

Park Place - Underhill Avenue Block Association

Approved Minutes

1/15/2025

Attendees:

Robin Ketchum	Camilla Rothenberg	Teddy Theoharis
Diana Regan	Joe Ostwald	Marc Gordon
Ed Regan	Michelle Hewryk	Den Gordon
Phyllis Brody	Adrian Gately	Mary Dale
Richard Roth	Jill Frasier	Adrian Gately
Olexa Hewryk		

The meeting was held in-person at the home of Mary and Richard Roth, 306 Park Place and via Zoom. The meeting was called to order by Teddy Theoharis, President at 7:40 PM.

While reviewing the minutes Adrian Gately asked Marc Gordon to identify, in reference to a last month's presentation on NYC requirements, which laws were applicable to multifamily dwelling and which to one or two unit homes. Marc responded that:

New trash bin requirements – all buildings, one to nine units

Gas pipe inspection – 3 or more units

Parapet inspection – any building with a parapet, except one or two unit detached house

Natural gas detection device – every residential unit (availability of the devices is an issue)

New lead paint testing requirements - 3 or more units

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A motion to approve the minutes as presented was made, seconded and passed unanimously.

Treasurer's Report

Stacey Weinstein presented the Treasurer's Report. The report can be viewed at:

<https://www.ppuaba.org/ppuaba-meeting-minutes/> in the January 2025 section.

We have a current balance of \$6637 that is not earmarked for specific initiatives. For the CHIPS clothing drive \$8680 was collected and spent on clothing which was donated to CHIPS. We also have \$4998 earmarked for Nourishing our Community. There also \$894 allocated to Friends of James Forten Playground.

Stacey stated that last year we allocated \$2500 for grants. She recommends the same amount for this year and Rick Roth made a motion to that effect. The motion was seconded and passed unanimously.

The window for submission of grant proposals begins now and lasts until the February meeting.

Block Party

Teddy Theoharis proposed having the party on the second Saturday in May. Stacey pointed out this is a good idea as Marc and Den Gordon will be away on the first Saturday. The date of May 10'th is the day before Mother's Day. The location was discussed and the Playground block on Underhill (Underhill Avenue between Prospect Place and Park Place) was agreed upon to be the best.

Shoe Drive

Marc Gordon explained that he learned that clients at CHIPS have a great need for shoes. He organized a shoe drive that resulted in 295 pair of shoes from our block association and other people in the Prospect Heights neighborhood being donated and delivered to CHIPS. They were gratefully received at CHIPS.

Water and Sewer Project

Normally there is monthly meeting with the resident engineer, the community construction liaison, and another staff member from DDC. Only the liaison, Shernell Pemberton, attended the previous meeting. As she is an

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interface person, she did not have much new information. Marc did speak earlier with the Perfetto construction foreman which was more informative. There are two tasks which need to be done prior to the restoration of our blocks. One is completing the laying of sewer pipe on Vanderbilt Avenue, between Park and Sterling. The other is to lay down a concrete base on Park Place where the excavation for the new water main and sewer main pipes was done. This will be followed by paving. Cold weather may delay the concrete work, which is estimated to take three weeks. Even with weather delays, all the work including repaving and restoration should be completed by the June 2025 month end target date. Marc also talked about the punch list of items requiring restoration as the result of the contractor actions, which is a consolidation of input from Park Place block residents and Marc's inspection. This list was sent to Shernell Pemberton. The contractor will review that list against the pre-construction photographs to confirm that all the damage that we found was, in fact, something that happened during construction. We have not yet gotten confirmation as to which of those items will be addressed by the contractor. A discussion of the DOT embargo on construction over the holiday ensued.

Ed Regan asked if Perfetto had connected the sewer pipe on our block to the new one on the lower block of Park Place. Marc believes so and will confirm with Hadi Elhashash.

There was no new business. Teddy said that anyone with a question can email him or Marc. There were also comments on the contractor's ability to pour concrete in cold temperatures. Olexa Hewryk noted that the concrete had been poured at a temperature below the recommended 50 Fahrenheit, which could affect its strength.

A motion to conclude the meeting was made, seconded and passed unanimously, at 8:29 PM