

Testimony of Jay Kusnetz, 430 E 65st apt 3-o, NY,NY 10065

My name is Jay Kusnetz, I've been a tenant of 430 E 65 st for 28 years.

My father was a scientist. He taught me that when you make a theory you need to test it with an experiment to find out if it is true.

Stahl has brought us their theory claiming that the apartments would not be able to be rented for more than about \$600. Because Stahl's application depends on biased comparisons to support their theory, I decided to perform an experiment.

Last Friday I placed an ad on craigslist.

I included pictures, and my asking price was \$1400, more than twice Stahls valuation.

I recieved many serious replies, and Saturday during the snowstorm 5 people came to see the apartment. By 9 pm I had a firm offer.

Based on the results of this experiment, Stahl's theory is false.

Another point that Stahl makes in their application and letter is that there is a high vacancy rate despite the presence of an onsite active rental office.

The office is either grossly incompetent, deliberately hiding available apartments, or has priced them far above market value.

First there are no street signs advertising the availability of apartments. As these photos show, other buildings just a block away have signs. The office itself is not visible from the avenue, and does not have an "apartment available" sign

Secondly, it takes 4 minutes to place a FREE ad on craigslist. As of Sunday, there has not been an active ad for the previous 10 days.

Thank You



Letter

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Stating a discriminatory preference in a housing post is illegal - please flag discriminatory posts as prohibited

Avoid scams and fraud by dealing locally! Beware any arrangement involving Western Union, Moneygram, wire transfer, or a landlord/owner who is out of the country or cannot meet you in person. [More info](#)

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\$1400 / 1br - 368ft² - Sunny Near Hospitals/Uni (Upper East Side) (map)

Date: 2012-01-20, 11:32AM EST

Reply to: hous-prv2w-2809234203@craigslist.org [\[Errors when replying to ads?\]](#)

One bedroom (8 x 12, 2 closets), Living room (10x14), Kitchen has room for small table (7x14), tiny bathroom - tub/shower.(6.5x4.5)

2 Windows on 2 walls of bedroom, 1 window in living room, bathroom, kitchen.

GAS AND ELECTRIC INCLUDED, building laundry room is on the other end of block.

3rd floor walk-up, entrance in courtyard.

Few blocks from NYU - Sloan - Rockefeller U, and Hunter is a 15 minute walk.

Unfurnished.

I'm putting everything into storage with the exception of a dresser and 1 closet worth of things. (I can leave the TV and shelves)

Willing to discuss crediting rent for what you change/add to the apt.

Can show it Friday eve and this weekend. I'm leaving in about 2 weeks, looking for at least a 4 month commitment.

If you are not in the US, I would have to meet/talk to someone here who can verify your identity.

pets are ok

65 ([google map](#)) ([yahoo map](#))

- cats are OK - purrr
- dogs are OK - woof
- it's NOT ok to contact this poster with services or other commercial interests



PostingID: 2809234203

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Subject: Re: Apartment

From: Jenny A [REDACTED] (jenny [REDACTED]@hotmail.com)

To: jcraig777@sophont.com;

Date: Saturday, January 21, 2012 8:50 PM

2

We loves the space! Just wanted to make sure before deciding that we could change it a little. Painting? Dry wall? And that it would be unfurnished. We are hoping to sublet from 6months to a year. Let us know!

Thanks,
Jenny

Sent from my iPhone

On Jan 21, 2012, at 5:35 PM, JK <jcraig777@sophont.com> wrote:

corner of york, on 65
430 e 65 apt 3-o
thru courtyard, near left

~~~~~sig~~~~~  
"Skeptics care about evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."

-- my website: <http://www.sophont.com> -- alt email jayrtfm@gmail.com --

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**From:** Jenny A [REDACTED] <jenny [REDACTED]@hotmail.com>

**To:** JK <jcraig777@sophont.com>

**Sent:** Saturday, January 21, 2012 5:23 PM

**Subject:** Re: Apartment

Great. It will be my fiancé and I coming by. What are the cross streets again?  
Apt number? Thanks!

Sent from my iPhone

On Jan 21, 2012, at 5:12 PM, JK <jcraig777@sophont.com> wrote:

if you can be here by 6ish, ok

**Subject:** Re: \$1400 / 1br - 368ft<sup>2</sup>; - Sunny Near Hospitals/Uni (Upper East Side)  
**From:** Dror K. (dror[REDACTED]@gmail.com)  
**To:** jcraig777@sophont.com;  
**Date:** Saturday, January 21, 2012 9:36 AM

Hi Jay,  
It's really bad out.. The storm did come eventually. :)  
I will let you know later on, but it seems like I will be more available in the afternoon.  
Is that ok?

Sent from my iPod

On Jan 20, 2012, at 14:25, JK <jcraig777@sophont.com> wrote:

directly from me.  
it needs paint, plaster, not sure if management will do it in next 2 weeks.

~~~~~sig~~~~~ "Skeptics care  
about evidence and about people, and have a great disdain for when people abuse the former to
deceive the latter."

From: Dror K. <d[REDACTED]@gmail.com>
To: JK <jcraig777@sophont.com>
Sent: Friday, January 20, 2012 2:17 PM
Subject: Re: \$1400 / 1br - 368ft²; - Sunny Near Hospitals/Uni (Upper East Side)

Ok, thank you for the fast reply.
Will I be renting directly from you? Is there any paint or fixes done before moving in?

