



DANIEL O'DONNELL  
Member of Assembly  
69<sup>th</sup> Assembly District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Committee on Correction  
Codes Subcommittee on  
Criminal Procedure

COMMITTEES  
Codes  
Education  
Environmental Conservation  
Tourism, Parks, Arts and  
Sports Development

April 10, 2015

Rick D. Chandler, P.E., Commissioner  
New York City Department of Buildings  
280 Broadway  
New York, NY 10007-1868

Dear Commissioner Chandler,

We write to express our strong opposition to the proposal for a ten-story luxury condominium atop the existing rent-stabilized building located at 711 West End Avenue under job number 121192449. We are deeply concerned about the project's potential negative effect on the lives of the current building occupants and the surrounding community. We urge the Department to continue to deny all permits to build this project due to the misrepresentations in the applications and negative impact on those near the proposed construction area.

The developer first submitted an application for new building permits to the Department of Buildings on December 23, 2014. Even after having being disapproved twice, the building plans continue to state incorrectly that the building is not occupied and that the owner does not have to certify regarding rent stabilization or rent control. This information is unequivocally false. In fact, tenants occupy every floor and almost all of the 145 apartments. There is also no tenant protection plan outlined in the application.

Additionally, the application represents the new building as structurally independent from the existing building. However, the current owner of 711 West End Avenue has been clearing out an entire line on the north side to build an elevator shaft and stairwell for the new building. Despite the proposal for two different addresses, the lobbies will be connected. All of 711 West End Avenue will be receiving structural upgrades to windows before construction begins. All of these facts imply that these are not in fact different buildings, but a new building atop and dependent upon the building beneath it. These false representations should not just raise alarm for the Department, but also be sufficient grounds to deny any and all permit applications.

The current residents are deeply concerned about the impact of the proposed project on their health, safety and well-being. Many residents at 711 West End Avenue are seniors; some have varying levels of disability. They are extremely anxious about having to withstand (at a minimum) two years of noise, dirt, dust, lack of light, and exposure to asbestos, lead and other contaminants in the air and water. The residents of 711 West End Avenue see this project as endangering their legally guaranteed quality of life and potentially even their health.

Finally, we have also heard opposition to this project from P.S. 75, the school across the street from the proposed construction. The teachers, administrators, and parents are concerned about the impact that a massive building project would have on their students' ability to learn, as well as their ability to play in the yard on West 95<sup>th</sup> Street. They are also concerned about how construction would impact traffic. As you know, there have been many traffic accidents and fatalities at 95th Street and West End Avenue, a street that directly exits from the Henry Hudson Parkway. Construction would necessitate blocking traffic further on that street, potentially creating an even more dangerous intersection and also creating further traffic issues on the Parkway.

We thank you for your attention to these concerns and urge you to reject all applications for this project.

Very truly yours,



Daniel O'Donnell  
Assembly Member



Helen Rosenthal  
Council Member

cc:

Martin Rebholz, Manhattan Borough Commissioner, Department of Buildings  
Polly Trottenberg, Commissioner, Department of Transportation  
Margaret Forgione, Manhattan Borough Commissioner, Department of Transportation  
Tenant Action Group, 711 West End Avenue  
P.S. 75

DOD/es