





State of the District 2019

 **244 East 93rd Street**
 **212-860-1950**
 **BenKallos.com**

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State of the District 2019

Event Program

Volunteer Fair

National Anthem

Invocation

Poetry Reading

Special Guests

Oath of Office

State of the District

Bagels with Ben

Volunteer Fair & Photos



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State of the District 2019

Invocation

Reverend Beverly Dempsey

Jan Hus Presbyterian Church



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State of the District 2019

“If” a Poem by Rudyard Kipling

If you can keep your head when all about you
Are losing theirs and blaming it on you,
If you can trust yourself when all people doubt you,
But make allowance for their doubting too;
If you can wait and not be tired by waiting,
Or being lied about, don't deal in lies,
Or being hated, don't give way to hating,
And yet don't look too good, nor talk too wise:



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State of the District 2019

“If” a Poem by Rudyard Kipling

If you can dream—and not make dreams your master;
If you can think—and not make thoughts your aim;
If you can meet with Triumph and Disaster
And treat those two impostors just the same;
If you can bear to hear the truth you’ve spoken
Twisted by knaves to make a trap for fools,
Or watch the things you gave your life to, broken,
And stoop and build ’em up with worn-out tools



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State of the District 2019

“If” a Poem by Rudyard Kipling

If you can make one heap of all your winnings
And risk it on one turn of pitch-and-toss,
And lose, and start again at your beginnings
And never breathe a word about your loss;
If you can force your heart and nerve and sinew
To serve your turn long after they are gone,
And so hold on when there is nothing in you
Except the Will which says to them: ‘Hold on!’



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/BenKallos

State of the District 2019

“If” a Poem by Rudyard Kipling

If you can talk with crowds and keep your virtue,
Or walk with Kings—nor lose the common touch,
If neither foes nor loving friends can hurt you,
If all people count with you, but none too much;
If you can fill the unforgiving minute
With sixty seconds' worth of distance run,
Yours is the Earth and everything that's in it,
And—which is more—you'll be an person of
character!



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- Open Office
- Government Reform
- Education
- Affordable Housing
- Parks
- Overdevelopment
- Participatory Budgeting
- Health & The Environment
- Marine Transfer Station
- Transportation
- Cleaning up the Neighborhood
- Quality of Life
- Homelessness



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Here to Help

- **First Fridays**, 8am – 10am
- **Policy Night**, 2nd Tuesday, 5pm
- **Legal Clinics**, 3pm – 6pm
 - **Housing**, Every Monday
 - **Family Law and Domestic Violence**, 1st Tuesday
 - **Life Planning**, 3rd Wednesday
- **Mobile Hours at Senior Centers**, 11am – 2pm
 - **Stanley Isaacs**, 2nd Tuesday
 - **Roosevelt Island**, 4th Wednesday
- **Street Fairs, Greenmarkets & Fresh Food Box**
- **Ben In Your Building**



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Eliminating “Legal Grease” & Outside Income

DAILY NEWS

8/2/2015

Heroes and villains: Naming the names of NYC Council members who do the right thing on lulus, and those who don't

“Here are the local heroes: Ben Kallos [relinquishes] \$8,000.”



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/BenKallos

Council Ethics Reforms Become the Model

The New York Times

November 25, 2018

No Albany Pay Raise Without Limits on Outside Income

If lawmakers want to be paid as much as New York City Council members, they should be willing to **act as responsibly**. In 2016, city lawmakers took an open vote to increase members' pay from \$112,500, while **banning most forms of outside income and lulus**.



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Online Voter Registration

Mak



Make
Voting
Easy

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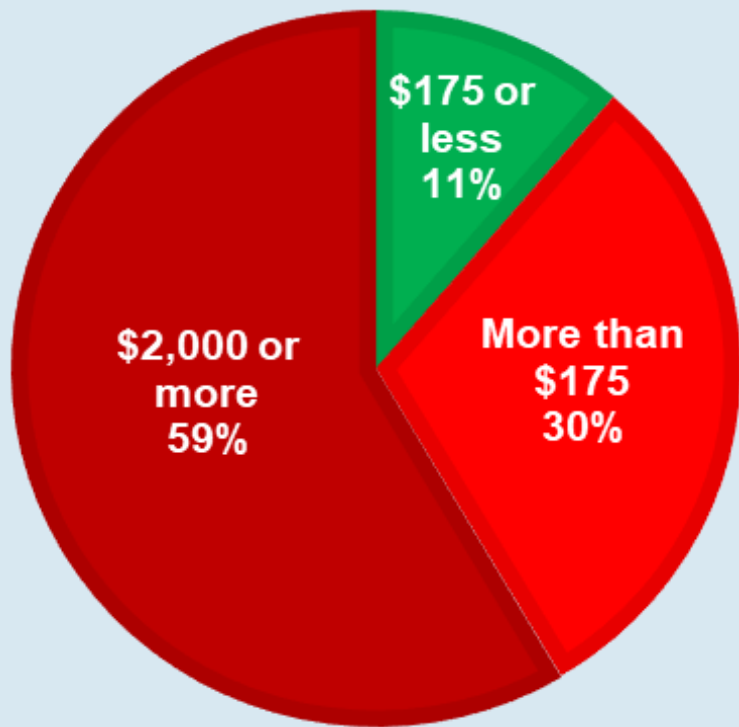
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Campaign Finance Reform: Big Money Out!

BIG MONEY IN ELECTIONS 2010-17



5% of us give more money than everyone else combined



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/BenKallos

Campaign Finance Reform: Big Money Out!

THE WALL STREET JOURNAL.

NYC Initiatives Seek to Curb Campaign Contributions and Board Term Limits

New Yorkers will vote on Election Day on campaign-finance rules, a new commission and the number of times board members can get re-elected

By Katie Honan, Nov. 5, 2018 8:00 a.m. ET

On Election Day, voters in New York City will be able to vote on three proposed changes to the city's charter, provisions that Mayor Bill de Blasio says will strengthen local democracy.

Just remember to flip over your ballot, where voters can check yes or no to the three initiatives...

City Councilman Ben Kallos, a Democrat who represents the Upper East Side of Manhattan, has pushed for campaign-finance reform since he ran for office in 2013.



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/BenKallos



Bernie Sanders  @BernieSanders



 US Senate candidate, VT

New York City has the opportunity on Election Day to help us end billionaire domination of American politics.

If Question #1 passes, it will be an example to the country of strong and sensible campaign finance reform. Let's do it!

4:20 PM - Oct 31, 2018

 899  376 people are talking about this



 **Flip Your Ballot**

Campaign Finance Reform: Big Money Out!

The New York Times

Three New York City Ballot Proposals, One Worth Supporting

*Lowering campaign contribution limits
could blunt the impact of large donations.*

By [The Editorial Board](#), Nov. 4, 2018

Ballot Proposal 1: Yes

The first proposal would lower limits for contributions to candidates who participate in the campaign finance system, while increasing the funding match given for candidates in the program. Its goal is to boost the impact of smaller donations, to pave the way for more competition in the city's elections. The contribution limit for citywide candidates would be lowered to \$2,000 from \$5,100. Matching funds would increase under the proposal, to an 8-1 match from a 6-1 match now.

Combined, these changes would be likely to help blunt the impact of large donations, and encourage more candidates to run for office.



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/BenKallos

Community Boards: Apply Today!



Community Board 2019 Application

An online version of this application is at manhattanbp.nyc.gov/CBapply

OFFICE OF MANHATTAN BOROUGH PRESIDENT GALE A. BREWER

1 Centre Street, 19th fl., New York, NY 10007 (212) 699-8900 www.manhattanbp.nyc.gov

Thank you for your interest in serving and representing your neighborhood on one of Manhattan's Community Boards.

