**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 receipt of a J-51 tax abatement.

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.

**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 longtime 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 This Issue…**

- J-51 Update
- Zadroga bill
- Welcome to New Tenants
- In Memoriam
- Local September 11th Events
- Neighborhood Nuisance
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.

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**Nuisance: Ashiya Japanese Restaurant**

We spoke with Management about the drunken, noisy, aggressive crowds that poured 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 sake shots for two hours. Neighbors have reported customers screaming after 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.

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**Zadroga Bill continued...**

...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 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.

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**September 11th Commemoration Events in Our Neighborhood**

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**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.

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**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

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**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/


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**IPNTA Tenants 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.**