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THE WALL STREET JOURNAL.

Friday, November 1, 2013 | **A19**



The Tappan Zee on Sept. 27, with cranes for preconstruction work

Tappan Zee Gets a Boost

By **TED MANN**

New York will receive a \$1.6 billion federal loan to help pay for replacing the Tappan Zee Bridge, Gov. Andrew Cuomo announced Thursday, a big chunk of what his administration says is a nearly \$4 billion project.

But the total project cost for the Tappan Zee replacement, including contingencies, is far higher: \$4.8 billion. And Mr. Cuomo and his administration must still make a critical decision: how much to raise round-trip tolls from the current \$5 a car to pay the tab.

"You have big questions that you still need answered, like, 'How much does it cost you to build the bridge?'" Mr. Cuomo said Thursday in announcing the loan.

The replacement of the aging Tappan Zee, a 3.1-mile span across the Hudson River north of New York City, is the flagship infrastructure project of Mr. Cuomo's first term, and he has highlighted his administration's efforts to cut through procedural hurdles to get it built.

The existing bridge opened in 1955, and state officials have long contended that it is difficult to maintain, packed beyond its capacity with traffic and lacking in shoulders and breakdown lanes for emergencies. Costs of maintenance have soared, the state says.

The replacement bridge would be two parallel cable-stayed spans across the Hudson,

eventually using the existing footings of the current bridge, in the towns of Tarrytown and South Nyack, N.Y.

Getting the low-cost, 35-year loan from the federal government's Transportation Infrastructure Finance and Innovation Act program was key to that goal, the Cuomo administration has long said.

Thruway Authority Executive Director Thomas Madison said the authority will also sell \$2.4 billion in debt to cover the project's costs.

But while the administration's frequently cited estimate of \$3.9 billion for the project includes the estimated cost of its construction, that excludes roughly \$800 million in other expenses, state and federal officials said on Thursday.

Those include financing costs, financial reserves and the cost of some prior environmental reviews, a state official said.

The total project cost is \$4.8 billion, according to a U.S. Department of Transportation official. The department administers the loan program.

State officials hailed the loan's approval, news of which emerged Thursday in a phone call to Mr. Cuomo from Transportation Secretary Anthony Foxx. The governor called a local radio station to announce the loan, which the administration said was the largest ever from the federal program.

"It's everything we were looking for," he said. *Please turn to page A21*

An 'Affordable' Boom

As West Side Towers Rise, Advocates Say Subsidies for Developers Misdirected

By **JOSH BARBANEL**

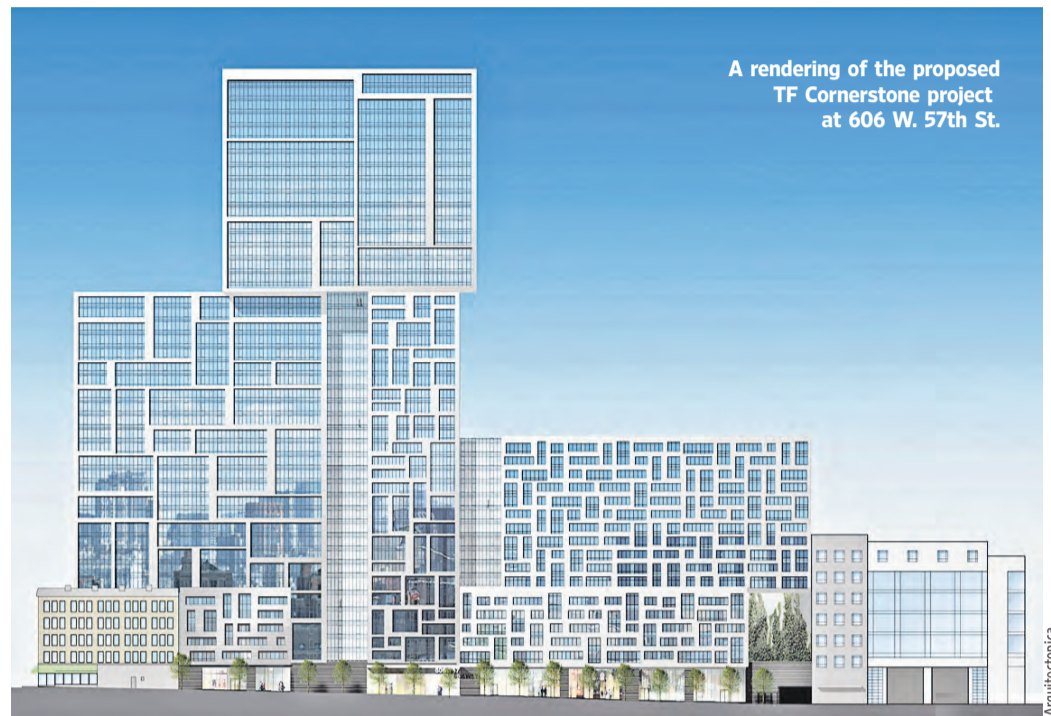
While the mayoral candidates debate how to produce more "affordable" housing, developers such as Joseph Moynihan are building it—in glassy new rental towers on Manhattan's West Side, with doorman and concierge service for all.