Thanks,

Sent from my iPod

On Jan 20, 2012, at 14:12, JK <jcraig777@sophont.com> wrote:

Hi,
Viewing possible tonight after 8pm, and tomorrow Sat. 10 - 5
430 E 65st apt 3-o
please email before you leave, as I may be out for a bit on Sat.
Jay

~~~~~sig~~~~~

**Subject:** Re: \$1400 / 1br - 368ft<sup>2</sup>; - Sunny Near Hospitals/Uni (Upper East Side)

**From:** Erich G [REDACTED] (erichg[REDACTED]@gmail.com)

**To:** jcraig777@sophont.com;

**Date:** Saturday, January 21, 2012 10:50 AM

I'd like to come see your place, in about an hour, will you be there?

Erich

On Fri, Jan 20, 2012 at 2:26 PM, JK <jcraig777@sophont.com> wrote:  
tomorrow

~~~~~sig~~~~~ "Skeptics care about  
evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."

From: Erich G [REDACTED] <erichg[REDACTED]@gmail.com>
To: JK <jcraig777@sophont.com>
Sent: Friday, January 20, 2012 2:15 PM
Subject: Re: \$1400 / 1br - 368ft²; - Sunny Near Hospitals/Uni (Upper East Side)

Ok great, probably tomorrow 10-5 then, unless you are free right now as I am in the upper East Side this afternoon.
Erich

On Friday, January 20, 2012, JK <jcraig777@sophont.com> wrote:

> 430 e 65 apt 3-o
> friday after 8pm, sat 10-5
> please email before you come
>

> ~~~~~sig~~~~~ "Skeptics care about
evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."
>

> From: Erich Graham <erichgraham@gmail.com>
> To: hous-prv2w-2809234203@craigslist.org
> Sent: Friday, January 20, 2012 12:01 PM
> Subject: \$1400 / 1br - 368ft²; - Sunny Near Hospitals/Uni (Upper East Side)
>

> ** CRAIGSLIST ADVISORY --- AVOID SCAMS BY DEALING LOCALLY
> ** Avoid: wiring money, cross-border deals, work-at-home
> ** Beware: cashier checks, money orders, escrow, shipping
> ** More Info: <http://www.craigslist.org/about/scams>

Subject: Re: Apartment listed on Craigslist
From: Hafsah A [REDACTED] (a [REDACTED]@gmail.com)
To: jcraig777@sophont.com;
Date: Friday, January 20, 2012 12:14 PM

Great, what is the address?

On Jan 20, 2012 12:04 PM, "JK" <jcraig777@sophont.com> wrote:
Available for viewing Tonight after 8pm or tomorrow 10 to 5
Jay

~~~~~sig~~~~~  
"Skeptics care about evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."

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**From:** Hafsah A [REDACTED] (a [REDACTED]@gmail.com)  
**To:** hous-prv2w-2809234203@craigslist.org  
**Sent:** Friday, January 20, 2012 12:00 PM  
**Subject:** Apartment listed on Craigslist

**\*\* CRAIGSLIST ADVISORY --- AVOID SCAMS BY DEALING LOCALLY**  
**\*\* Avoid:** wiring money, cross-border deals, work-at-home  
**\*\* Beware:** cashier checks, money orders, escrow, shipping  
**\*\* More Info:** <http://www.craigslist.org/about/scams>

Hi!

I have been combing craigslist for the past week trying to find an apartment as I have to be out of my current place by the first. I am extremely interested in this apartment! I work in midtown as a financial analyst and graduated college in Boston in May. Please let me know if I can view the apartment at your earliest convenience. You can email me or call/text, my number is 5094323765. I would be interested in staying for more the 4 months as well. Looking forward to speaking soon.

Hafsah

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This message was remailed to you via: hous-prv2w-2809234203@craigslist.org  
If this email is a scam or spam please flag it now:  
<http://www.craigslist.org/flag/?flagCode=31&smtpid=20120120170018yGUpO4hD4RGiGE31RSW0ow>

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**Subject:** Re: 368ft² - Sunny Near Hospitals/Uni - \$1400 / 1br

**From:** Molly A [REDACTED]@gmail.com)

**To:** jcraig777@sophont.com;

**Date:** Friday, January 20, 2012 1:13 PM

What's the address? I'd love to come by and see it.

On Jan 20, 2012, at 12:59 PM, JK <jcraig777@sophont.com> wrote:

Hi,

yes, those dates would work.

Tonight after 8pm, and tomorrow Sat. 10 - 5

430 E 65st apt 3-o

please email before you leave, as I may be out for a bit on Sat.

Jay

~~~~~sig~~~~~

"Skeptics care about evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."

From: Molly A [REDACTED]@gmail.com>

To: "hou-s-prv2w-2809234203@craigslist.org" <hou-s-prv2w-2809234203@craigslist.org>

Sent: Friday, January 20, 2012 12:43 PM

Subject: Re: 368ft² - Sunny Near Hospitals/Uni - \$1400 / 1br

**** CRAIGSLIST ADVISORY --- AVOID SCAMS BY DEALING LOCALLY**
**** Avoid: wiring money, cross-border deals, work-at-home**
**** Beware: cashier checks, money orders, escrow, shipping**
**** More Info: <http://www.craigslist.org/about/scams>**

Hi!

My name is Molly. I saw your ad on craigslist and am very interested in learning more.

I am looking for a place to stay for a few months while I work in New York City. Ideally I'd like to sublet from Feb 1 - Sept 1, but Im flexible. Is that doable?

I am clean, responsible, and have good credit.

Subject: Re: Hunter Transfer highly interested in your 1 bdrm on the UES.

From: Stephen S [REDACTED] (s[REDACTED]@gmail.com)

To: jcraig777@sophont.com;

Date: Saturday, January 21, 2012 9:22 AM

Worst case scenario. If other things fall through bc of weather and whatnot it'll be earlier. I'll have my phone/email.

