



March 14th, 2019

Thomas Fariello, RA
Acting Commissioner
Department of Buildings
280 Broadway
New York, NY 10007

Sarah Carroll
Chair, Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

Re: The Old P.S. 64 f/k/a CHARAS/El Bohio Cultural Community Center, 605 East 9th Street
Manhattan

Dear Commissioner Fariello and Chair Carroll:

On February 6th, 2019, inspectors and engineers of the Department of Buildings (DOB) inspected a large crack that had appeared on the eastern façade of the former P.S. 64 building, located at 605 East 9th Street in Manhattan. The structural concerns prompted by the crack were serious enough to necessitate the evacuation of four neighboring apartment buildings. On February 13th, FDNY inspected the building and issued a Full Vacate Order. The inspector found that the interior fireproofing material was missing, exposing the structural steel supports. The removal of the fireproofing and exposure of the steel reinforces our belief that this is a case of “demolition-by-neglect,” heightening the risk for first responders if there is another emergency at the building. We are requesting that the Landmarks Preservation Committee (LPC) and DOB jointly conduct an inspection of the property to determine whether this is in fact a case of “demolition-by-neglect.”

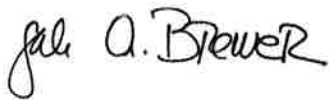
Moreover, the February 13th inspection noted another unsafe condition— a potential for the ornamental façade to fall from the building. This is of utmost concern to us because in 2006, shortly after LPC designated the building a landmark, property owner Gregg Singer removed decorative dormers from the building, exposing the brick beneath, and covered the affected areas with tarp. We were informed that Mr. Singer has replaced the tarp only once since affixing it to the dormers; the current tarp dates prior to Super Storm Sandy. The tarp is severely deteriorated, exposing the brick beneath to snow, rain, wind and sunlight. It appears that Mr. Singer’s failure to maintain the tarp has compromised the stability of the building.

That neglect mirrors a pattern of conduct in which neighborhood residents allege that Mr. Singer has failed for years to clean the sidewalks of debris, snow or ice, creating a hazard for pedestrians.

We request that you jointly inspect 605 East 9th Street and investigate whether Mr. Singer's actions constitute "demolition-by-neglect." We further request that you inform us of Mr. Singer's response to Order to Correct No. 19-1, dated March 4th, 2019, which orders him to expeditiously take appropriate action to rectify the state of disrepair at the property. The Order enumerates the poor conditions to include "cracks at various locations, façade elements in a compromised condition, back-up masonry exposed to the elements on the north façade and cracked chimneys, among other issues."

We look forward to a quick response on this matter and we are available to meet to discuss further. Please contact Brian Lewis, Community Liaison for Community Board 3 at the Office of the Manhattan Borough President, at 212-669-8774 or blewis@manhattanbp.nyc.gov with any questions.

Sincerely,



Gale A. Brewer
Manhattan Borough President



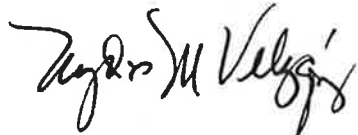
Hon. Carlina Rivera
NYC Council Member, 2nd District



Hon. Scott Stringer
Comptroller, City of New York



Hon. Carolyn Maloney
Congresswoman, 12th Congressional District



Hon. Nydia Velazquez
Congresswoman, 7th Congressional District



Hon. Brad Hoylman
NYS Senator, 27th District



Hon. Harvey Epstein
NYS Assemblymember, 74th District

cc: Hon. Bill de Blasio, Mayor, City of New York
Susan Stetzer, District Manager, Manhattan Community Board 3

Enclosure