A small boom is under way in the area for housing for New Yorkers who have middle incomes or who are among the working poor—with more than 500 subsidized apartments under construction or on the way.

Developers say that with land costs and construction costs rising, they can't afford to build market-rate rental buildings without deep government subsidies that come with the affordable housing. Those range from tax-exempt bonds to federal tax credits to property tax exemptions and zoning bonuses.

But many housing advocates say some of the subsidies would be better spent backing many more affordable apartments—at a lower cost—in humbler neighborhoods. They want the benefits to luxury developers sharply pared back.

The subsidies come from a state-run program known as 80-20. Developers set aside 20% of the apartments in a building for affordable rentals, with the rest rented at market rates. Tenants are selected through lotteries and are screened to make sure they meet strict income requirements. "Low-income tenants think they've won the lottery when they're selected, but the real lottery winners are the developers," said one builder of low-income housing outside of Manhattan, who didn't want to



A rendering of the proposed TF Cornerstone project at 606 W. 57th St.

be identified due to the risk of jeopardizing future projects.

Mr. Moynihan is building a 656-foot-high V-shaped tower on West 42nd Street and 11th Avenue, with retail space, an auto dealership, a basketball court and indoor and outdoor swimming pools. It will include 1,174 apartments, with 236 below-market rate units. He said state financing, along with rising market rents, finally made construction possible.

Fifteen blocks uptown, TF Cornerstone is seeking approval to put up a 45-story building comprising three offset glass cubes that would cover most of the south side of 57th Street, West of 11th Avenue. The plan calls for 1,189 apartments, in-

cluding 238 affordable units that will remain affordable for the life of the building. Jon McMillan, an executive vice president of TF Cornerstone, said the building received a city-zoning bonus for including below-market-rate units and is also counting on state support from the state's 80-20 program. That in turn will make it eligible for a 20-year partial tax exemption.

"We are doing the most common thing developers are doing now," he said. "We can't make rental projects work without the benefits of inclusionary zoning, and tax exemptions."

Across the street, the Durst Organization has begun construction on a pyramid-shaped, mixed-use building by Danish ar-

chitectural firm BIG-Bjarke Ingels Group. It will have about 753 rental apartments, of which 20% will be affordable.

Jordan Barowitz, director of external affairs for Durst, said if building luxury housing was easy, there wouldn't be a shortage of hundreds of thousands of units of housing and "people would be building like crazy."

Yet many affordable housing advocates say the market-rate developers build only a small share of affordable housing and suck up too much of government resources.

The state's Housing Finance Agency said it was unable to provide how many projects were built using the 80-20 financing. *Please turn to page A22*

On Arts, Mayor 'a Hard Act to Follow'

By **JENNIFER MALONEY**

After 12 years under a mayor considered by many to be New York's most arts-friendly, cultural institutions are wondering: What's next?

It remains unclear whether Bill de Blasio, a Democrat, or Joe Lhota, a Republican, would maintain the level of capital spending the Bloomberg administration has overseen—more than \$2 billion in total, including for projects initiated before his terms—that has transformed arts institutions across the city.

Both mayoral candidates, when asked, said capital investment would depend on fiscal constraints.

Mr. de Blasio, who in recent polls has held an overwhelming majority of support, presents a striking cultural foil to Mayor Michael Bloomberg.

Mr. Bloomberg has collected Old Master paintings and, before he became mayor, served on the board of trustees of Lincoln Cen-



Bill de Blasio and his wife, Chirlane McCray, center, are joined by actor Alan Cumming and actress Cynthia Nixon at a May 12 campaign event.

ter for the Performing Arts, one of the world's premier cultural venues. As a philanthropist, he is believed to have given more than \$200 million to arts and social-service organizations since 2002.

"It's a hard act to follow, I can tell you that," said Adam Weinberg, director of the Whitney Museum of American Art, which, with help from the city to the tune of \$55 million, is building a new \$422 million home in the

meatpacking district. "My sense is that they both appreciate the importance of the cultural life in New York. It's one thing to appreciate it. It's another thing to act on it."

