



**Greenwich
Village
Society for
Historic
Preservation**

252 East 11th Street
New York, New York 10005

(212) 475-9585
fax: (212) 475-9582
www.gvshp.org

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April 30, 2013

Hon. Robert LiMandri, Commissioner
New York City Department of Buildings
270 Broadway, 7th floor
New York, NY 10007

Re: Lease and Permits for former P.S. 64, 605 East 10th Street, Manhattan

Dear Commissioner LiMandri:

I strongly urge you not to approve building permits for alteration and occupancy of a dormitory at 605 East 9th Street. The proposed dormitory does not conform to 1 RCNY §51-01, "classification of student dormitory," and therefore should not be approved.

Under rules promulgated by the Department of Buildings, in order to get permits for construction and occupancy of a dormitory, an applicant must have an enforceable lease and restrictive declaration for all beds in the dormitory. This rule was wisely passed several years ago to prevent applicants from receiving permits for construction of dormitories on speculation, and must continue to be enforced.

In this case, it would appear that the applicant has a lease of questionable enforceability, for at most a fraction of the number of dormitory beds planned. This clearly does not conform to the requirements of the rule.

As you know, our city has experienced serious problems from developers seeking building permits based upon plans for dormitory uses that have never materialized. The Greenwich Village Society for Historic Preservation, among many others, supported the Department putting in place rules which were intended to prevent such problems from recurring. This is exactly such a situation.

I strongly urge you to enforce 1 RCNY §51-01, require an enforceable lease and restrictive declaration for every bed in any proposed dormitory, and reject this building application.

Sincerely,

Andrew Berman
Executive Director

Cc: City Councilmember Rosie Mendez
Community Board #3
East Village Community Coalition