In order to be considered, a complete application must be submitted online, postmarked by, or delivered to my office no later than 5:00 pm Friday, February 8, 2019. (Please use the checklist on page eight to ensure you have completed all steps—especially including your resume!)

After receipt of a complete application and resume/bio, my staff may contact you in February regarding an interview process. Appointments will be announced in Spring, 2019.

Please be aware that the Freedom of Information Law (FOIL) may allow for public review of this application upon request.

Again, thank you for your interest, and we look forward to reviewing your application.

Gale A. Brewer
Gale A. Brewer
Manhattan Borough President

Mr. Mrs. Ms. Dr.
 Other: _____

Last Name _____

First Name _____

Home Address: _____

Primary Phone _____

Email _____

Which Board are you applying to? _____

I am applying to this Board because:

(select all that apply)

- I live in the district
 I work in the district
 I own a business in the district
 I attend school in the district
 I have a significant interest in the district...

Please explain: _____

How did you hear about this Application Process?

(select all that apply)

- Twitter Facebook
 manhattanbp.nyc.gov Email blast
 Current board member Community group
 Community Board website or meeting
 Borough President Staff

How many years have you been involved with the area to which you are applying? _____

How many years have you lived in NYC? _____

Application Type: New Renewal



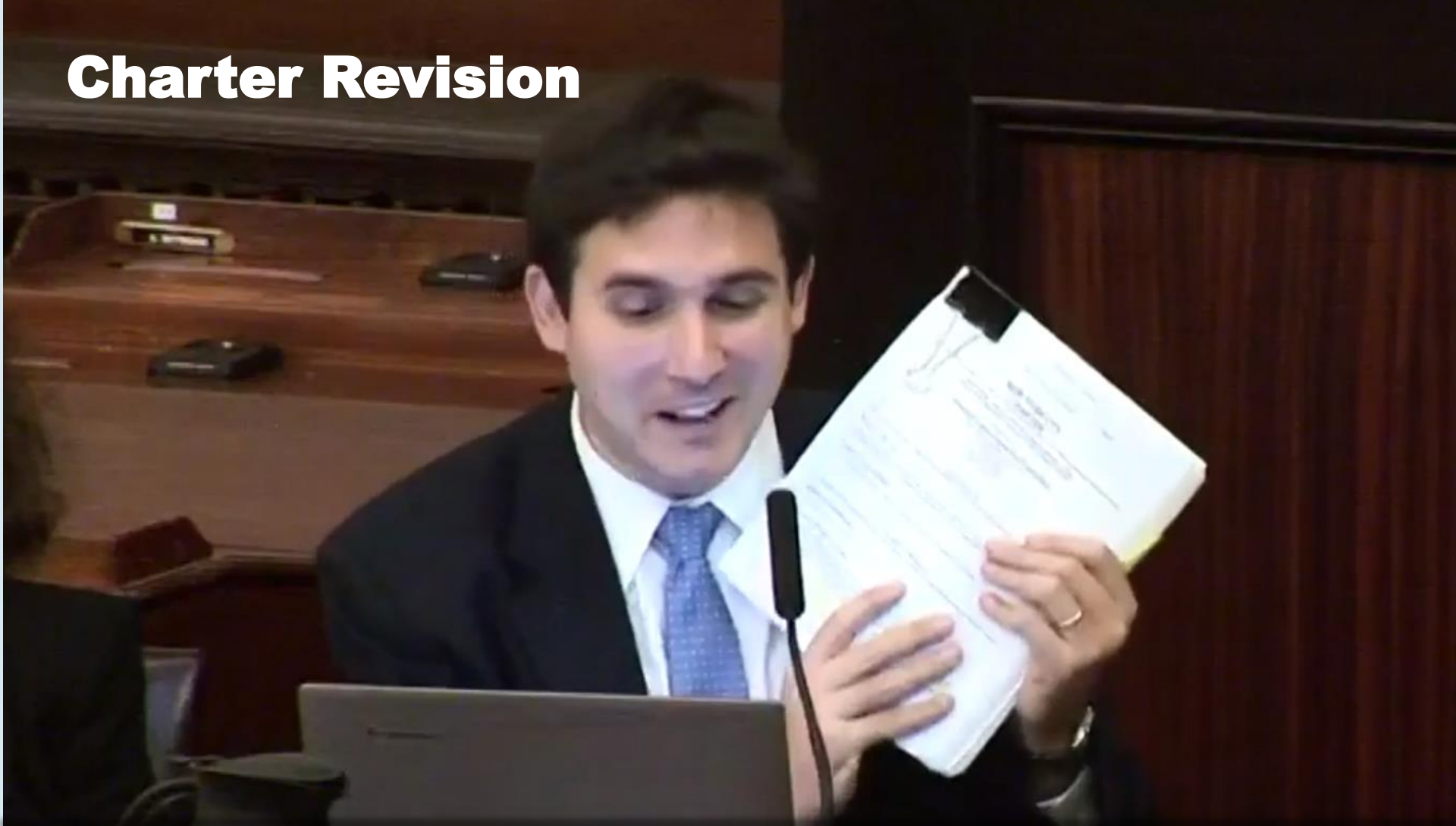
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Charter Revision



72 Proposals for a Better City @ BenKallos.com/Charter2019



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Universal Pre-K



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/BenKallos

The New York Times

THE NEW YORK TIMES NEW YORK TUESDAY, FEBRUARY 28, 2017

N

A21

Bill Seeks the Disclosure of How Many Applications Each City School Is Receiving

By ELIZABETH A. HARRIS

In many places, choosing a public school is straightforward: Students go to school based on where they live. In New York City, with its myriad options and variety of admission methods, the process is more complicated, and many students attend school far from home.

In an effort to make the admissions process more transparent, a city councilman is expected to introduce a bill on Wednesday that would require the Education Department to release additional data, such as the number of applications each school receives, how many offers it extends and where

students live.

The department already releases information on school capacity, with yearly updates on whether schools have too many students or too few. But this bill goes further, requiring residency information and public reporting on the application process for every school, from kindergarten through high school. It will be introduced by Ben Kallos, a Democrat who represents the Upper East Side, East Midtown and Roosevelt Island. Mr. Kallos said the bill might also include prekindergarten.

"It's important that the public school system serve every single child, and when you only track enrollment, you are missing all the

Data is also sought on where students are coming from.

children who are being turned away," he said. "If we have programs that are incredibly popular, the city should be making more seats available in those programs."

Mr. Kallos said that his constituents routinely complain of being turned away from nearby prekindergarten classrooms or gifted and talented programs, for

which they have qualified, because there is not enough room.

This legislation would show where students end up when they leave their neighborhoods to attend school, as many do. Mr. Kallos said that most elementary schools in his district were populated with students from the area, but at Ella Baker School, at 317 East 67th Street, which serves children from prekindergarten through eighth grade, most of the students are from elsewhere.

Daniel Dromm, a Democrat who represents the Elmhurst and Jackson Heights sections of Queens, is the chairman of the council's education committee. Mr. Dromm said residential data

could help inform policies to increase diversity in the city school system. Many neighborhoods are segregated by race and by economic class, and that segregation affects the schools.

"This is particularly important in the era of choice, that we have this type of transparency, so we have a better feel of how many students are applying to which schools," he said.

The bill will be discussed Tuesday at an education committee hearing on school construction and how the city decides where to open schools and add seats.

A spokeswoman said the Education Department was reviewing the legislation.