Mr. de Blasio, the city's public advocate, is married to Chirlane McCray, a poet and activist who serves on the board of the Feminist Press at the City University of New York. They are theater fans, recently seeing Alan Cumming in "Macbeth" and Cynthia Nixon in "Wit," and they frequent the Brooklyn Museum and the small Museum of Contemporary African Diasporan Arts in Brooklyn's Fort Greene neighborhood.

Mr. de Blasio has even tried his hand at poetry, penning verses to his wife. In an email sent by a spokesman, Ms. McCray called them "artful, loving and smile-inducing."

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◆ Court blocks ruling on NYPD's stop-and-frisk tactic..... **A2**

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CITY NEWS

UNCORKING THE CITY | By Lettie Teague

From Traders to Cellars



Life in New York is notoriously complicated, but city oenophiles have it particularly hard—especially the ones who decide to become wine collectors. Where can you put a dozen, let alone 100, bottles in an apartment where every inch counts? Some might settle for stuffing bottles into closets or onto kitchen shelves, but many serious wine drinkers will turn to design professionals like Joseph & Curtis Custom Wine Cellars for help.

Joseph Kline and Curtis Dahl were traders in Chicago before they became two of the most sought-after wine-cellar designers in New York. “We worked on the Mercantile Exchange—I was Joe’s assistant,” recalled the 44-year-old Mr. Dahl, who looks a bit like the New York movie director Edward Burns.

Fast-forward a few years and Mr. Dahl was living in suburban New Jersey working as a day-trader. In his spare time, he built a wine cellar in his house. His first effort wasn’t particularly good—in fact, a customer who saw it actually laughed. “That guy prompted me to figure out how to do better,” said Mr. Dahl, who has clearly come a long way since those early years.

Mr. Kline, 51, had also moved to New Jersey and built his own wine cellar, and when Mr. Dahl saw it, he was impressed. “Curt said we should try selling it,” recalled Mr. Kline of his early work. They went into business together in 2000, starting with wine-storage units and progressing to full cellars over the years.

The Joseph & Curtis client list today includes some of the most prominent restaurants and wine retailers in New York, as well as famous people such as Brooke Shields, Nolan Ryan and the Jonas Brothers. There are plenty of nonfamous but well-heeled Joseph & Curtis customers too. Mr. Dahl and I met up last week in the River Terrace apartment of one such customer, a wine collector from Brazil.

The apartment was undergoing a complete renovation; Mr. Dahl had been recommended to the architect on the job—Riccardo Leoni of Flavia Portugal Design. (According to Mr. Dahl, almost all business comes by way of previous clients.) This particular client is a big collector of both wine and cigars, with about 800 bottles of wine from all over the world. (Joseph & Curtis builds humidors, too—the largest that Messrs. Dahl and Kline have built to date is a cellar in Connecticut that hold 1,000 cigars and 1,000 bottles of wines.)

The Brazilian collector wanted to turn one of the apartments’ many bathrooms into a wine cellar, and it was Mr. Dahl’s job to squeeze as many bottles as possible into the 4-by-6-foot space while ensuring it was beautiful, too. “Riccardo has been very clear about the look,” said Mr. Dahl. The cellar, which would be a focal point



Joseph Kline, left, and Curtis Dahl in one of the wine cellars they built; below, a stainless steel wine cabinet.



of the library, would have to have the same clean, modern look as the rest of the house.

The cellar glass had to be exactly right. Mr. Leoni, who arrived at the apartment soon after I did, told me some of the wine-cellar designers he’d worked with put in uninsulated glass. “As

‘I don’t want to know what my blood pressure was that day.’

soon as you turn the heaters on in the apartment, there is condensation,” he said. In other words, there are some cellar designers who don’t know what they’re doing. Messrs. Dahl and Kline have sometimes followed in their wake—repairing the damage that was done.

Most of their clients don’t start

out with a full-blown wine cellar but with a storage unit. “The starting point for most people is a refrigerator or wine cabinet,” said Mr. Dahl, who said the cabinets they build tend to average 12 feet high and between 15 and 20 feet wide and accommodate about 800 bottles of wine.

They’re currently building around 30 or so wine cabinets, as well as a number of large cellars on Long Island and in upstate New York. The Hamptons market is heating up: “Everyone wants their wine cellar in by Memorial Day,” said Mr. Dahl.

Creating a wine cellar outside the city is a lot easier than building a wine cabinet for someone who lives in an apartment in New York. Both partners have their share of New York horror stories: Mr. Dahl once built a wine cabinet that didn’t fit into the service elevator of a building in Chelsea. It was a mere eighth of an inch too big. This was

something, he noted, that will “never happen again.”