On Saturday, January 21, 2012, JK <jcraig777@sophont.com> wrote:

> ok, 5:30

>

> ~~~~~sig~~~~~

> "Skeptics care about evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."

>

> -- my website: <http://www.sophont.com> -- alt email jayrtfm@gmail.com --

>

> From: Stephen S [REDACTED] <s[REDACTED]@gmail.com>

> To: JK <jcraig777@sophont.com>

> Sent: Saturday, January 21, 2012 8:56 AM

> Subject: Re: Hunter Transfer highly interested in your 1 bdrm on the UES.

>

> Leaving now, hopefully the roads are well-salted and it will be a quick trip. We are tied up in the early afternoon, and weather-permitting might be running late... if necessary could you show at the very latest at 5 30? My number is 610 389 1695 shoot me a text or something and I can let you know? I'll be with my dad and we are highly interested.

> Thanks

> Steve

>

> On Fri, Jan 20, 2012 at 10:23 PM, JK <jcraig777@sophont.com> wrote:

>

> Hi,

> Viewing possible tomorrow Sat. 10 - 5

> 430 E 65st apt 3-o

> please email before you leave, as I may be out for a bit on Sat.

> Jay

>

> ~~~~~sig~~~~~

> "Skeptics care about evidence and about people, and have a great disdain for when people abuse the former to deceive the latter."

>

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
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Side)

Jan 19 - \$1675 / 1br - All utilities incl. 1BR near York Ave and 79th St. - (Upper East Side)Jan 19 - \$2090 / 2br - ♣ No Fee ♣ High Ceil ♣ Granite Kitch ♣ Quality Cabinet - (Upper East Side)Jan 19 - \$1950 / 1br - Sunny large 1br*newly renovated in great building - (Upper East Side)Jan 19 - \$1949 / 1br - JUST IN...! HIP LOCATION :: AMAZING APARTMENT \$\$\$\$ BEST DEAL!!! \$\$\$\$ - (Upper East Side)Jan 19 - \$2050 / 1br - Large 1 Br w/Utilities Included NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)Jan 19 - \$1925 / 1br - Great value! 1 Br w/FREE UTILITIES NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)Jan 19 - \$1800 / 1br - BRIGHT ONE BEDROOM NOW!!! - (Upper East Side)Jan 19 - \$2095 / 1br - beautiful 1 bedroom upper east side - (Upper East Side)Jan 19 - \$2075 / 1br - NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)Jan 19 - \$1750 / 1br - Reduce Lux Large One Br Apt. In New Elevator Building See Pic - (Upper East Side)Jan 19 - \$2050 / 2br - 750ft² - AWESOME 2BR IN GREAT LOCATION!!!GREAT PRICE!! - (Upper East Side)Jan 19 - \$2095 / 1br - 1000ft² - Massive 4.5 room 1BR floorthrough/ gut renovated/ spectacular apt deal - (Upper East Side)Jan 19 - \$2050 / 1br - NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)Jan 19 - \$1700 / 1br - 550ft² - 1br/85st/3rd av .call9175447936 - (Upper East Side)Jan 19 - \$1800 / 2br - 800ft² - 2br 103st/3rd av.800st NEW .-call 9175447936 - (Upper East Side)Jan 19 - \$1800 / 1br - 600ft² - 77st 1br.bmsine.call9175447936 - (Upper East Side)Jan 19 - \$1695 / 1br - 600ft² - 78st/2nd av/3rd av.excell sz apt.call 9175447936 - (Upper East Side)Jan 19 - \$1895 / 1br - Best Value! 1Br w/FREE UTILITIES.NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)Jan 19 - \$1550 / 1br - 550ft² - 1br koc on 111st/3rd av.call 9175447936 - (Upper East Side)Jan 19 - \$2100 / 2br - 2br 83st/1st av.9175447936 - (Upper East Side)Jan 19 - \$1950 / 1br - 400ft² - LARGE STUDIO FURNISHED LONG OR SHORT TERM - (Upper East Side)Jan 19 - \$1750 / 1br - great 1br. - (Upper East Side)Jan 19 - \$1950 / 1br - DROP IT LIKE ITS HOT 1BR,backyard,85th&2nd - (Upper East Side)Jan 19 - \$1850 / 1br - \$1850~~Excellent condition 1BR~~Lexington Ave~~Close to train~~ - (Upper East Side)Jan 19 - \$2100 / 2br - \$2100~~Gorgeous true 2BR~~3rd Ave~~Spacious LR~~Call now!! - (Upper East Side)Jan 19 - \$1900 / 1br - Super Deal!! FRESH 1 BEDROOM for 1900 IN PRIME LOC ! - (Upper East Side)Jan 19 - \$2025 / 2br - \$\$\$\$ NOT A TYPO !! PRE BLDG 900 SQ FT 2BR > BRAND NEW RENO'S. - (Upper East Side)Jan 19 - \$2050 / 1br - great 1br in great building*prime location - (Upper East Side)Jan 19 - \$1950 / 1br - Sunny large 1br in a great building*tree line street - (Upper East Side)Jan 19 - \$2100 / 2br - 1000 FT APROX/ MASSIVE RENOVATED 2 BED ... HUGE AND NEW/ 86 TH - (Upper East Side)