EMON HASSAN FOR THE NEW YORK TIMES

Ben Kallos is expected to introduce his bill on Wednesday.



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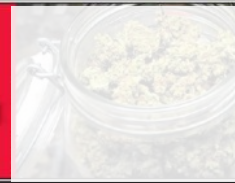
BEN KALLOS



/BenKallos

640 New Seats Planned

The local paper for the Upper East Side



LEGAL WEED?
NOT SO FAST
◀ P.21



"Perfect Strangers" by Vik Muniz at the Second Avenue subway's 72nd Street station. Photo: Steven Strasser

UNDERGROUND BEAUTY

TRANSIT

Manhattan's new golden age of subway art

BY MICHAEL GAROFALO

Ask any New Yorker, and you'll be told — with varying levels of annoyance, resignation or fury — that service on the city's subway system leaves much to be desired.

But at least there's something nice to look at while you wait for your train.

While 2018 was another year of subway malaise, one silver lining was a continued influx of brilliant station art commissioned by the Metropolitan Transportation Authority.

Straphangers were dazzled by new art in several stations that reopened in 2018 after comprehensive renovations. In September, riders entering the World Trade Center station at Cortlandt Street for the first time since the 9/11 attacks were met with a poignant reminder of the site's

past in the form Ann Hamilton's immense yet ethereal marble mosaic "CHORUS," which features text from the Declaration of Independence and the Universal Declaration of Human Rights. Further north, playful images of William Wegman's pet Weimaraners now gaze expectantly upon the 23rd Street platform that reopened in November, as if hopeful each passing commuter will hand over a dog treat. Yoko Ono's placid blue skies on the walls of the recently renovated B and C train station at 72nd Street and Central Park West inspire passengers to "Remember Love."

Along with permanent installations came unexpected delights, like the career-spanning photos of David Bowie that plastered the walls of the Broadway-Lafayette Street station for several weeks last spring, or the fans who spontaneously and illicitly resumed Franklin Street station to "Aveitha" Franklin Street following the soul singer's death in August. (The MTA erased the graffiti, but let

CONTINUED ON PAGE 5

640 NEW SCHOOL SEATS PLANNED FOR UES

EXCLUSIVE

City capital plan proposes \$93 million project to expand East Side public school capacity

BY MICHAEL GAROFALO

The city aims to add 640 new public school seats on the Upper East Side as part of its upcoming \$17 billion five-year school capital plan.

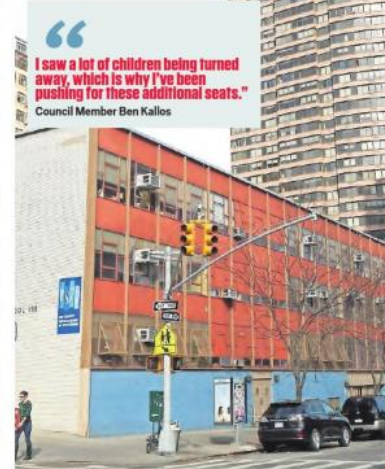
Plans for expanding the neighborhood's school capacity appear in the School Construction Authority and Department of Education's proposed capital plan for fiscal years 2020-2024. The 640 Upper East Side seats are among the 2,794 new seats the plan calls for in School District 2, which includes the Upper East Side, Midtown, Chelsea and much of Lower Manhattan.

An SCA and DOE spokesperson did not comment on whether the city has identified potential sites for the 640 new seats. But Council Member Ben Kallos, who advocated for the agencies to expand school capacity in his Upper East Side district, said that the added seats will most likely be located in a new school.

"My preference is for one large school," Kallos said, adding, "Based on the work I've been doing with the SCA to find a location for this school, I believe that there will be a site large enough to accommodate all 640 seats, if not more."

The 640-seat Upper East Side project will cost an estimated \$92.85 million, with an expected completion date of March 2025, according to the proposed capital plan. The city hopes

CONTINUED ON PAGE 16



P.S. 198, at 96th Street and Third Avenue, received 243 applications for 50 available kindergarten seats in 2018. Local leaders are hopeful that the city's plan to add additional elementary school seats on the Upper East Side will reduce overcrowding and result in more students attending their school of choice. Photo: Jim Henderson, via Wikimedia Commons

“I saw a lot of children being turned away, which is why I've been pushing for these additional seats.”
Council Member Ben Kallos

Jewish women and girls light up the world by lighting the Shabbat candles every Friday evening 18 minutes before sunset. Friday, January 4th - 4:24 pm. For more information visit www.chabaduppereastside.com



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/BenKallos

GPS on School Buses



5:59 42°

ONLY ON 

Ben Kallos

(D) NYC Council - Manhattan


CBSNewYork.com



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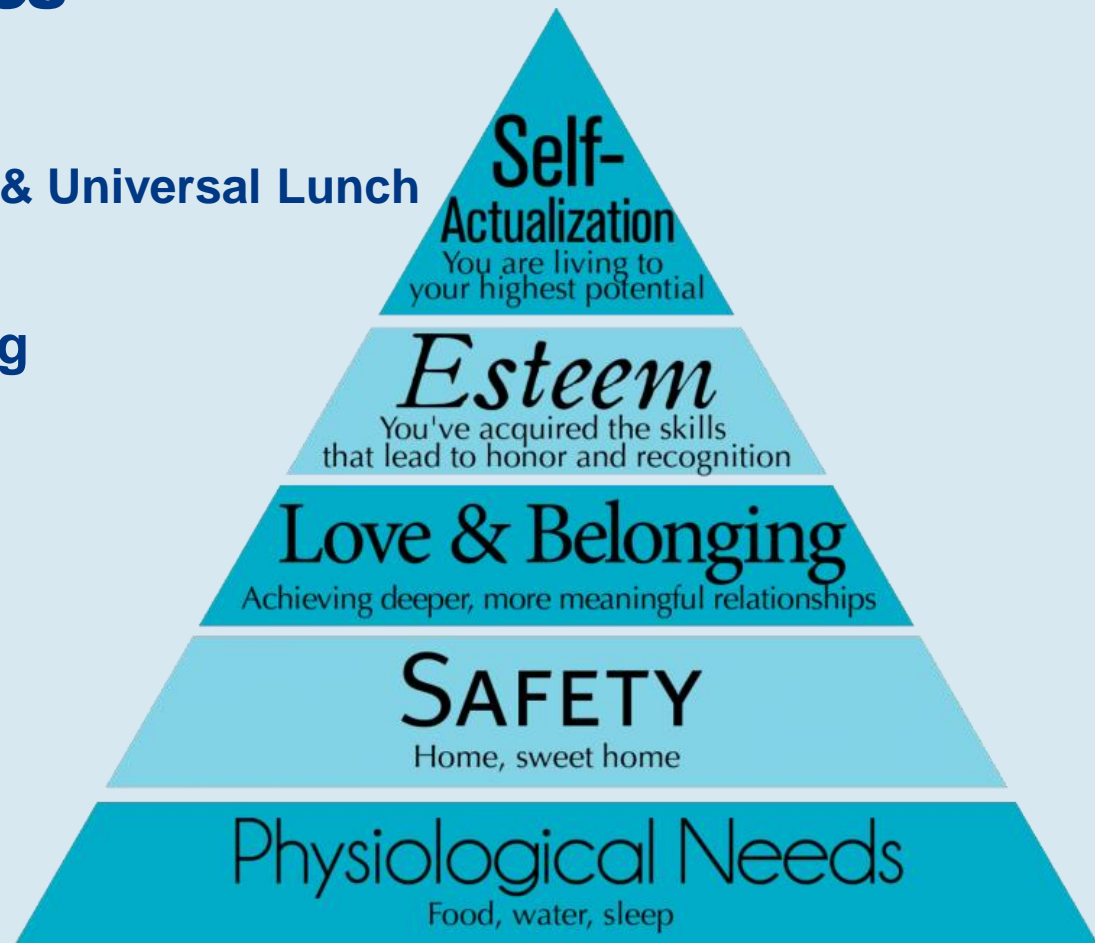
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Wrap Around Services

