



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

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**LESLIE BOGHOSIAN MURPHY**  
Chair

**JESSE R. BODINE**  
District Manager

March 16, 2026

Ahmed Tigani  
Commissioner  
New York City Department of Buildings  
280 Broadway  
New York, NY 10007

**Re: New DOB NOW Checkbox for Anti-Harassment & Residential  
Demolition/Reduction Requirements**

Dear Commissioner Tigani:

On February 11, 2026, Manhattan Community Board 4 (MCB4)'s Clinton/Hell's Kitchen Land Use (CHKLU) Committee discussed an encouraging update to the New York City Department of Buildings (DOB)'s online portal, DOB NOW.

In February 2026, MCB4 received a notification from a CHKLU Committee member that a new checkbox was implemented on the DOB NOW Public Portal to indicate demolition restriction. For a decade, MCB4 has requested a root-cause solution to illegal demolition in Manhattan Community District 4 (MCD4) through a new checkbox on DOB's online portal to indicate demolition restriction.<sup>1</sup> Residential buildings cannot be demolished within the Preservation Area of the Special Clinton District (SCD),<sup>2</sup> except through a special permit process. However, in the past decade, there have been multiple instances of illegal demolition in the Special Zoning Districts within MCD4, including in the SCD, Special Garment Center District, Special Hudson Yards District, and Special West Chelsea District.

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<sup>1</sup> See attached enclosure for previous illegal demolition letters from MCB4.

<sup>2</sup> NYC Zoning Resolution (ZR) [96-105](#)

MCB4 sincerely thanks DOB for implementing this checkbox to indicate Anti-Harassment (CONH) & Residential Demolition/Reduction (CONH + HPD/DCP Cert/Permit) Requirements, as shown below.<sup>3</sup>

**Anti-Harassment (CONH) & Residential Demolition/Reduction (CONH + HPD/DCP Cert/Permit) Requirements**  
YES

This new component on the DOB NOW portal will flag all residential buildings protected from demolition and act as an early warning system to prevent future errors of illegal demolition in MCD4, and citywide.

MCB4 appreciates<sup>4</sup> DOB's response to implement the new tag on DOB NOW and looks forward to continued collaboration to prevent illegal demolition in New York City.

Sincerely,



Leslie Boghosian-Murphy  
Chair  
Manhattan  
Community Board 4



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



Rachel Lee  
Co-Chair  
Clinton/Hells' Kitchen  
Land Use

Enclosure

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<sup>3</sup> Screenshot from DOB NOW Public Portal.

<sup>4</sup> At its March 4, 2026 Full Board Meeting, MCB4 voted 45 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible to approve this letter.

## Enclosure

2025:

- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2025/04/28-CHKLU-Letter-to-DOB-re-Addressing-Illegal-Demolition.pdf>

2024:

- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2024/12/20-CHKLU-letter-to-DOB-re-Ongoing-Illegal-Demolition-Replacement-with-New-Building-at-435-W.-48th-St.-FINAL.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2024/12/21-CHKLU-letter-to-DOB-re-Ongoing-demolition-concerns-at-435-W.-48th-Street.pdf>

2023:

- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2023/05/21-HHHS-Letter-to-Mayor-DOB-DCP-re-Demolition-of-435-West-48-Street.pdf>

2022:

- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2022/02/09-CHKLU-Letter-to-HPD-DOB-re-412-W.-46th-St.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2022/04/01-CHKLU-Letter-to-HPD-and-DOB-re-Vacate-Order-of-452-West-36-Street.pdf>

2019:

- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/02-Joint-CLU-and-HHHS-Letter-to-Speaker-Johnson-re-500-W.-28th-St.-Related-Company-Demo-Affordable-Housing-Project.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/02-CHKLU-Letter-to-DOB-re-MCB4-Meeting-on-Special-District-Demolition-Text.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/12-CHKLU-Letter-to-HPD-and-DOB-re-317-319-W.-35th-Street-Development.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/13-CHKLU-Letter-to-HPD-and-DOB-re-319-321-W.-38th-Street-Development.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/14-CHKLU-Letter-to-DOB-re-New-Building-Applications-in-Special-Districts.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/02-CHKLU-Letter-to-DOB-re-MCB4-Meeting-on-Special-District-Demolition-Text.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/03-CHKLU-Letter-to-DOB-re-319-321-W.-38th-St.-317-319-W-35th-Street.pdf>

2018:

- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/29-CHKLU-Letter-to-DOB-re-355-357-W.-39th-Street-Buildings-w.-attachment.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/30-CHKLU-Letter-to-DOB-HPD-DCP-re-319-321-W.-38th-Street-Buildings.pdf>

2017:

- [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/february\\_2017/12\\_exec\\_letter\\_to\\_dcp\\_hpd\\_re\\_demolition\\_restriction\\_provision\\_zoning\\_text\\_2117.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/february_2017/12_exec_letter_to_dcp_hpd_re_demolition_restriction_provision_zoning_text_2117.pdf)
- [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/june\\_2017/19\\_letter\\_to\\_dob\\_and\\_hpd\\_re\\_253\\_10th\\_ave\\_illegal\\_demo.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/june_2017/19_letter_to_dob_and_hpd_re_253_10th_ave_illegal_demo.pdf)
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- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/03/12-CLU-Letter-to-DOB-and-HPD-re-500-West-22-redesign-REVISED.pdf>
- [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/january\\_2017/16\\_chklu\\_letter\\_to\\_dob\\_re\\_355-357\\_w39\\_st\\_illegal\\_demolition\\_of\\_residential\\_buildings.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/january_2017/16_chklu_letter_to_dob_re_355-357_w39_st_illegal_demolition_of_residential_buildings.pdf)

2016:

- [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/Resolutions/january\\_2016/16\\_exec\\_letter\\_to\\_dob\\_re\\_319-321\\_west\\_38\\_st\\_demolition\\_finalcompressed.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/Resolutions/january_2016/16_exec_letter_to_dob_re_319-321_west_38_st_demolition_finalcompressed.pdf)
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/03/22-CLU-Letter-to-DOB-re-559-West-22nd-Street-FINAL.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/03/28-EXEC-Letter-to-Mayor-re-Harassment-and-Demo-Protections-FINAL.pdf>
- [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/Resolutions/june\\_2016/21\\_chklu\\_letter\\_to\\_dob\\_re\\_821\\_9\\_ave\\_final.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/Resolutions/june_2016/21_chklu_letter_to_dob_re_821_9_ave_final.pdf)
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/03/22-CHKLU-Letter-to-DOB-re-400-West-56th-Street-A-FINAL-WITH-ATTACHMENT.pdf>
- <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/03/33-New-Biz-Letter-to-DOB-re-317-319-W-35-Street-FINAL.pdf>
- [https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/november\\_2016/18\\_hhhs\\_letter\\_to\\_dob\\_re\\_500\\_w\\_28\\_streetfinalenclosures.pdf](https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/downloads/pdf/november_2016/18_hhhs_letter_to_dob_re_500_w_28_streetfinalenclosures.pdf)