- Jan 19 - \$1950 / 1br - Sunny large 1br in great building *Newly renovated - (Upper East Side)
- Jan 19 - \$1850 / 1br - ***Rarely Offered***LG Real 1 Bedroom***East 80s***Washer Dryer*** - (Upper East Side) 
- Jan 19 - \$2000 / 1br - FURNISHED FOR \$2200,---ON E77 AND 3RD---GREAT APARTMENT--LOW COST-CALL - (Upper East Side) 
- Jan 18 - \$2100 / 2br - ***TOP LOCATION***GREAT SHARE***CLOSE TO 4/5/6 TRAIN (Up - (Upper East Side)
- Jan 18 - \$1949 / 1br - JUST IN...! HIP LOCATION :: AMAZING APARTMENT \$\$\$\$ BEST DEAL!!! \$\$\$\$ - (Upper East Side) 
- Jan 18 - \$1825 / 1br - Great Value! 1Br w/Utilities .NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)
- Jan 18 - \$1875 / 1br - Large alcove studio *newly renovated in unique building - (Upper East Side)
- Jan 18 - \$2050 / 1br - Beautiful Large. NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side)
- Jan 18 - \$1925 / 1br - Great Value! 1 Br w/Free UTILITIES.NO FEE-LANDLORD'S OFFICE--CSLEASING - (Upper East Side) 
- Jan 18 - \$1895 / 1br - Great Value!1 Br w/Utilities Included NO FEE-LANDLORD'S OFFICE--CSLEASE - (Upper East Side) 
- Jan 18 - \$1995 / 1br - 700ft² - E. 84th/2nd**Sundrenched**Laundry - (Upper East Side) 
- Jan 18 - \$1775 / 1br - Live in Style - Studio w/ Hardwood Floors, A/C and more! No Fee! - (Upper East Side) 
- Jan 18 - \$1950 / 1br - DROP IT LIKE ITS HOT 1BR,backyard,85th&2nd - (Upper East Side) 
- Jan 18 - \$1850 / 1br - ***New To Market***LG Real 1 Bedroom***East 80s***Washer Dryer*** - (Upper East Side) 
- Jan 18 - \$1950 / 1br - No fee*Rent reduced*1 bed*88th/York*Sep white kit*elev*laundry(#102D) - (Upper East Side) 
- Jan 18 - \$1995 / 1br - No fee*Rent reduced*1 bed*88th/York*White kit*Elevator*Laundry(#104A) - (Upper East Side) 
- Jan 18 - \$1835 / 1br - 850ft² - True 1 Bedroom/Convenient Location - (Upper East Side) 
- Jan 18 - \$1750 / 1br - 425ft² - mod elvtr i bdm/best blk/aaa - (Upper East Side)
- Jan 18 - \$1899 / 2br - True 2br with NICE RENO - LAUNDRY - DISHWASHER- E 73rd / York ave - (Upper East Side) 
- Jan 18 - \$1960 / 2br - 845ft² - -----GUT RENO'D--2 QUEEN SIZE BEDROOMS 4-5-6 SUBWAY STOP - (Upper East Side) 
- Jan 18 - \$2100 / 1br - RARE 79 & THIRD 1 BED / VIEWS / SPACIOUS / NEW RENO - (Upper East Side) 
- Jan 18 - \$2100 / 1br - MASSIVE HALF FLOOR 1000 FT/ENORMOUS / NEW RENO E 85 - (Upper East Side) 
- Jan 18 - \$2095 / 1br - 900ft² - Massive 1BR floor through/ gut renovated/ sunny/ quiet/ great deal - (Upper East Side)
- Jan 18 - \$1595 / 1br - RENOVATED REAL 1 BED IN TOP LOCATION/ E 77 - (Upper East Side)
- Jan 17 - \$1695 / 1br - 600ft² - JUST REDUCED!!!!!! HUGE ONE BED ON GREAT BLOCK - (Upper East Side)
- Jan 17 - \$2100 / 1br - 700ft² - 84th/3rd*Private Patio**Brownstone/Laundry - (Upper East Side) 
- Jan 17 - \$2050 / 1br - 700ft² - E 84th/3rd**Sundrenched**Laundry - (Upper East Side) 
- Jan 17 - \$1975 / 1br - Massive UES 1 Bed Room Listing - (Upper East Side)
- Jan 17 - \$1850 / 1br - ***Walk To Work***LG Real 1 Bedroom***East 80s***Washer Dryer*** - (Upper East Side) 
- Jan 17 - \$1995 / 1br - 850ft² - Enormous & gorgeous 1BR apt/ gut renovated/ bright/ fabulous deal - (Upper East Side)

- Jan 17 - [\\$1975 / 1br - Comfortable 1br home](#) - (Upper East Side) 
- Jan 17 - [\\$1850 / 1br - Comfortable 1br apartment](#) - (Upper East Side) 
- Jan 17 - [\\$1995 / 1br - Recently renovated one bedroom](#) - (Upper East Side) 
- Jan 17 - [\\$1925 / 1br - 1 Bed/E93rd St/Upper East Side/Yorkville. Call \(718\)720-5776](#) - (Upper East Side)
- Jan 17 - [\\$1975 / 1br - Enjoy a New Apt for the New Year](#) - (Upper East Side) 
- Jan 17 - [\\$1740 / 1br - nice affordable ues 1bdm \\$1740](#) - (Upper East Side)
- Jan 17 - [\\$1350 / 1br - 375ft² - For Feb. 1, small 3 rm. apt. One bedroom](#) - (Upper East Side)
- Jan 17 - [\\$1650 / 1br - 400ft² - Stylishly Furnished Jr. 1 bedroom with Utilities included](#) - (Upper East Side) 
- Jan 17 - [\\$1650 / 1br - REAL 1 BEDROOM E. 60S--NO FEE!](#) - (Upper East Side) 
- Jan 17 - [\\$1750 / 1br - 425ft² - MOD ELVTR IBDRM/UES/AAA](#) - (Upper East Side)
- Jan 16 - [\\$2050 / 1br - Super Value! 1 Br w/FREE UTILITIES NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 16 - [\\$1895 / 1br - Super Value! Studio w/FREE UTILITIE NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side) 
- Jan 16 - [\\$2075 / 1br - Large, Light Filled 1 Bedroom... NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 16 - [\\$1895 / 2br - Move Up To The East Side](#) - (Upper East Side) 
- Jan 16 - [\\$1795 / 1br - Live Close to Central Park](#) - (Upper East Side) 
- Jan 16 - [\\$2050 / 1br - Super Renovated one Bedroom NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side) 
- Jan 16 - [\\$2100 / 2br - GREAT 2BR WITH OUTDOOR SPACE*Q SIZE BR'S*AMAZING DEAL*BLOCK FROM SUBWAY](#) - (Upper East Side) 

