress is being made on both the new open space projects and the discussions between the UN and the City's United Nations Development Corporation (UNDC).

The City has remapped Asser Levy Place--the street adjacent to the Asser Levy Recreation Center between East 23rd and 25th Streets--as parkland, and construction of the new open space started in late October. The new open space will include facilities for people of all ages, including an exercise track and badminton areas, a multi-use artificial turf that can be used for soccer, tee ball, and other games, and adult exercise equipment. Construction is expected to be completed in 2014. The City has also received all the permits required to rebuild the

Waterside pier between 38th and 41st Streets that was formerly used by Con Edison. An RFP for construction of the pier was issued in April and construction should begin in the coming months. While funding for the construction of the East River esplanade between 41st and 60th Streets will not be available until other milestones in the MOU have been reached, the City will submit all the required permit applications to state and federal agencies before the end of the year. The UNDC began the environmental review process required to construct a new office tower on the playground, and is hoping to sign a formal agreement with the UN in the next two years.

While we need to wait a few years to see the entire mile long gap in the East River Greenway closed, it is exciting to see so much substantial progress. As a member of the board established to oversee the implementation of the MOU, I will continue to ensure that the open space and Greenway projects are completed as quickly as possible and community members have the opportunity to help shape what is built.

You can find out more about the MOU at [www.eastsideopenspace.org](http://www.eastsideopenspace.org) and the waterfront and open space projects at <http://www.nycedc.com/project/east-midtown-waterfront>.

**RESOURCES**

**Senior Resource Guide**

In October, I released the 2013-2014 edition of my Senior Resource Guide. In it you will find updated information about resources related to healthcare, housing, consumer protection, continuing education, access to food, transportation, and much more.

This fifth edition also includes expanded information on caregiving, long-term care, veterans' benefits, advance directives, and elder abuse.

**Clutter and Hoarding Guide**

My office has also put together a resource guide entitled "What to Do With All that Stuff" that offers information on best practices for dealing with clutter and hoarding. I created this guide because I receive a great many calls from constituents who find themselves in difficult situations because of their overly cluttered apartments.

You can access a copy of either of these guides online at <http://krueger.nysenate.gov> or get a hard copy by calling my office at 212-490-9535.

## LAND USE (continued from Page 1)

### 583 Park Liquor License

I was deeply disappointed by the Senate's passage of legislation that would create a special exemption from provisions of the Alcoholic Beverage Control (ABC) Law for the Rose Group's full-time commercial catering hall at 583 Park Avenue (S. 5823 / A. 7992). Under the provisions of the ABC Law, the catering hall is ineligible for a full liquor license because it is located within 200 feet of an operating house of worship, the Central Presbyterian Church. I spoke and voted against this unusual bill, which passed in the early morning hours of the last day of session.

This legislation was vigorously opposed by both the local community board and the Central Presbyterian Church. The underlying law was written specifically to put a buffer between places of worship or schools and establishments with full liquor licenses. Moreover, the caterer already unsuccessfully attempted to sue its way out of obeying the law. This bill negates a recent Appellate Division judgment, which the state's highest court has refused to overrule, affirming that the State Liquor Authority (SLA) acted correctly in denying the Rose Group a full liquor license for 583 Park Avenue. 583 Park Avenue did recently secure a partial license for beer and wine, to which the 200 foot rule is inapplicable.

I have been working with the community for many years in opposing the granting of a liquor license for 583 Park. As of this writing, the governor has not yet received this legislation to sign or veto, and I am continuing to work with advocates to convince Governor Cuomo to veto this disgraceful legislation, which is a sweetheart deal to allow one business to get around the law.

### Landmarking

In June, I submitted testimony at the Landmarks Preservation Commission (LPC) opposing the hardship application to remove landmarking status from the **City and Suburban Homes Company's First Avenue Estate** located at 429 East 64th Street and 430 East 65th Street. The owner of these properties has claimed that due to financial hardship these buildings should be removed from landmarking protections so that they can be demolished and replaced with luxury housing. This hearing was being held as a follow-up after the LPC requested additional information from the owner. I continue to strongly oppose efforts to remove landmarking protections from these properties. As I stated in my testimony to the LPC, the owner continues to present dramatically undervalued estimations of expected income as a means to prove an inability to obtain an acceptable return on investment.

