

# No JHL at PWV!

## Proposed Construction of 20-Story Nursing Home Tower Next to PS 163 Elementary School on West 97th Street

**DID YOU KNOW?** Jewish Home Lifecare (JHL) plans to trade its more than two-acre footprint on 106<sup>th</sup> Street for a small, quarter-acre lot on West 97<sup>th</sup> Street at Park West Village (PWV), squeezing a new high-rise nursing home onto this already extremely congested block – with the help of megadeveloper Chetrit Group.

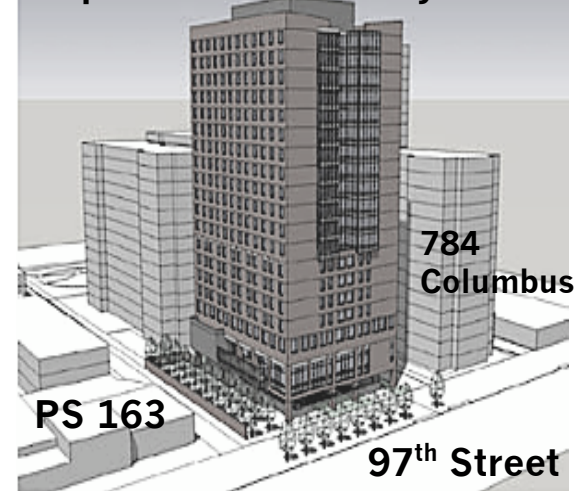
### Why Parents Oppose JHL on West 97th Street

- Several years of construction would disrupt and impair learning ability of children at PS 163 and other schools on the block (proposed construction start date 2014)
- Deafening noise, dust and debris would affect development of children's sensitive bodies, lungs and brains, and cause immeasurable long-term health impacts
- Tractor-trailers loading and offloading construction supplies across sidewalks would jeopardize children's safety as they walk to and from school
- High overhead construction cranes directly adjacent to PS 163 would threaten children's safety while inside the school building and in school trailers
- JHL would construct sidewalk-facing loading docks on West 97th Street for their deliveries – causing permanent safety problems, noise and pedestrian disruption
- Permanent depletion of light and air in classrooms from shadows cast by proposed 20-story tower

### Why Nursing Home Advocates Oppose JHL on West 97<sup>th</sup> Street

- 20 stories would compromise safe evacuation of elderly nursing home residents in the event of fire or other emergency
- 20 stories would “warehouse” mobility-impaired elderly, greatly limiting their access to the outdoors and to the community
- a tower-style nursing home is an outdated, undesirable plan
- As of June 2012, the NY State Department of Health website cited JHL with 43 standard health and safety code deficiencies (compared to a statewide average of 24)
- Despite its poor record of patient care, JHL rewards its executives with excessive salaries (IRS-verified compensation for JHL's CEO in 2010 was \$617,965)

### Proposed JHL 20-Story Tower



### Why Neighbors Oppose JHL on West 97<sup>th</sup> Street

- Long-term construction noise, dust and debris would have an immeasurable negative impact on the health of neighborhood residents, especially those with respiratory problems
- Increased vehicular traffic would permanently impact air quality and noise levels
- Emergency response vehicle access to 784 and 788 Columbus Avenue would be impeded, as JHL proposes to use the 784 access driveway for its own ambulances and vehicular traffic
- Increased traffic generated by JHL would further compromise this already congested cross-town street and block
- Our Friday Greenmarket would be disrupted – and possibly permanently displaced

(more ↘)

## Why West 97<sup>th</sup> Street?

### A Brief History of the JHL/Chetrit Group Land Swap Deal

**September 2008** JHL gains permission from the NY State Dept. of Health to rebuild on its present West 106<sup>th</sup> Street location. JHL also receives a zoning carve-out from NYC to allow real estate development on part of its current site.

**August 2009** JHL and megadeveloper Chetrit Group suddenly announce a land swap deal. This deal was for JHL to build a new, 20-story nursing home on West 100<sup>th</sup> Street in Chetrit-owned Park West Village. In exchange for its PWV land, Chetrit would develop profitable new luxury real estate on JHL's sizeable 106<sup>th</sup> Street parcel. As part of the swap, JHL would receive an additional \$35 million from Chetrit.

**November 2010** JHL abandons its intention to build on West 100<sup>th</sup> Street after learning from the NYC Dept. of City Planning, NYC Dept. of Parks and NYC Dept. of Law that 100<sup>th</sup> Street does not work from a zoning perspective. The specifics behind this decision have never been revealed by JHL or the City.

**January/March 2011** JHL negotiates a new, highly questionable deal to build its 20-story nursing home on Park West Village's West 97<sup>th</sup> Street parking lot – next to a public elementary school on a narrow, heavily congested block of this cross-town street. To date, Chetrit still plans to build a “community facility” on the West 100<sup>th</sup> Street PWV lot.

## We demand an environmental impact study, a full traffic study, and a public hearing.

### What You Can Do

- Express opposition by writing, calling and emailing our city, state and local officials (you'll find their details on our website)
- Vote accordingly for those who did or did not heed the community's long, loud, vocal opposition
- Learn more and stay informed by visiting [www.NoJHLatPWV.com](http://www.NoJHLatPWV.com)
- Sign up for email updates by contacting us at [NoJHLatPWV@gmail.com](mailto:NoJHLatPWV@gmail.com)

### Who We Are

**No JHL at PWV!** is a coalition of Park West Village community stakeholders, nursing home advocates, parents, tenants' associations, renters, condo owners and neighbors who oppose JHL's inappropriate proposed development on West 97<sup>th</sup> Street.

**Email us:** [NoJHLatPWV@gmail.com](mailto:NoJHLatPWV@gmail.com)

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