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

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- Jan 22 - [\\$1975 / 1br - ❖ RENOVATED PRE-WAR APARTMENTS ❖ TWO MONTHS FREE](#) - (Upper East Side) 
- Jan 22 - [\\$2095 / 1br - 850ft² - Massive 1BR floor through apt/ gut renovated/ spectacular deal](#) - (Upper East Side)
- Jan 22 - [\\$1850 / 1br - Awesome Sun Drenched 1BR ~ Large Bedroom ~ Gorgeous Apartment](#) - (Upper East Side)
- Jan 22 - [\\$2050 / 2br - e 82 ~ very special all newly renovated 2 bedroom ~](#) - (Upper East Side)
- Jan 22 - [\\$1995 / 1br - Fully renovated one bedroom](#) - (Upper East Side) 
- Jan 22 - [\\$2000 / 1br - Super Bright, under valued, gut renovated spotless 1 bedroom](#) - (Upper East Side) 
- Jan 22 - [\\$2020 / 1br - Glossy and Bright one bedroom with French doors, Prime loc!](#) - (Upper East Side) 
- Jan 22 - [\\$1750 / 1br - Cozy 1 Bedroom Apartment on E. 92nd Street!!!](#) - (Upper East Side)
- Jan 22 - [\\$1895 / 1br - 1 Br upper east side \(NO FEE\) also 2 Br available](#) - (Upper East Side) 
- Jan 22 - [\\$1875 / 1br - Great Value! Must See One Bedroom.UES.CSLeasing.No Fee](#) - (Upper East Side) 
- Jan 22 - [\\$1825 / 1br - Great Value! 1 Br w/Free Utilities..NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 22 - [\\$1895 / 1br - NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side) 
- Jan 22 - [\\$1740 / 1br - nice affordable ues 1bdm \\$1740](#) - (Upper East Side)
- Jan 22 - [\\$1795 / 1br - 10 One Bedrooms on the Upper East Side - see them all](#) - (Upper East Side) 
- Jan 22 - [\\$1995 / 1br - GEORGEOUS LARGE 1 BED / ALL NEW / FULL FLOOR / 78 & 2ND](#) - (Upper East Side) 
- Jan 22 - [\\$1775 / 1br - Live in Style - Studio w/Hardwood Floors, A/C and more! No Fee!](#) - (Upper East Side) 
- Jan 22 - [\\$1950 / 1br - ALL NEW EVERYTHING!!!! GREAT 1 BED...BEST BLOCK....MUST SEE](#) - (Upper East Side) 
- Jan 22 - [\\$1950 / 1br - Sunny large 1br*newly renovated in great building](#) - (Upper East Side)
- Jan 22 - [\\$1850 / 1br - Large alcove studio very bright* in great building*prime location](#) - (Upper East Side)
- Jan 22 - [\\$1795 / 1br - Large alcove studio*newly renovated*very bright*prime location](#) - (Upper East Side)
- Jan 22 - [\\$1995 / 1br - Large 1br *newly renovated in elevator&laundry](#) - (Upper East Side)
- Jan 22 - [\\$1750 / 1br - MINT / LARGE 1 BED / GUT NEW / GREAT PRICE / 81 & YORK](#) - (Upper East Side)
- Jan 22 - [\\$2000 / 1br - True 1BR*Laundry*Good Closet*Near Subway*Must See](#) - (Upper East Side)
- Jan 22 - [\\$1800 / 1br - Your Own Space! Large 1 BR, Sep Kit & Bath - 70's E'side Near All](#) - (Upper East Side) 