I also submitted testimony to the LPC in support of the landmarking of **Tammany Hall**, located at 100-102 East 17th Street. The former Tammany Hall building holds a wealth of architectural, historic, and political significance for our city. I am pleased the landmarks commission has now approved protections for this site.

Finally, I joined Councilmember Dan Garodnick in writing to the LPC calling for support of the expansion of the Murray Hill Historic District to include the area between Madison Avenue and just west of Third Avenue and from East 34th Street to East 39th Street. The area proposed as an expansion to the **Murray Hill Historic District** includes 151 structures which are currently listed on the National Register of Historic Places. Architecturally and functionally, many of the buildings on Third Avenue share similarities with those on Madison Avenue and there are also a number of significant buildings in the area which are already individually designated City landmarks. While it is always important to recognize and celebrate thriving neighborhoods containing notable architecture, it is particularly essential in communities that are prone to over-development such as the area of Murray Hill which is threatened by the expansion of midtown.

## TRANSPORTATION

### Second Avenue Subway

After years of delays and the frustrations of construction, the opening of the first phase of the Second Avenue subway is now in sight, although it still remains a few years away. The segment from East 96th Street to East 63rd Street will open in December of 2016 and is expected to carry 200,000 riders on its first day. This will be an important addition to the transportation infrastructure of the Upper East Side, and will finally alleviate some of the massive overcrowding on the Lexington Avenue line. In addition to alleviating congestion along the Lexington Avenue line, the first phase of the 2nd Avenue Subway will connect, without transfer, to the existing Q train. This connection will provide seamless access from the Upper East Side to western portions of Manhattan which previously required a transfer.

In an effort to better address community concerns during the remaining construction period, MTA Capital Construction has opened a Second Avenue Subway Community Information Center at 1628 Second Avenue, between 84th and 85th Streets. In addition to providing a convenient place for you to interact with community outreach and project staff, the facility is an educational center where you can learn more about the building of the Second Avenue Subway through interactive and static biannual exhibits. The current exhibit details the history of the Second Avenue Subway from attempts to build it dating back to the early part of the 20th century to the completion of the subway's first phase in December 2016. Hours are Monday, Tuesday and Thursday from 10 a.m. to 5 p.m., Wednesdays from 1 to 8 p.m. and Friday from 8 a.m. to 3 p.m.

## EDUCATION

### New Middle School on Upper East Side

I am extremely pleased to report that the NYC Department of Education has agreed to open a new middle school in September 2014 at P.S. 158's annex on York Avenue. This victory belongs first and foremost to the parents and community members who were tireless in their advocacy, clearly making the case that the East Side needed more middle school seats and working together to present a united front that the Department of Education could not – and ultimately did not – ignore. I'm thrilled to have helped with this successful campaign, and am already looking forward to 2014, when we can open the doors on this new school together, giving more of the East Side's students the chance to go to school in their own community.

### PS 281 Opens in Kips Bay

This September, P.S. 281, the River School, opened at 425 East 35th Street. This school was desperately needed to relieve overcrowding at P.S. 116, and to provide seats for the new residential development that is beginning to be constructed along the East River on the site of the former Con Edison facilities. P.S. 116 was already overcapacity when the rezoning of this area took place in 2007, and getting a new school included in the rezoning plans was a major victory for the community. P.S. 281 opened with pre-kindergarten, kindergarten and special education classes, and will eventually serve 640 students. This community worked long and hard to ensure that City rezoning along First Avenue in the 30's guaranteed the building of this new elementary school. I'm thrilled that it is finally open – but not as thrilled as the parents who are so relieved not to be facing continued school waiting lists for their kids.

## HOUSING

### Illegal Hotels

I continue to work with New York City on the implementation of my 2010 legislation addressing the proliferation of "illegal hotels" – permanent residential apartments in buildings with three units or more that are rented out for less than 30 days at a time. For years prior to passage of this legislation, my office received hundreds of complaints from residents who lived in buildings with apartments that were being converted into hotel units. These residents were often facing pressure from their landlords to vacate in order to make more money from short-term rentals, and had to deal with safety and security concerns related to the constant turnover of "guests" in their buildings. However, before the law was amended in 2010, city agencies responsible for enforcing safety and zoning laws did not have the tools they need to take action against illegal operations. Since the law was changed, the Mayor's Office of Special Enforcement has been systematically working to issue violations and shut down illegal hotels.