For his part, Mr. Kline had a particularly harrowing delivery to a client on Park Avenue this past summer. The building permitted deliveries only on its 87th Street side, but the delivery truck, “filled front to back” with cabinetry, blocked the entire side street when it was stopped. “We had to stop the truck, yank a couple of things out, throw them on the sidewalk and go around the block in order to let other cars go by,” recalled Mr. Kline.

They also had to hope the unloaded stuff wasn’t stolen while the truck was circling the block. (Sometimes, it has been.) “And just getting around the block takes some time in New York,” noted Mr. Kline. How often did they go around? “I think about 11, 12 times,” said Mr. Kline. “I don’t want to know what my blood pressure was that day.”

On a happier note, the two partners do spend a lot of time drinking great wine—often together—and offering recommendations to clients, some of whom have large collections and others who are just getting started. (They have even designed cellars for clients who have no wine at all.)

Their personal tastes in wine are quite different (Mr. Kline loves big California Cabernets, while Mr. Dahl is more partial to the wines of the Rhone, Italy, and Washington State), but their clients all have one wine in common: Silver Oak. “Literally every cellar we’ve built has Silver Oak Cabernet—I think it’s a requirement,” said Mr. Dahl.

GREATER NEW YORK WATCH

◆ WASHINGTON

New Jersey’s Cory Booker Assumes His Senate Seat

Former Newark Mayor Cory Booker is starting his new job in an unusual position—a freshman Democratic senator with celebrity status.

The man Oprah Winfrey once dubbed a “rock star mayor”—he has 1.4 million followers on Twitter—was sworn in Thursday during a brief ceremony on the Senate floor. He won a special election in mid-October to fill the seat of longtime Sen. Frank Lautenberg, who died in June.

Dozens of photographers and reporters followed Mr. Booker around the Capitol, from a cramped photo opportunity with Majority Leader Harry Reid to a ceremonial swearing-in in the Old Senate Chamber to a private reception thrown by the state’s other senator, Robert Menendez.

Mr. Booker also had a private meeting with President Barack Obama in the Oval Office in the afternoon.

Clad in a bright purple tie with blue squares, Mr. Booker walked into the Senate chamber a bit before noon, a family Bible tucked under his left arm. He shook hands, hugged and talked policy with some of his new colleagues before striding to the back of the chamber and then walking down the aisle with Mr. Menendez.

Vice President Joe Biden administered the oath during the

official ceremony as Booker’s friends and family members, including his mother, brother and talk show host Gayle King, a close friend, looked on from the Senate gallery. He placed his hand on the Bible, the same one he used for his swearing-in as Newark mayor, and it appeared to tremble at times.

Associated Press

◆ TRENTON

Meadowlands Mall Gets Backing for \$800 Million

A state financing board has approved about \$800 million in bond issues to help finance a long-delayed mall at the Meadowlands.

The bonds would be issued by the town of East Rutherford and the Bergen County Improvement Authority.

Officials stressed at Thursday’s hearing at the Department of Community Affairs’ Local Finance Board that taxpayers won’t be on the hook for the bonds should the project not be completed.

The mall was originally called Xanadu and was to open in 2007 before financial problems set it back. Developer Triple Five’s new design includes a Hollywood-themed amusement park, a waterpark, plus retail.

The New York Giants and New York Jets have sued the developer, claiming the mall will have an adverse effect on traffic on game days at adjacent MetLife Stadium.

Associated Press


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On Arts, Mayor ‘a Hard Act to Follow’

Continued from the prior page

His campaign declined to provide a sample.

Mr. Lhota, meanwhile, said that during meetings, he doodles geometric shapes and portraits on notecards.

On faces, he said, “I do a terrible job.”

His campaign declined to provide renderings.

A classical-music lover, Mr. Lhota attends orchestral performances at Lincoln Center and was a fan of the Metropolitan Opera’s 2011-12 production of “Don Giovanni.” (“It got panned in the reviews, but I actually liked it,” he said.)

