



Lowell D. Kern
Chair

Jesse Bodine
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CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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June 10, 2021

Melanie La Rocca
Commissioner
NYC Department of Buildings
280 Broadway
New York, NY 10007

Re: Sidewalk Sheds

Dear Commissioner La Rocca,

Manhattan Community Board 4 (MCB4) thanks members of the Department of Buildings (DOB) for attending the May 19 Transportation Planning Committee meeting. We appreciated learning more about the Department's recent efforts to exert greater oversight over sidewalk shed permit holders through their "Long Standing Sheds" program, but remain concerned that not enough is being done to reduce the number of sheds, the length of time they remain on City sidewalks, and the amount of public space they consume.

MCB4, at its June 2nd Full Board meeting, by a vote of 45 in favor, 0 opposed, 1 abstaining, and 0 present but not eligible, request that you address in priority the long-standing sheds in our community district as part of the program – one of them has been standing for 12 years.

We would also like DOB to provide us with the following additional information, which will help us understand how we can best support the Department's efforts to improve public safety and speed of building repairs.

Priority buildings in CD4

- We have attached a list of all properties within MCB4 holding sidewalk shed permits since 2016 (5+ years), per DOB data - which of these properties has DOB contacted about removing their sheds?

- We also believe the property at 353 West 57 Street (BIN# 1026317) has maintained a sidewalk shed for at least five years due to an unsafe façade and has outstanding fines – has the DOB contacted this property? What actions can the DOB take to ensure that the underlying work at this property is completed and the shed removed?

Questions & Information Requests:

- How many properties in NYC are eligible for the Long-Standing Shed program? How many has the DOB contacted since the beginning of its long-standing sheds program? How many contacted building owners have since removed their sidewalk sheds?
- We understand that DOB is currently only contacting properties with sheds that have been up for more than five years; can DOB expand its long-standing sheds program to contact all properties maintaining sheds for longer than one year?
- How many properties have been fined for 1) failure to correct unsafe conditions and 2) failure to correct “Safe With Repair and Maintenance Program” (SWARMP) conditions since the DOB promulgated its updated Facade Rule in February 2020?
- Does the DOB have the authority to charge higher fees each year a sidewalk shed permit is renewed to encourage owners to complete work and remove sheds as quickly as possible?
- Does the DOB have the authority to remove the special permit for the use of the new type of shed called umbrella sheds and instead create a special approval for the legacy sheds?
- Does the DOB have the authority to change design standards for sidewalk sheds to reduce the amount of public space they consume? For instance, can DOB require shed supportive horizontal bars to be situated no lower than eight feet above sidewalks to avoid blocking pedestrian movement? Can DOB also prohibit shed legs from being placed in the center of sidewalks or in the middle of garage exit lanes?
- What legislative changes does DOB believe would help reduce the number and duration of sidewalk sheds?

We look forward to receiving your responses.

Sincerely,



Lowell D. Kern
Chair
Manhattan Community Board 4



Christine Berthet
Co-chair
Transportation Planning Committee



Dale Corvino
Co-chair
Transportation Planning Committee

Enclosure

Cc: Corey Johnson, NYC Council Speaker
Hon. Ben Kallos, NYC Council Member
Hon. Gale Brewer, Manhattan Borough President

APPENDIX: List of Properties within CB4 Holding Sidewalk Shed Permits since at least 2016

Source: DOB sidewalk shed data

Applicant Business Name	House Number	Street Name	Job Number	First Permit Date	Age	Permit Expiration Date	BIN Number
ROCKLEDGE SCAFFOLD CORP	335	WEST 39 STREET	110426619	1/8/2009	4525	7/9/2021	1083618
BS GROUP INC	443	WEST 40 STREET	120725705	6/16/2011	3636	2/5/2022	1026319
ARSENAL SCAFFOLD INC	444	WEST 21 STREET	120987236	3/1/2012	3377	6/10/2021	1083575
CORE SCAFFOLD SYSTEMS INC	408	WEST 58 STREET	121545364	2/27/2013	3014	1/7/2022	1026890
EVEREST SCAFFOLDING INC	326	WEST 42 STREET	140106374	8/16/2013	2844	9/18/2021	1024926
EVEREST SCAFFOLDING INC	435	WEST 19 STREET	140261721	10/3/2014	2431	8/14/2021	1012575
ROCK GROUP NY CORP	101	7 AVENUE	140369722	7/17/2015	2144	7/1/2021	1014572
TRI BOROUGH SCAFFOLDING.&	217	WEST 20 STREET	140380932	7/29/2015	2132	3/23/2022	1014031
DHS FRACO LLC	319	WEST 38 STREET	140428035	11/23/2015	2015	9/1/2021	1013659
PHOENIX SUTTON STR INC	556	WEST 52 STREET	140468090	3/10/2016	1907	7/27/2021	1082288
VEMA GROUP LLC	216	WEST 23 STREET	122702049	3/31/2016	1886	4/13/2022	1014130
PROFESSIONAL LINE CORP	409	WEST 33 STREET	140521727	7/19/2016	1776	4/8/2022	1012851
SAFWAY ATLANTIC LLC	536	WEST 20 STREET	122887242	11/3/2016	1669	1/13/2022	1012284