Building owners and tenants who operate illegal hotels are violating safety, housing, zoning, and tax laws and exacerbating New York City's affordable housing crisis. Every apartment turned into an illegal hotel unit is another home unavailable to everyday New Yorkers. The bulk of listings on short-term rental services in New York City are not individuals or small entrepreneurs renting out one or two rooms from time to time to supplement their income – they are large, ongoing illegal business enterprises taking residential apartments entirely off the market and using them as unsafe, illegal hotel rooms.

Many of the host units in NYC are in buildings regulated under our rent stabilization laws and/or tax abatement programs intended to preserve affordable residential units. So taxpayers are unknowingly and unintentionally subsidizing this business model even as it shrinks the universe of available residences. Additionally, since rental leases and co-op bylaws do not allow short-term rentals, tenants and shareholders are also almost always unknowingly violating their own contractual agreements with their landlords, putting themselves at risk of eviction.

The short-term listing industry has now hired lobbyists and public relations agencies to fight to weaken the illegal hotel law. I will continue to fight to preserve and enforce this law as part of the broader effort to protect and expand access to affordable housing in New York City. If you suspect illegal activity in your building, you can report it to 311 and my office.

### Co-op and Condo Abatement

Legislation renewing the New York City Coop / Condo Tax Abatement was approved early this year. The legislation passed extends the abatement through June 30, 2015, and is retroactive to June 1, 2011. It also makes minor changes to the program to increase the progressivity of the abatement, and to target benefits to units used as primary residences. In addition, separate legislation was passed to include units held in trust solely for the benefit of individuals or families who would otherwise be eligible to receive a tax abatement.

There are substantial inequities between the property taxes paid by owners of cooperatives and condominiums and owners of one- and two-family homes in New York City. Because of differences in the methods the city uses to determine the assessed values of class one and class two properties, cooperative and condominium owners routinely face tax bills that are two to three times those of comparably valued one- and two-family homes. New York City must create a long-term, comprehensive plan to bring about tax equity for cooperative and condominium owners. I will continue to work with cooperative and condominium owners to encourage the city council and the mayor to address the continuing inequities in the treatment of coops and condos under property tax law.

### STAR Property Tax Exemption Reapplication

New York State is requiring all recipients of the STAR Property Tax Exemption to reapply by December 31, 2013 in order to continue to receive the exemption in 2014 and future years. This is a one-time reapplication and will not have to be done every year. You can reapply online at <http://www.tax.ny.gov/pit/property/star13/default.htm>, or by phone at (518) 457-2036. Seniors receiving Enhanced STAR do not have to reapply with the state. Eligibility for Enhanced STAR is determined by the NYC Department of Finance through automatic income verification.

## EVENTS

### 7th Annual Senior Resource Fair

My 7th Annual Senior Resource Fair took place this October at Temple Emanu-El and was attended by more than 400 people. Over 60 non-profit senior service providers and advocacy groups participated and provided information about a range of issues including Medicare, housing, and volunteer opportunities.



Greeting constituents at my 7th annual Senior Resource Fair.

### Roundtable for Boomers & Seniors

Senator Liz Krueger's Roundtable for Boomers & Seniors provides an opportunity for constituents to come together to explore life issues that are relevant across the age span. At each session, attendees hear from and engage with professionals who are knowledgeable on topics that are of most concern to the growing population of older adults in New York City. Over five monthly sessions, the the Roundtables look at a specific issue from five unique perspectives. Past programs have addressed financial issues for older adults, caregiving, and employment.

The 2012-2013 program examined Longevity and Its Impact on Society. This year's topic, How We Age, will look at how we age physically, mentally, emotionally, creatively, and socially. The first roundtable will take place Thursday, November 21st from 8:30 to 10:00 a.m. at Lenox Hill Neighborhood House, 331 East 70th Street.



[krueger@nysenate.gov](mailto:krueger@nysenate.gov)