



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
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**COREY JOHNSON**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

November 16, 2011

T. Eric Galloway, President  
Lantern Organization  
49 west 37<sup>th</sup> Street, 12<sup>th</sup> Floor  
New York, NY 10018

**Re: 330-332 W. 51<sup>st</sup> Street**

Dear Mr. Galloway:

Manhattan Community Board 4 writes in support of the attached October 19, 2011 letter you received from Housing Conservation Coordinators (HCC).

On October 20<sup>th</sup>, 2011 the Housing, Health and Human Services Committee met with tenants of 330-332 W.51<sup>st</sup> Street and listened to a host of complaints and requests outlined in the HCC letter.<sup>1</sup> We understand that you'll be attending the November 17, 2011 Committee meeting and we are requesting that the following items be addressed prior to our meeting.

Requests:

1. We understand that at present Lantern is leasing the property from John Damascus. However, the delineation of repair obligations between Mr. Damascus and the Lantern Organization is unclear. We are requesting a list detailing the responsibilities of Mr. Damascus.
2. We continue to support the original recommendation that the tenants be temporarily relocated during the renovation and will work with Lantern, HPD, the Tenants Association and HCC to advocate for this plan. We ask that you provide us with greater detail on your renovation plans.
3. We request a tour of the buildings with your property manager prior to the November 17<sup>th</sup> Committee meeting.
4. We request that you be prepared and able to answer the questions and concerns detailed in the HHC October 19<sup>th</sup> letter and our attached June 1, 2011 letter.

We want to thank you for taking on this responsibility and working with us and the tenants to make this transition as smooth as possible.

Sincerely,



Corey Johnson  
Chair  
Manhattan Community  
Board 4

[signed 11/16/11]

Barbara Davis  
Co-Chair  
Housing Health and Human  
Services Committee



Joe Restuccia  
Co-Chair  
Housing Health and Human  
Services Committee

cc: Commissioner Wamba, HPD  
NYS Senator Thomas Duane  
NYC Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler

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<sup>ii</sup> Attached is our June 1, 2011 letter to the former Executive Director, Jessica Katz, detailing the history of this project and some other concerns.