



NEW YORK STATE SENATOR

Thomas K. Duane

Letter to Derek Lee, Manhattan Borough Commissioner, Regarding 178 Bleecker Street

THOMAS K. DUANE January 20, 2010

January 21, 2010

Derek Lee, R.A.

Manhattan Borough Commissioner

New York City Department of Buildings

280 Broadway

New York, NY 10007

Dear Borough Commissioner Lee:

We are writing to thank the New York City Department of Buildings (DOB) for its thorough review of plans submitted for a new building at 178 Bleecker Street in Manhattan, which resulted in DOB's January 7, 2010 notice of Intent to Revoke Approval for the construction of an eight-story building on the site.

We are particularly pleased that, based on DOB's Notice of Objections, the Department has reversed its prior determination and affirmed that the "Sliver Law", which limits the height of buildings on small lots in dense residential areas, is applicable in this case. As you know,

we reached out to DOB on several occasions last year to express our concerns about the demolition of the existing row house at this location and to argue that this property is indeed subject to this law due to its lot size.

We also appreciate DOB's recognition in the Notice of Objections that this property is in a proposed historic district currently under review by the New York City Landmarks Preservation Commission and is adjacent to row houses that may be particularly vulnerable to damage during demolition.

We understand that the owner of 178 Bleecker Street has until January 22, 2010 to respond to DOB's objections and present information demonstrating that the permit should not be revoked. We urge DOB to uphold its carefully considered objections and ensure that this or any other applications for new construction or alterations at this site strictly conform to the Sliver Law.

Thank you again for the diligence your office has shown in the careful review of the plans for this site to ensure conformity to the New York City Zoning Code.

Sincerely,

Christine C. Quinn
New York Assembly Member

Scott M. Stringer
Manhattan Borough President

Thomas K. Duane
New York State Senator

Deborah J. Glick

New York State Assemblymember