- **Physiological:**
 - Breakfast After the Bell & Universal Lunch
 - Universal Supper
- **Safety, Love & Belonging**
 - Universal Afterschool
 - Universal Youth Jobs



Maslow's Hierarchy of Needs



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/BenKallos

Universal Free Lunch

A22

The New York Times

THE NEW YORK TIMES NEW YORK THURSDAY, SEPTEMBER 7, 2017

City Schools To Offer All Students Free Lunch

By SEAN PICCOLI
and ELIZABETH A. HARRIS

Lunch at New York City public schools will be available free of charge to all 1.1 million students beginning this school year, Carmen Fariña, the schools chancellor, said on Wednesday in the basement cafeteria of a Hell's Kitchen elementary school. The new school year begins on Thursday.

"This is about equity," Ms. Fariña said. "All communities matter."

This move has been long sought by food-policy advocates and many members of the New York City Council, who said that some students would prefer to go hungry rather than admit they cannot afford to pay for lunch. Nationally, the practice of "lunch shaming" — holding children publicly accountable for unpaid school lunch bills — has garnered attention.

The vast majority of New York City public school students are poor: About 75 percent of them had already qualified for free or reduced-price lunches, officials



DAMON WINTER/THE NEW YORK TIMES

The salad bar offerings at Mott Hall Bridges Academy in Brownsville, Brooklyn. This school year, all 1.1 million children in New York City's public schools will be able to eat lunch free.

said, and in New York City those who qualified for the lower cost received it for free, as well. Still, the new initiative will reach an additional 200,000 students and save their families about \$300 per year. The full price for a school lunch is \$1.75 per day.

By offering free lunch to all students, New York joins other major

cities including Boston, Chicago, Detroit and Dallas, according to Liz Accles, the executive director of Community Food Advocates, which had organized a campaign in support of the policy. But New York has far more schoolchildren to feed than any of those cities.

City officials said the program was not expected to cost the city more money. The state recently changed how it tracks families

with lots of poor students.

Breakfast had already been free systemwide, school officials said, and the city's stand-alone middle schools had a universal free-lunch pilot in place since 2014 that fed an additional 10,000 children who would not necessarily have qualified for free or discounted lunches, officials said.

Among the parade of speakers at Wednesday's announcement

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Annual Art Show at Sotheby's



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Investing in Libraries



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/BenKallos

Affordable Housing

Landlords Fail To List 50,000 N.Y.C. Apartments for Rent Limits

PROPUBLICA

November 5, 2015

Owners are getting \$100 million in property tax breaks while violating the law requiring them to officially register...

THE WALL STREET JOURNAL.

December 19, 2017

Bill Seeking Transparency in Affordable Housing Passes New York City Council



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/BenKallos

Affordable Housing

NEW YORK POST

Bill would require NYC developers to disclose relationships with politicians

January 8, 2019

**CITY &
STATE**
NEW YORK

Council bill aims to impose prevailing wage on all city-subsidized projects

January 8, 2019

Kallos countered that paying workers less than prevailing wage actually makes the affordable housing crisis worse by creating demand for housing at deeper levels of affordability. “I’m disappointed to learn even the construction workers can’t afford the affordable housing that they are building,” he said.



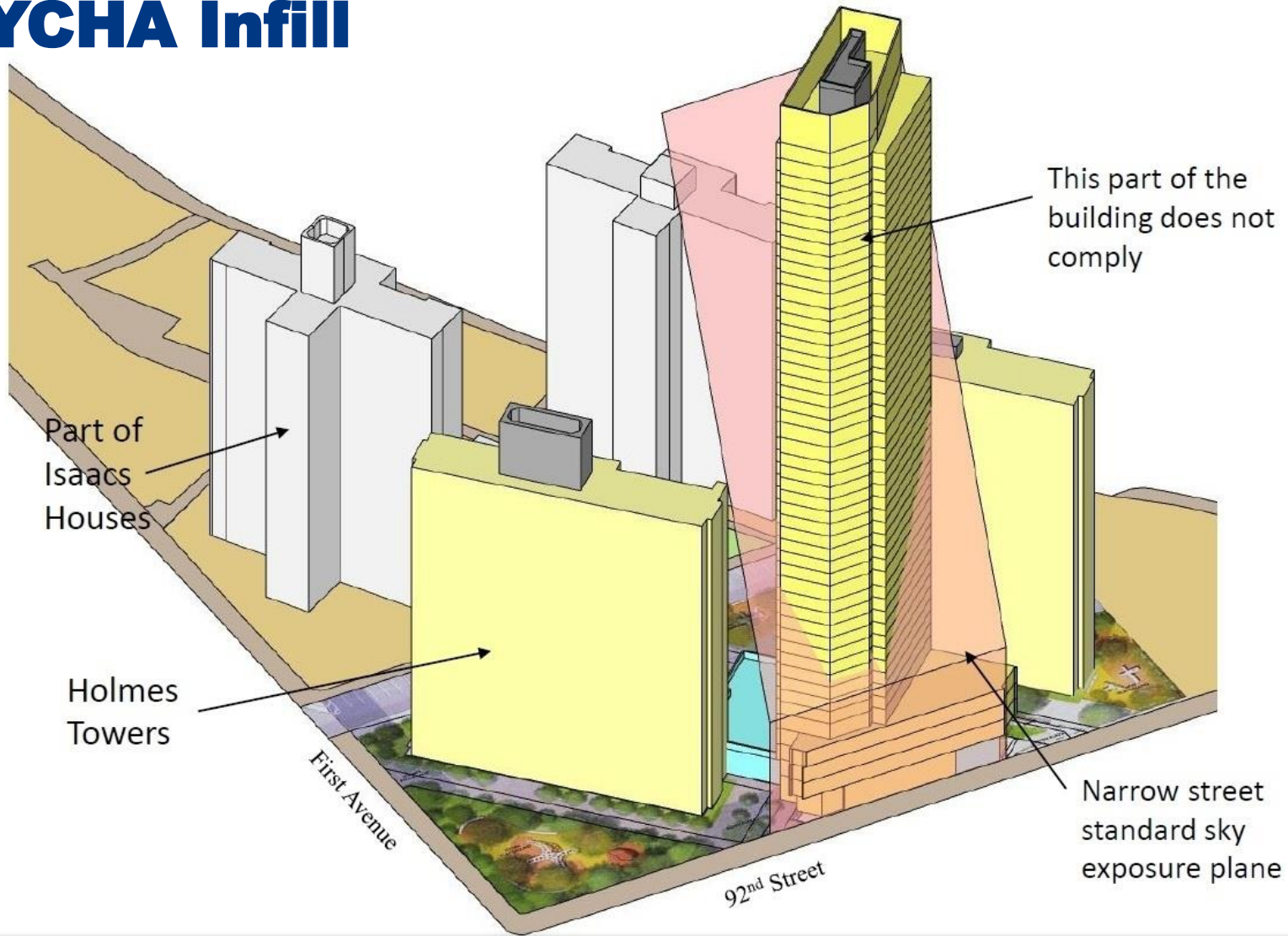
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/BenKallos

NYCHA Infill



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/BenKallos

COMPLETED PROJECTS

Andrew Haswell Green Park, 60th – 61st Street: \$4.7 Million

In November 2017, we celebrated the completion of Andrew Haswell Green Park Phase 2A, a \$4,664,073 project that sits underneath the famous Alice Aycock “East River Round About.” The work included extensive structural reconstruction, including accessibility improvements, decorative pavement, chairs, game tables, plantings, and a new lawn to enjoy spectacular East River views.