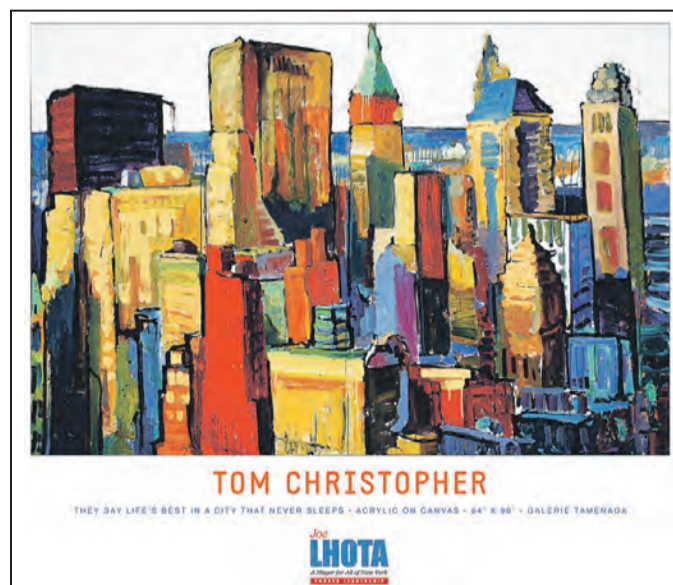
He and his wife are members of the Brooklyn Historical Society, a museum and educational center dedicated to the borough’s history.

Both candidates acknowledged that the city’s artists and arts groups contribute to tourism and economic development. In the final televised mayoral debate on Wednesday, Mr. Lhota said he would work with the city’s tourism arm, NYC & Co., to promote museums outside Manhattan.

Mr. de Blasio, speaking of city funding for arts groups, said he would “make sure there’s fairness toward outer-borough cultural institutions, toward more grass-roots cultural institutions. You know, all of them make up the fabric of New York City.”

Both said they wouldn’t have used city funds to save New York City Opera from bankruptcy.

As a City Council member representing Brooklyn from 2001 to 2009, Mr. de Blasio allocated funding to arts organizations around the city. These allocations, to groups such as the Brooklyn Museum, Brooklyn Academy of Music, Museum of Contemporary African Diasporan Arts and the struggling South



Above, a Lhota mayoral campaign poster by artist Tom Christopher.

Street Seaport Museum, focused primarily on arts-education programming.

“Bill’s enthusiasm, and I think his interest, in the Brooklyn Museum has always been based on inclusiveness, that the arts need to...reach everyone,” said Arnold Lehman, director of the Brooklyn Museum, who got to know Mr. de Blasio when he was chairman of the city’s Cultural Institutions Group, a group of arts institutions that occupy city-owned buildings.

Messrs. de Blasio and Lhota both say the Bloomberg administration hasn’t done enough on arts education. Mr. Lhota said he disagreed with Mr. Bloomberg’s decision to allow principals to use, at their discretion, funding that had Mayor Rudolph Giuliani under been earmarked for arts.

The city doesn’t currently comply with state guidelines on arts education. Mr. de Blasio has set a goal of providing arts education according to state guide-

lines for every city school student within four years. Mr. Lhota said he would mandate arts instruction in every school.

Department of Education spokeswoman Stephanie Browne said the funding was made discretionary because “school leaders should be empowered to make the best local decisions about budgets and resources.” She said the number of arts organizations working with city schools increased 31%, to 497, in 2011-12 when compared with the year-earlier period.

Art has been a touchy subject for Mr. Lhota’s campaign because of his involvement in a 1999 brouhaha between Mr. Giuliani and the Brooklyn Museum over its “Sensation” exhibition. As Mr. Giuliani’s deputy mayor, Mr. Lhota threatened to withdraw city funding because of “The Holy Virgin Mary,” a portrait by Chris Ofili in the show that incorporated elephant dung and images of genitalia.

Echoing similar statements he

has made during his campaign, Mr. Lhota said in an interview that his understanding of the First Amendment “has significantly changed.”

Now, he said, if a museum exhibited a controversial work, as mayor, he would allow the public to protest and would deploy the police to ensure that the entrance wasn’t blocked.

One clear difference between the two candidates is their positions on the proposed \$300 million renovation of the New York Public Library’s landmark Fifth Avenue building. The original plan called for the dismantling of the building’s century-old book stacks. A new design, now being developed, would preserve a significant portion of them, the library has said.

Mr. de Blasio has called for a financial audit and review of the project and, according to his spokesman, “believes that it was made without enough forethought to the building’s historical and cultural integrity.”

As for Mr. Lhota? “I love it,” he said of the renovation. “We’ve got to make sure that our facilities change and evolve with the world around us.”

If supporters are any measure of a candidate’s friendliness to the art world, Mr. de Blasio has an advantage. In addition to stagehands and musicians unions, his backers include Ms. Nixon and Mr. Cumming as well as Alec Baldwin, Susan Sarandon and Harry Belafonte.

But Mr. Lhota does have at least one artist cheering him on: Tom Christopher, New York City scenes, volunteered to create a poster for the Lhota campaign featuring one of his cityscapes.

It is called: “They Say Life’s Best in a City That Never Sleeps.”