- Jan 22 - \$2095 / 1br - 900ft² - Enormous 1BR floor through/ gut renovated/ all new/ sunny/ quiet - (Upper East Side)
- Jan 22 - \$2095 / 2br - Good closet Space*2/1 Move in*2BR/2BA*Update Kitchen - (Upper East Side)
- Jan 22 - \$1625 / 1br - Great deal, all utilities included. 1BRs and studios in UES - (Upper East Side)
- Jan 21 - \$1795 / 1br - \$1795 1BR in UES steps away from Carl Schurz Park - (Upper East Side) 
- Jan 21 - \$1850 / 1br - Renovated 1Bed in UES w/Stainless Steel Appliances - (Upper East Side) 
- Jan 21 - \$1850 / 1br - BRAND NEW REAL 1BR For Rent ~~~ Prime Location ~~~ E70s & 3rd Avenue ~ - (Upper East Side)
- Jan 21 - \$1750 / 1br - \$1750 1 Bed apt in UES w/Garden! - (Upper East Side) 
- Jan 21 - \$1825 / 1br - * Large & Renovated 1 br IN Amazing Upper East Side Located Location * - (Upper East Side) 
- Jan 21 - \$1850 / 1br - Gorgeous LARGE 1BR For Rent ~~~ Lexington Ave ~~~ Upper East Side ~ - (Upper East Side)
- Jan 21 - \$1795 / 1br - Upper East Side 1 BR - 4, 5, 6 86th - (Upper East Side) 
- Jan 21 - \$1795 / 1br - NO FEE.. Newly Renovated 1Br w/ extra room for office E 82nd St. - (Upper East Side) 
- Jan 21 - \$1575 / 1br - 81st St / York Ave - Clean & Bright + D/W! Shows All Wknd! - (Upper East Side) 
- Jan 21 - \$1775 / 1br - Live in Style - Studio w/ Hardwood Floors, A/C and more! No Fee! - (Upper East Side) 
- Jan 21 - \$2100 / 2br - ** SUNNY & NEWLY RENOVATED!! ** NO BROKER FEE ** CLOSE TO CENTRAL PARK - (Upper East Side)  
- Jan 21 - \$1625 / 1br - Great deal, all utilities included. 1BRs and studios in UES - (Upper East Side)
- Jan 21 - \$1700 / 1br - 600ft² - 80st/1st av 1br brownstne .917 5447936 - (Upper East Side) 
- Jan 21 - \$1498 / 2br - 900ft² - LIVE/WORK! OPEN HOUSE -- 3rd/105th*5 ROOMS*900 SQ FT*GREAT SHARE! - (Upper East Side)
- Jan 21 - \$1698 / 2br - 900ft² - OPEN HOUSE -Mon 1/23 7PM- NO FEE! LIVE/WORK! HUGE 900sf 1BR - 2 BR! - (Upper East Side)
- Jan 21 - \$1800 / 1br - BACK TO THE MARKET---Renovated one bed--90st and Second Av--Open House - (Upper East Side) 
- Jan 21 - \$2075 / 1br - One bedroom--Laundry with Doorman--View--Pristine location - (Upper East Side) 
- Jan 21 - \$1950 / 1br - E80'S 1BR APT GREAT DEAL NEW RENO KITCH/BATH/FLRS - (Upper East Side) 
- Jan 21 - \$1750 / 1br - BEAUTIFUL / VERY LARGE TRUE 1 BED / KING SIZE / UNDER MARKET / E 79 - (Upper East Side) 
- Jan 21 - \$2050 / 1br - JUST REDUCED * BEAUTIFUL 1BR APT ELV/LNDRY NEW KTCH/BATH  - (Upper East Side) 
- Jan 21 - \$1900 / 1br - furnished 1 bedroom - (Upper East Side)
- Jan 21 - \$1995 / 1br - LARGEST APT AT PRICE / NEW RENO / ENTIRE FLOOR / 90 & 2ND - (Upper East Side) 
- Jan 21 - \$1825 / 1br - NEW TO MARKET!! GREAT DEAL!! - (Upper East Side)
- Jan 21 - \$1795 / 1br - huge 1 BEDROOM / UNDER MARKET / RENOVATED / KING SIZE E 78 - (Upper East Side)
- Jan 21 - \$1825 / 1br - REAL 1BR // 84TH AND 3RD // GOOD NATURAL LIGHT - (Upper East Side) 
- Jan 21 - \$2100 / 1br - 1000ft² - One of a kind massive all new 4 room 1BR floor through - (Upper East Side)
- Jan 20 - \$2095 / 1br - LOVELY RENOVATED 1 BDRM - (Upper East Side) 

- Jan 20 - [\\$2095 / 1br - 1000ft² - Gigantic 4 room 1BR apt floor through; renovated; biggest 1BR around](#) - (Upper East Side)
- Jan 20 - [\\$2095 / 1br - No fee* Sunny 1 bed* 88th York* White kitchen* Elevator* Laundry \(#105G\)](#) - (Upper East Side)
- Jan 20 - [\\$2095 / 1br - No fee* Rent reduced* sunny 1 bed* 82nd Park Ave* near 4,5&6 trains\(#109\)](#) - (Upper East Side)
- Jan 20 - [\\$1895 / 1br - No fee*Sunny 1 bed*78th/1st Ave*laundromat*tree lined block \(#1018\)](#) - (Upper East Side)
- Jan 20 - [\\$1750 / 1br - No fee, Rent reduced, Sunny 1 bed, quiet block 81st off 1st Ave\(#1019\)](#) - (Upper East Side)
- Jan 20 - [\\$2050 / 1br - No fee, large 1 bed w/shared balcony, 89th/1st Ave, laundry \(#103B\)](#) - (Upper East Side)
- Jan 20 - [\\$2095 / 1br - No fee, Rent reduced, large 1 bed, 78th/3rd Ave, near 6 train \(#109\)](#) - (Upper East Side)
- Jan 20 - [\\$1795 / 1br - No Fee*sunny 1 bed*87th/1st Ave*white kit*rent reduced*laundry\(#105C\)](#) - (Upper East Side)
- Jan 20 - [\\$1995 / 1br - No Fee*Rent reduced*1 bed*82/Park Ave*2nd floor*nr 4, 5 & 6 trns\(#105\)](#) - (Upper East Side)
- Jan 20 - [\\$1795 / 1br - No Fee, sunny 1 bed 87th / 1st Ave, white kitchen, laundry \(#103A\)](#) - (Upper East Side)
- Jan 20 - [\\$1850 / 1br - No fee, sunny 1 bed, 88th St off York, Near Park, laundry \(#103B\)](#) - (Upper East Side)
- Jan 20 - [\\$1995 / 1br - No fee, sunny 1 bed, 88th St York, walk in closet, elev, laundry\(#102F\)](#) - (Upper East Side)
- Jan 20 - [\\$1995 / 1br - Fully renovated one bedroom](#) - (Upper East Side)
- Jan 20 - [\\$2050 / 1br - Large light filled One Bedroom..NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 20 - [\\$2075 / 1br - NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 20 - [\\$1845 / 1br - HUGE 1 bedroom - PRIME upper east side - S/S app - Dishwasher](#) - (Upper East Side)
- Jan 20 - [\\$1850 / 1br - ***Will Rent Today***LG Real 1 Bedroom***East 80s***Washer Dryer***](#) - (Upper East Side)
- Jan 20 - [\\$1825 / 1br - Great value! 1 Br w/Free Utilities..NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 20 - [\\$1925 / 1br - Great Value! 1 Br w/Free Utilities..NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 20 - [\\$1950 / 1br - E80s * BRIGHT GUT XXX MINT RENOV 1BR!](#) - (Upper East Side)
- Jan 20 - [\\$1895 / 1br - Large - Dishwasher - Queen sized room - newly renovated](#) - (Upper East Side)
- Jan 20 - [\\$1850 / 1br - NO Fee By Owner Renovated Large 1 BR E, 82nd St.](#) - (Upper East Side)
- Jan 20 - [\\$2025 / 1br - New to Market, Low Fee 1 BR](#) - (Upper East Side)
- Jan 20 - [\\$1900 / 1br - 600ft² - 89st/lex av 1br new, good sz apt,call 9175447936](#) - (Upper East Side)
- Jan 20 - [\\$2100 / 1br - 1BR / 2 bath Duplex with Garden](#) - (Upper East Side)
- Jan 20 - [\\$1350 / 1br - 1 BEDROOM* NICE /RENO 1BR . .\)&... - \(Upper East Side\)](#)
- Jan 20 - [\\$1349 / 1br - Beautiful 1 br - No Fee* A S A P MOVE IN!!!](#) - (Upper East Side)
- Jan 20 - [\\$1875 / 1br - NO FEE!Super 1 Bedroom! Great value! NO FEE-LANDLORDS OFFICE--CSLEASING](#) - (Upper East Side)
- Jan 20 - [\\$1575 / 1br - LEGIT 1BR - Great location /Sunny - E 81st / York](#) - (Upper East Side)
- Jan 20 - [\\$1895 / 2br - True 2BR - Dishwasher, Sunny - LAUNDRY E 73rd / York](#) - (Upper East Side)
- Jan 20 - [\\$2000 / 1br - CHARMING RENOVATED 1BR, 1BA, LAUNDRY, COMMON BACKYARD](#) - (Upper East Side)
- Jan 20 - [\\$2050 / 1br - NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side)