Rockefeller University, 64th – 68th Street: \$15 Million

Our first public/private partnership with Rockefeller University stemming from their new building over the FDR has resulted in \$15 million for a new East River Esplanade from 64th – 68th Street, repaired seawalls, and a \$1 million trust for maintenance in perpetuity. Visit the new Esplanade with improved landscaping, new seating and lighting, designated bike lanes, and a new noise barrier along the FDR Drive for a more peaceful park.

Hospital for Special Surgery, 70th – 72nd then to 78th Street: \$1 Million

In 2015, I created a public/private partnership with the Hospital for Special Surgery to renovate the Esplanade from 70th - 72nd Street, now improved with a Master Plan to continue north to 78th Street. As a result, HSS agreed to develop a Master Plan for the East River Esplanade from 62nd Street to 78th Street, in partnership with Rockefeller University, add noise barriers, a water fountain and irrigation to keep plants alive, new planting beds, improved lighting, repaired railings, and new seating and paving, along with a commitment to maintenance in perpetuity.

New 81st Street Pedestrian Bridge, 79th – 81st Street: \$16 Million

Last year, we cut the ribbon on the East 81st Street pedestrian bridge, connecting the upper Esplanade and John Finley Walk to the lower Esplanade. The \$16 Million project replaced the decrepit stairwell built half a century ago. The new bridge isn't just a ramp, but an amenity in and of itself with glass viewing portals, rest points, and a garden below.

New Upper East Side Park Opens at 90th Street Pier

The 90th Street Pier, which was closed to the public, only visible through the bars of a gate, is now a public park. Following my advocacy in partnership with Friends of the East River Esplanade, other East Side elected officials, the Department of Transportation, and NYC Parks, we were able to add more than 3,000 feet of park space to the East River Esplanade.



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BEN KALLOS



/BenKallos

The Brearley School Overhang



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BEN KALLOS



NEW PROJECTS

East River Greenway, 53rd – 60th Street: \$100 Million

We are connecting the East River Esplanade at 60th Street to Sutton Place Park South as we continue to expand parkland in our district in support of a 32-mile contiguous park around the island of Manhattan. The Mayor announced \$100 million in funding last year, with designs already unveiled.

Sutton Place Parks, 56th – 57th Street: \$846,000

Construction is already underway to connect Sutton Place Park to the pocket park at 56th Streets with \$675,000 from our office and the Council to replace a sandbox with a new play fountain and \$171,000 from our office for new security cameras to keep parks safe.

Brearley School Overhang, 82nd – 83rd Street: \$1.5 Million

After two years of negotiations, we secured another public-private partnership with an investment of over \$1 million from Brearley to rehabilitate its overhang and maintain it in perpetuity. The plan includes colorful new designs, contemporary lighting, green walls, new planters, and a partnership with a local conservancy. Construction starts next summer.

East River Esplanade Repairs, 90th – 92nd Street and above: \$35 Million

The East River Esplanade has been crumbling into the river for as long as I can remember. I secured \$35 million in 2014, and in 2017, we broke ground alongside Taskforce Co-Chair Congress Member Maloney to begin rebuilding the Esplanade, starting with the area that collapsed behind Gracie Mansion.



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Security Cameras



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/BenKallos

GREATER NEW YORK

Construction Halted on Midtown Tower After Vote to Curb Skyscrapers

BY JOSH BARBANEL

Work on an 800-foot-tall tower in East Midtown that has been under construction for six months has been halted following a vote by the New York City Council to limit skyscrapers in the area, in a win for a grass-roots group that sought to block the project.

Within minutes of the council vote Thursday, the city's Department of Buildings posted a "stop work" order on a plywood fence at the construction site on East 58th Street near Sutton Place. Workers put down their tools and left.

Construction of the tower, known as Sutton 58, is opposed by a group led by residents of a 450-foot-tall co-op known as the Sovereign, which is across the street from the site.

The East River 50s Alliance, which worked with local elected officials and spent about \$1 million on lawyers and consultants, drafted a proposed zoning change last year that would limit the construc-

tion of tall towers on side streets to protect the area from oversize development.

The council's move was unusual because it overruled a provision adopted by the City Planning Commission just two weeks earlier that would have

allowed Sutton 58 to be built.

Jonathan Kalikow, president of Gamma Real Estate, which is building the tower, said the council's action would immediately lead to the layoff of more than 100 workers. He said he would file an adminis-

trative objection to the shutdown with the city's Board of Standards and Appeals, but the process could take six months or more.

Mr. Kalikow put much of the blame for the shutdown on the local councilman, Ben Kal-

los, a Democrat. Mr. Kallos signed the application for the zoning change, along with the East River 50s Alliance, and pressed officials to expedite it.

Mr. Kallos's support was crucial in the council as other members followed his lead on the issue, a courtesy usually extended on local land-use issues.

"I take full credit for it," Mr. Kallos said, after hearing of Mr. Kalikow's complaints. He said the developer is welcome to pursue his rights under the law, but that eventually he might find there already are too many super-tall buildings "intended for billionaires."

The city rules allow a building to continue construction after a zoning change only if the foundation was complete. Sutton 58's foundation work was 95% finished, and would have been done in about 10 days, Mr. Kalikow said.

He now has the right to ask the Board of Standards and Appeals to reinstate the project because "substantial proj-

ect" had been made on the foundation.

Beyond the immediate impact on the site, real-estate executives were concerned that the rezoning could have a chilling effect on other developers. John Banks, president on the Real Estate Board of New York, an industry group, said developers make "financial commitments of hundreds of millions of dollars" based on their right to build under existing zoning rules.

Opponents of the Sutton 58 tower claimed victory.

"This action represents the fulfillment of a yearslong effort," said East River 50s President Alan Kersh, who lives across the street from Sutton 58. "For us this was never about just one building; it was a districtwide effort to prevent megatowers."

On Friday, a few workers at the site were sweeping up around long rows of steel bars awaiting installation, but construction was otherwise at a standstill.



Workers secured the construction site on East 58th Street on Friday, a day after a 'stop-work' order.

GAMMA REAL ESTATE

NEW YORK CITY COUNCIL MEMBER

BEN KALLOS



/BenKallos



EAST RIVER 50 ALLIANCE

- Local Heroes
- Herndon Werth

New York Times The New York Times Plan for a Skyscraper Is Encountering Opposition in Sutton Place

WEDNESDAY, AUGUST 19, 2015

From Page A19

"brutally destructive of the scale of 58th Street and Sutton Place," Mr. Beninati's tower, opposite the Sovereign. "I don't think you can compare a 900-foot tower with the Sovereign," said Gail Haft, a member of Sutton Area Community, a local organization.

The alliance is hoping to enlist the help of the de Blasio administration to rezone the area in the coming weeks before Mr. Beninati can get construction permits. "It's just way too big for the neighborhood," Ms. Brewer said. Still, the last time the neighborhood tried to stop a project, in 2000, its lawsuit against the developer was dismissed. That developer was Donald J. Trump, who ended up building a 72-story condominium at First Avenue and 47th Street.

