

CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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**JEFFREY LEFRANCOIS**  
Chair

**JESSE R. BODINE**  
District Manager

April 28, 2022

Adolfo Carrion  
Commissioner  
Department of Housing Preservation and Development  
100 Gold Street  
New York, New York 10038

Constadino "Gus" Sirakis, P.E.  
Acting Commissioner  
Department of Buildings  
280 Broadway, New York NY, 10007

Re: **452 West 36th Street, Special Hudson Yards District, Subdistrict D**

Dear Commissioners Carrion and Sirakis,

At Manhattan Community Board 4's (MCB4) Full Board meeting on April 6, 2022, members discussed the preservation of 452 West 36<sup>th</sup> Street. Due to conditions directly created by the owner, the New York City Department of Buildings (DOB) inspected the building on January 22<sup>nd</sup>, 2022 and found the building to be unsafe and enforced a vacate order. Subsequently the New York City Department of Housing Preservation and Development (HPD) sealed the building after the vacate order was enforced. MCB4 is very concerned that once again in the heart of a Special District yet another landlord is pursuing the strategy of years of neglect until their building falls into such disrepair as to be deemed unsafe and calls for demolition in order to rebuild something new.

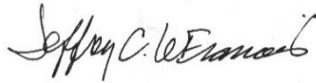
As it has done in the past with similar situations, MCB4 will be reaching out to the owners of the building to engage them with the goal of preserving the housing. However, MCB4 believes that the city must send a message to property owners in the special district and utilize available agency resources to require owners to preserve and protect the housing for our neighbors rather than tearing down people's homes and forcing displacement. MCB4, at its regularly scheduled meeting on April 6, 2022, voted, by a vote of 42 in favor, 0 opposed, 0 abstaining, and 0 present

but not eligible to vote, to request a meeting with HPD and DOB with the goal of intervening with HPD's Emergency Repair Program to evaluate and accomplish any needed repairs to preserve the Rent Stabilized apartments in this troubled building.

**Background**

452 West 36<sup>th</sup> Street is a five-story, 20-unit multiple dwelling building and located in Subdistrict D of the Special Hudson Yards District (SHYD), where the demolition of multiple dwelling buildings is, except for special circumstances, prohibited. Under provisions of the Special Hudson Yards District, 452 West 36<sup>th</sup> Street is subject to demolition restrictions, per Section 93-91 of the City's Zoning Resolution. These restrictions were agreed to as part of the Hudson Yards Rezoning in 2005, were resolved as part of the Western Rail Yards negotiations in 2009, certified for ULURP in 2010, and adopted on October 27, 2010.

Sincerely,



Jeffrey LeFrancois  
Chair  
Manhattan Community Board



Jean Daniel Noland  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Paul Devlin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: Dan Garodnick, Commissioner, City Planning Commission

**Appendix: Building Conditions (March 2022)**

Appendix