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- Jan 20 - [\\$1800 / 1br - WON'T LAST! XLARGE 1 BED, SEP KIT & BATH - 70'S E'SIDE NEAR ALL](#) - (Upper East Side) 
- Jan 20 - [\\$1950 / 1br - Super renovated 1 Bedroom..NO FEE-LANDLORD'S OFFICE--CSLEASING](#) - (Upper East Side) 
- Jan 20 - [\\$1850 / 1br - \\$1850~~Super cute one BR~~Awesome location~~Close to train~~Call now~~](#) - (Upper East Side)
- Jan 20 - [\\$1850 / 1br - \\$1850~~Super cute 1BR~~Prime UES location~~Lexington~~Call now!!](#) - (Upper East Side)
- Jan 20 - [\\$2100 / 1br - 875ft² - Massive 1BR floorthrough apt/ gut renovated/ gorgeous & bright](#) - (Upper East Side)
- Jan 20 - [\\$1695 / 1br - Huge Renovated 1BR With Great Lighting And Closet Space](#) - (Upper East Side) 
- Jan 20 - [\\$1825 / 1br - REAL 1BR ** PRIME LOCATION ** GREAT DEAL ** IT WON'T LAST](#) - (Upper East Side) 
- Jan 20 - [\\$1950 / 1br - Large 1br newly renovated in fatastic building](#) - (Upper East Side)
- Jan 20 - [\\$1925 / 1br - Great large alcove studio very bright* in great building](#) - (Upper East Side)
- Jan 20 - [\\$1595 / 1br - ***WOOOOOW! XXXLARGE Studio/E90th/GREAT DEAL***](#) - (Upper East Side) 
- Jan 20 - [\\$1795 / 1br - BEST PRICE / LARGE RENOVATED 1 BED / KING SIZE / E 78](#) - (Upper East Side) 
- Jan 20 - [\\$1690 / 1br - Large one bedroom 2.5 blocks from Central Park](#) - (Upper East Side)
- Jan 20 - [\\$1690 / 1br - Spacious 1 BR, steps to the park and subway](#) - (Upper East Side)
- Jan 19 - [\\$1850 / 1br - \\$1850~~King Sized 1BR~~Lexington Ave~~Close to train~~](#) - (Upper East Side)

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- Jan 16 - [\\$1850 / 1br - Gorgeous***Extra Large 1 bdrm located in Prime UES Location! - \(Upper East Side\)](#)
- Jan 16 - [\\$2025 / 1br - Renovated 1 bedroom... NO FEE-LANDLORD'S OFFICE--CSLEASING - \(Upper East Side\)](#)
- Jan 16 - [\\$2000 / 1br - Furnished Studio Apt - utilities, wifi, one block from Central Park - \(Upper East Side\)](#)
- Jan 16 - [\\$2050 / 1br - Best Value!Stunning 1 Br w/Utilities NO FEE-LANDLORDS OFFICE--CSLEASING - \(Upper East Side\)](#)
- Jan 16 - [\\$1895 / 1br - Amazing value!1 Br w/Free Utilities NO FEE-LANDLORDS OFFICE--CSLEASING - \(Upper East Side\)](#)
- Jan 16 - [\\$1875 / 1br - EXPOSED BRICK,FP, NICE RENOVATION-DOGGIE OK! - \(Upper East Side\)](#)
- Jan 16 - [\\$1695 / 2br - 108th Street East New Building 2 BRS! Pristine! - \(Upper East Side\)](#)
- Jan 16 - [\\$1750 / 1br - 425ft² - mod elvtr one bdrm/aaa/ues - \(Upper East Side\)](#)
- Jan 15 - [\\$2050 / 1br - Huge light filled 1 Bedroom... NO FEE-LANDLORD'S OFFICE--CSLEASING - \(Upper East Side\)](#)
- Jan 15 - [\\$2095 / 2br - massive 1000ft floorthrough / NEW / SHARES OK/E 86 - \(Upper East Side\)](#)
- Jan 15 - [\\$2095 / 1br - 900ft² - Enormous gorgeous 1BR floor through/ all new/ sunny/ spectacular deal - \(Upper East Side\)](#)