In the meantime, Mr. Beninati says he has already acquired enough property and development rights, or air rights, from surrounding buildings to erect his tower even without Mr. Werth's building. Mr. Beninati wants to buy Mr. Werth's building and others nearby to make room for a bigger base for his proposed tower.

"We can't have a city where people can just change the rules when they feel like it," he said of the opposition's effort to rezone the neighborhood.

So far, Mr. Beninati said he had spent about \$120 million for land and tenant buyouts. He hired Cushman & Wakefield to find a financial partner and construction financing for the project, which will cost about \$650 million to complete.

After months of fruitless hunting, Mr. Beninati said he remained confident he would find a partner. He said the apartments should sell for an average of \$5,500 per square foot, or more than \$43.3 million for an average house. Mr. Beninati is also actively trying to buy additional parcels on three sides of his site in order to expand the base of the tower, if not add to its height.

"It's a real opportunity to do something special," Mr. Beninati said. "But if a joint venture partner doesn't show up, I'll have no choice but to sell."

Mr. Beninati started his career on Wall Street, and by the early 2000s he and his partners formed Antares Investment Partners, a

real estate company that at its height claimed \$6 billion in assets. The novice developers built speculative mega-mansions in Greenwich, Conn., and gained control of Harbor Point, a \$3.5 billion development site on 82 acres in Stamford, Conn.

But in a classic case of overlevered control of most of its assets to early days of the recession and lenders and investors. Mr. Beninati resurfaced in Manhattan, forming the Hudson Yards with plans to construct a 28-story office building at 20th Street in Manhattan. But little has happened there since Bauhaus obtained a \$35 million construction loan 14 months ago.

A stocky man whose salt-and-pepper hair falls to the collar of his custom-tailored suit, Mr. Beninati has the supreme confidence of a promoter who believes he can personally persuade

building owners, tenants and others to come around to his way of thinking.

Late last year, a broker, Adele Polsinelli of Eastern Consolidated, brought Mr. Beninati to the owner of three buildings on 58th Street, which he bought in January. The rent-regulated residents of the buildings were protesting under New York tenant laws, so he could not simply evict them. Instead, he called the tenants personally, talked with them for hours and offered them millions of dollars and assistance in finding new homes.

Unlike Mr. Werth, Jack Lesko took the money.

"I love the guy," Mr. Lesko said of Mr. Beninati. He said he decided to leave his rent-regulated unit after the developer offered him a substantial sum, which he declined to disclose. "I had mixed feelings. But I'm now living in Florida with a 30-foot terrace and a cognac in my hand."

Mr. Beninati's company



MARK KAULZARREN/THE NEW YORK TIMES

Herndon Werth, 81, was offered a rent-free apartment and moving expenses if he would vacate his rent-regulated studio to make way for a skyscraper on the East Side of Manhattan. Mr. Werth declined. "I told them I ain't going nowhere," he said.

offer from the developer to Mr. Werth that included \$1 million, never a cash offer. "The best thing for him is to avail himself of an extremely generous offer from the developer," Mr. Schwartz said.

But Mr. Werth said he had no desire to leave a block where he knows many residents, the door open late to fill his studio. A Princeton grad, Mr. Werth never married, but he said he still had a few lady friends. His career took him from the Army to American Airlines, Bankers Trust, the city's redevelopment board and self-employment.

He wants to remain close to the bus lines that take him to his doctor and the Hospital for Special Surgery. "It's like being in a small town," he said. "Even if you got me into an apartment around here, it wouldn't be the same."



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- Local Heroes
 - Herndon Werth
 - Charles Fernandez

THE WALL STREET JOURNAL.

November 27, 2016

**Community Groups on Manhattan's East Side
Fight Proposed 950-foot Tower**



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EAST RIVER 50s ALLIANCE

Join the Fight

ERFA.nyc/donate

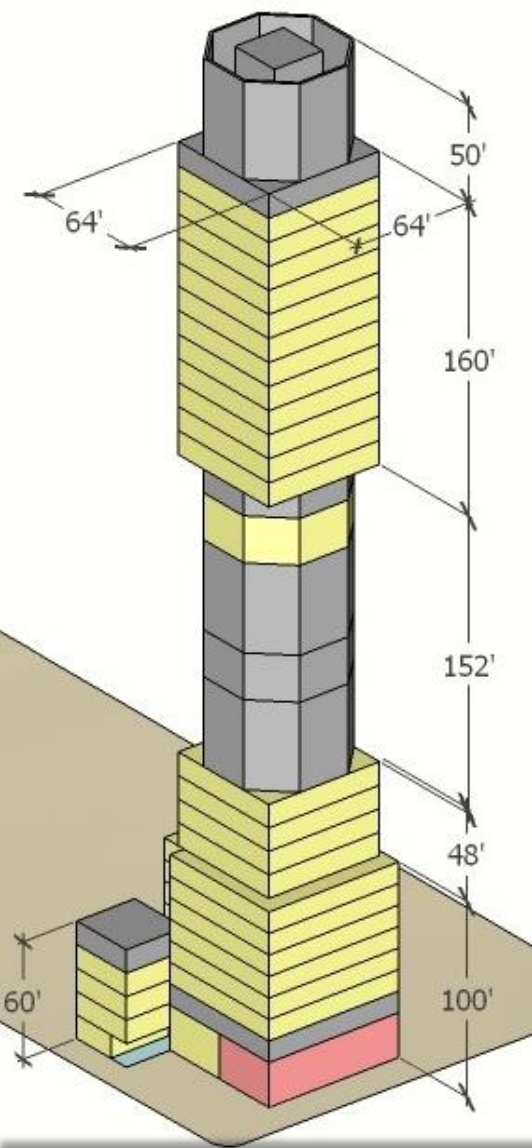
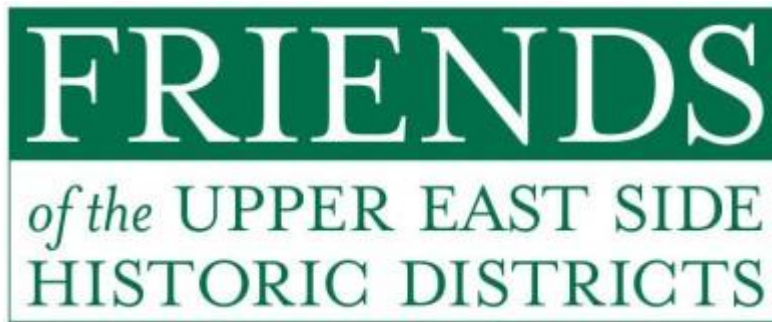


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**Close the Loopholes to Keep
Development Predictable**

Friends-UES.org



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Participatory Budgeting: \$3.1 Million in Green Roofs & \$3.8 million in STEM



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Protecting Public Health & Saving Lives

The local paper for the Upper East Side

OUR TOWN



A MASTERPIECE FINDS ITS MATE AT THE FRICK

P.12 A

WEEK OF DECEMBER - JANUARY

27-2

2018 - 2019



Mayor Bill de Blasio and Council Member Keith Powers hold a town hall meeting at Hunter College during City Hall in Your Borough: Manhattan, on Wednesday, December 18, 2018. Michael Eggen/Mayoral Photography Office

MAYOR HOSTS EAST SIDE TOWN HALL

ISSUES

Concerns of residents in Council Member Keith Powers's district take center stage

BY MICHAEL GAROFALO

Mayor Bill de Blasio and Council Member Keith Powers held questions from East Side constituents on affordable housing, overdevelopment, L train shutdown mitigation plans, street safety and more at a Dec. 18 town hall meeting at Hunter College. Reprinted below are the mayor's responses on a handful of topics.

On bike safety:
"I do believe there's a really important place for bicycles, but we also need enforcement and we need to make sure people are safe. (...) Any-

agencies, because it clearly is one of the things we need to do in terms of climate change, its quality-of-life, its air quality, it's everything. People should not be killing unless there's a damn good reason."

On NYCHA's \$32 billion budget shortfall, and the administration's decision to raise money for the public housing agency by allowing private developers to build on NYCHA land:

"Public housing in this city used to be wonderful, and then the federal government stopped investing in it. (...) We have to get all the revenue we can possibly get for public housing, and this development is one of the only ways to get new revenue in."

On the Amazon deal and its \$3 billion in subsidies:

"The bottom line ... is it's a nine-to-one revenue-to-expenditure deal. We get nine dollars back for every-

THE NEWSLETTER THAT SAVED A LIFE

COMMUNITY

Or how a 49-page monthly bulletin for Upper East Siders helped one resident detect, deter and defeat a deadly disease.

BY DOUGLAS FEIDEN

The 10 scariest words in the English language, Ronald Reagan used to joke, are these: "I'm from the government, and I'm here to help you."

Kathleen L. Steed embraces a very different world view. Officialdom, she believes, can offer comfort, company, support and holiday cheer.

And every once in a while, it can even rescue you from mortal peril.

"The word 'miracle' is overused and overworked," said the 73-year-old Yorkville woman, a retired private investigator and hospital fundraiser.

"But this really is a story about a miracle," she added.

It surfaced on Dec. 13 at the annual holiday party of Upper East Side City Council Member Ben Kallos as some 70-plus constituents mingled in his district office on East 93rd Street.

Over baked ziti from the Italian Village Pizza on First Avenue and gallons of apple cider and other nonalcoholic beverages, Steed buttonholed Josh Jamieson, the communications director for Council District 5.

"Your newsletter saved my life," she said simply.

Jamieson said he was stunned. Thus began a conversation between a pair of newsletter aficionados.

Jamieson has worked for Kallos for nearly three years, and his duties in-



Kathleen Steed speaks to City Council Member Ben Kallos at his recent holiday party for constituents — about how his community newsletter gave her a new lease on life. Photo courtesy of Ben Kallos' office

bing from Kallos and Jesse Townsen, his chief of staff, over both the newsletter's length and its encyclopedic scope.

A recent issue, for instance, was chockablock full with listings for UES events, lectures, exhibits, book groups, support groups, writing circles, yoga workshops, dance rehearsals, ballet workshops, exercise classes, cooking classes, legal clinics, medical services and homeless services.

“

This is one story I will not be forgetting anytime soon.”

City Council Member Ben Kallos



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/BenKallos

Protecting Public Health from Legionnaires'



As Cooling Tower Owners Flout Legionnaires' Law, City Council Looks to Crack Down

October 17, 2018

"As the Health Department issues violations to bring towers into compliance, many buildings with cooling towers are still failing to report the results of their inspections, leaving us to wonder if inspections are occurring at all," bill sponsor Councilman Ben Kallos said.



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With Its Parks Awash in Plastic Bottles, City Council Seeks to Restrict Their Sale

By WINNIE HU

The Ballfields Café in Central Park sells more than 400 bottled waters a week to hot-dog lovers washing down the salt, families on the go and tourists from places where the tap water is undrinkable.

But all those bottles go into an endless stream of plastic that has overflowed trash cans, clogged landfills and choked oceans.

Now the New York City Council plans to consider banning the sale of disposable plastic bottles at city parks, beaches and golf courses. While the bottles could still be brought in by park-goers, the proposed ban is intended to be a significant step toward curbing the ubiquitous plastic bottles that have become a staple of everyday life.

"New Yorkers love convenience, especially because we are always running from one place to another, but this will make us pause and realize the impact that our actions are having on our environment," said Councilman Rafael I. Es-

hind San Francisco and Concord, Mass. — to ban plastic bottle sales and the first to include bottled sodas and juices as well as water, according to environmental advocates. Many government agencies, colleges and businesses already have plastic bottle-free policies to encourage the use of refillable bottles.

"It would really send a strong message to the public and the bottled water industry that we don't need to rely on this unnecessary product," said Lauren DeRusha Florez, a campaign director for Corporate Accountability, a nonprofit advocacy group. "The way forward is to continue to invest in a strong public water system and to make sure tap water is available to people all over the city."

But the International Bottled Water Association, an industry group, has already raised objections, saying that such a ban would deprive people of a safe, healthy and convenient source of drinking water and unfairly target beverages when thousands of other foods also use plastic containers. "Restricting or banning the sale of bottled water is not in the

mote the recycling of bottles at home, work, and public places. "We believe there are more comprehensive ways to preserve and protect our environment and we are committed to working with cities and other groups to implement better solutions to reduce plastic waste," the group said.

San Francisco passed a similar ban in 2014 on the sale of plastic water bottles 21 ounces or smaller in public spaces, including municipal buildings, streets and

A bottle ban in San Francisco is said to have helped change the culture.

parks. David Chiu, a Democratic state legislator who championed the ban as president of the city's board of supervisors, said it has helped change the cul-

ture. "It has been a no-brainer," he said. "I think everyone has adjusted to it."

Councilman Kallos said he has wanted to ban disposable plastic water bottles since trying to buy one himself while visiting San Francisco several years ago and being told he could not. So he bought a reusable bottle to tote around — something he now does in New York. "You see plastic bottles everywhere," he said. "It makes New York look like a dump and we can do better."

This is not the first time that New York has taken a stand against plastic bottles. In 2008, the office of the City Council speaker, Christine C. Quinn, stopped buying bottled water for Council offices. A 2009 state executive order barred state agencies from buying bottled water, to save taxpayer dollars and improve the environment.

The city has also targeted other plastic waste. In 2016, the Council sought to encourage shoppers to give up plastic store bags by charging 5 cents for most plastic and shopping bags. But that law was blocked last year by state legislators

less likely to draw interference from state lawmakers.

City parks officials referred inquiries about the proposed ban to the office of Mayor Bill de Blasio, which said it does not comment on bills before they are introduced.

Mr. de Blasio, a Democrat, supported the 5-cent plastic bag fee and has also called for a ban on plastic bags, which cannot be recycled, unlike plastic bottles, which can.

Adrian Benepe, a former city parks commissioner, said that he had practical concerns about implementing a plastic bottle ban in city parks. He pointed out that outdoor drinking fountains are turned off in the winter and not always available in more remote sections. And the ban could prompt vendors to turn to glass containers, which are more difficult to clean up when broken.

Still, many park-goers said they would welcome a ban. Marcos Pichardo, 19, a college student from the Lower East Side, said that what mattered was that



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Health & the Environment: Ban Toxic Pesticides



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Health & the Environment: Reusable Bags



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Marine Transfer Station

- ✓ Exposed **high costs**
- ✓ Introduced **air quality monitoring** legislation
- ✓ Ensured zoned trash pickup is done fairly
- ✓ Brought attention to **dangers of garbage trucks**
- ✓ Secured funding for **guardrails on garbage trucks**
- ✓ **Moved the ramp** to protect 35,000 children
- ✓ Reduce use to an average of **only 40 - 50 trucks**



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Marine Transfer Station: Fewer Trucks

The local paper for the Upper East Side



NEW ART,
NEW VOICES
4.9.12

WEEK OF MARCH
8-14
2018



State Sen. Liu Kruger (left) moderates a panel discussion on potential solutions to the city's transit woes at CUNY Graduate Center on March 7. Photo: Michael Corio/In

UNTANGLING NYC'S TRANSIT KNOT

MTA

Experts pitch solutions to city's transportation crisis

BY MICHAEL CORIO

The data supports what millions of New Yorkers experience every day: the decline of the city's transportation system is real.

The subway's on-time performance dropped from 88.7 percent in 2010 to 86.8 percent in 2016. Traffic

state Senators Liu Kruger and Brad Hoylman. The panelists shared a consensus that anything of substance to the city's transit problems will require leaders to negotiate a web of complex and interrelated challenges, from parked streets to slow trains to rising MTA costs, which are among the highest in the world.

Though subway delays have dominated headlines, recent declines in ridership on the New York's bus system have drawn attention to the city's surface transportation issues. Average weekday ridership

A KINDER, GENTLER, CLEANER DUMP

EXCLUSIVE

The garbage depot on the East River, one of the most reviled projects on the UES, may not be quite as dreadful as feared — but just-revealed sanitation truck routes will stress out plenty of neighbors

BY DOUGLAS FIDON

The mountains of trash that will be hauled to the East 93rd Street Marine Transfer Station when it opens in 2020 have been dramatically reduced, new data from the city's Department of Sanitation shows.

Municipal garbage trucks will still thunder across the Upper East Side as they travel to and from the MTS — but the size of the planned fleet will be shaggy scabback, according to DSS projections.

In a January 25 letter sent to East Side elected officials, Sanitation Commissioner Kathryn Garcia summed up the bottom line: "This is not the East 93rd Street Marine Transfer Station of years ago," she wrote.

The misfire, provided to Straus News by East Side City Council Member Ben Kallos, who has long battled to kill the project, is perhaps the only good news the MTS has generated since it was first proposed in 2004.

"Thanks to your work — and more importantly, the great recyclers in your community — the amount of refuse processed at the MTS will be lower than anticipated during the planning process," Garcia wrote. Flash back to 2000, when then-May-



Twilight falls on the East 93rd Street Marine Transfer Station on Sunday, March 4. Loathed by locals since it was proposed nearly 15 years ago, the MTS will now process far less trash than originally projected — and the number of garbage trucks rumbling across the East Side will also plummet. Photo: Douglas Fidon

At the time, those four districts produced more than 720 tons of refuse per day, and initial blueprints said an average of 72 garbage trucks, or as many as 120 in some cases, would traverse the East Side daily to get to the MTS, the "tipping destination."

Those plans, with only minimal tinkering, remained on the drawing boards for 15 years. Now, the numbers have come back down to earth.

“**Simply put, less trash means fewer trucks.**”
Sanitation Commissioner Kathryn Garcia

REWARDS FOR RECYCLING



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Transportation: NYC Ferry



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Transportation: Select Bus Service for M86 & M79



The New York Times

July 19, 2015

Express Bus Service Shows Promise in New York



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Transportation: Second Avenue Subway



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Bike Safety Program

- Safety Neckdowns
- Pedestrian Leading Intervals
- NYPD Enforcement
- Protected Bike Lanes
- Pedestrian and Bike Crossing
- Closing the “Second Avenue Gap

BenKallos.com/livable-streets



BENJAMIN KALLOS
COUNCIL MEMBER, 5TH DISTRICT



THE COUNCIL OF THE
CITY OF NEW YORK



DANIEL GARODNICK
COUNCIL MEMBER, 4TH DISTRICT

Bike Safety Program

Education, Equipment & Enforcement

Education



- **Free learn to bike ride safely** for children and adults from Bike New York (BNY) in gymnasiums and public parks.
- **Free bike safety classes** from BNY to educate children and adults at schools, government offices, and local bike shops.
- **Free day pass or month** on annual membership from CitiBike following participation in monthly **free bike safety training**.

Equipment



- **Free vest, light and bell** for commercial owners and riders who participate in trainings offered in English, Spanish and Chinese.
- **Free lights and bells** with educational materials for recreational and commuting cyclists in bike lanes.
- **Free helmet** giveaway with youth cyclist education.

Enforcement



- **Bike Lane Patrol** by NYPD officers on bikes purchased by Council Members Kallos and Garodnick.
- **Traffic calming and education** by auxiliary officers who are trained to engage cyclists and motorists on safer streets.
- **Increased enforcement** on bike safety and respecting bike lanes by 17th and 19th precincts with support from Traffic Task Force.



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Quality of Life



322 New Large Covered Trash Cans



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Quality of Life



BenKallos.com/BID/Support



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Homeless in Shelters

- 22,463 children
- 16,948 family members
- 5,400 adults in families
- 4,471 single women
- 11,831 single men

Homeless Unsheltered on Our Streets

- 3,892 unsheltered men and women



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East Side Taskforce for Homeless Outreach and Services (ETHOS)



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Homelessness & ETHOS: Supportive Housing



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Help the Homeless

- Download the **311 App**
- When you see someone who is Homeless, select **Homeless Assistance** in the app
- Goddard Riverside will offer the person:
 - **3 meals a day**
 - **Free Medical, Mental Health, or Substance Abuse Care**
 - **Shelter, including Rent Vouchers**
 - **Free Job Training**
- It will likely take several contacts for them to **accept service**



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Automatic Benefits

The New York Times

Navigating Bureaucratic Maze in the City to Renew Food Stamp Benefits

July 24, 2015



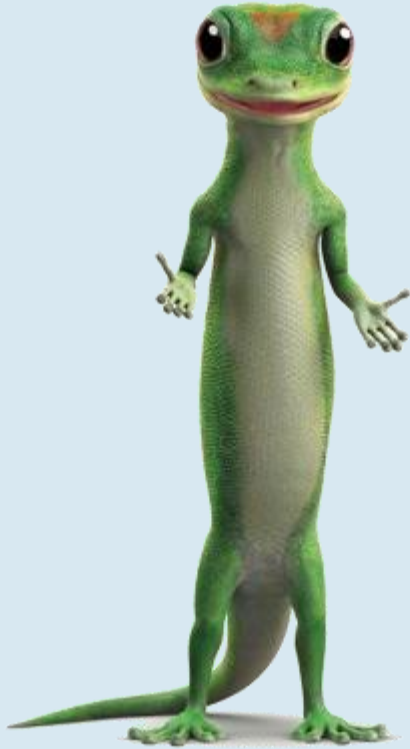
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Automatic Benefits ACCESSNYC



**25 minutes could screen you for
25 or more government benefits.**

Food:

SNAP (Food Stamps)/WIC,
CSFP, Free School &
Summer Meals ...

Health:

Medicaid, Health Insurance
Assistance, Free Family
Planning (FPBP) ...

Children:

Child Care, Head Start,
Pre-K for All, After School ...

Employment:

Workforce1, Youth & Senior
Employment Services ...

Financial Assistance:

Cash Assistance, Earned
Income Tax Credit (EITC),
Home Energy Assistance
Program (HEAP), Tax Credits
for Children and Child Care ...

Housing:

Senior Citizen & Disability
Rent Increase or
Homeowners' Exemption
(SCRIE/DRIE or SCHE/DHE),
Veterans' Exemption,
School Tax Relief (STAR) ...

Visit NYC.gov/AccessNYC or call Council Member Ben Kallos at 212-860-1950 to

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Retirement Security for All

WORKING FOR OUR NEIGHBORHOODS
RETIREMENT SECURITY
FOR ALL NEW YORKERS



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*“Ask not what
your country
can do for you,
ask what you
can do for
your country.”*

John F. Kennedy



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Team Kallos



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State of the District 2019

Join us in the Lobby for

Volunteer Fair

Bagels with Ben

Photo with Ben

Bring your completed card to the line for a photograph with the Council Member.

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