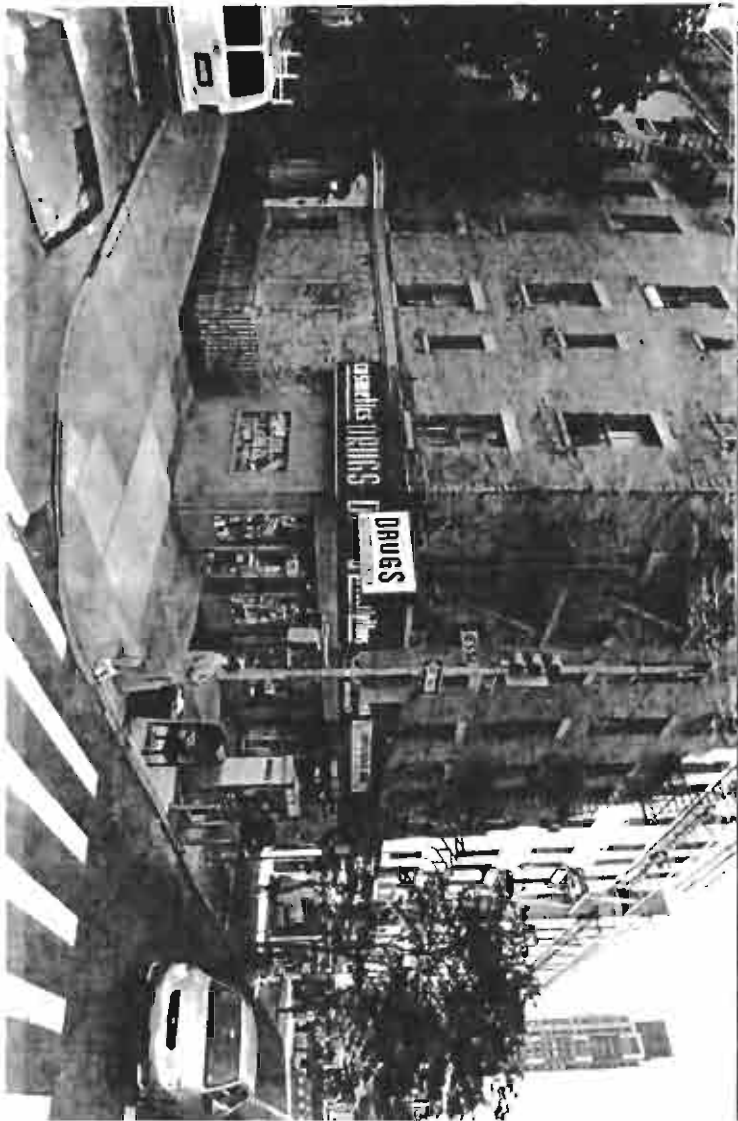
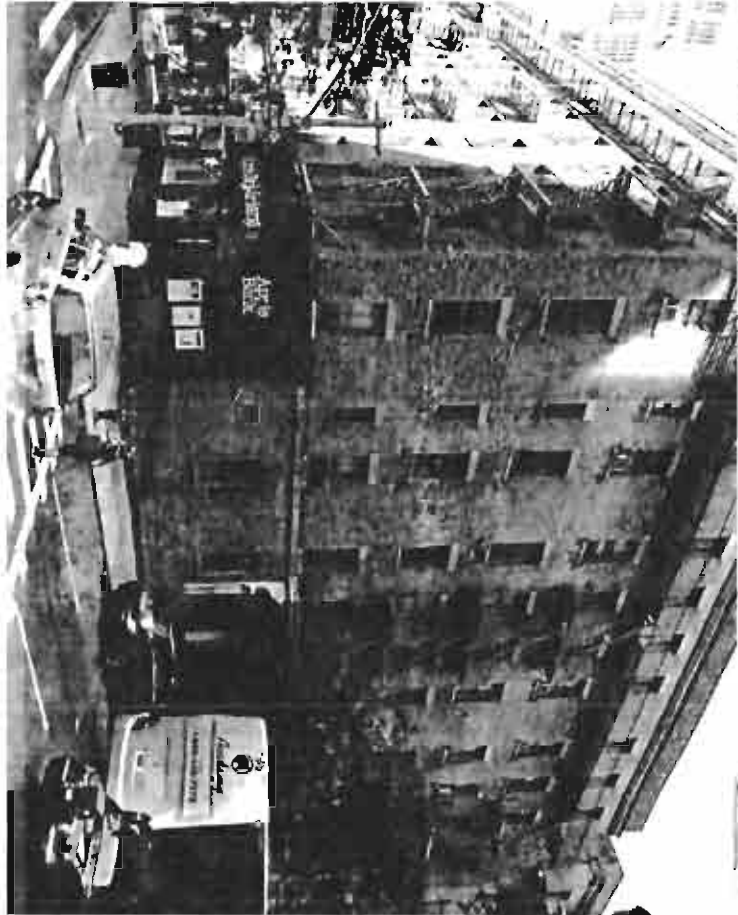
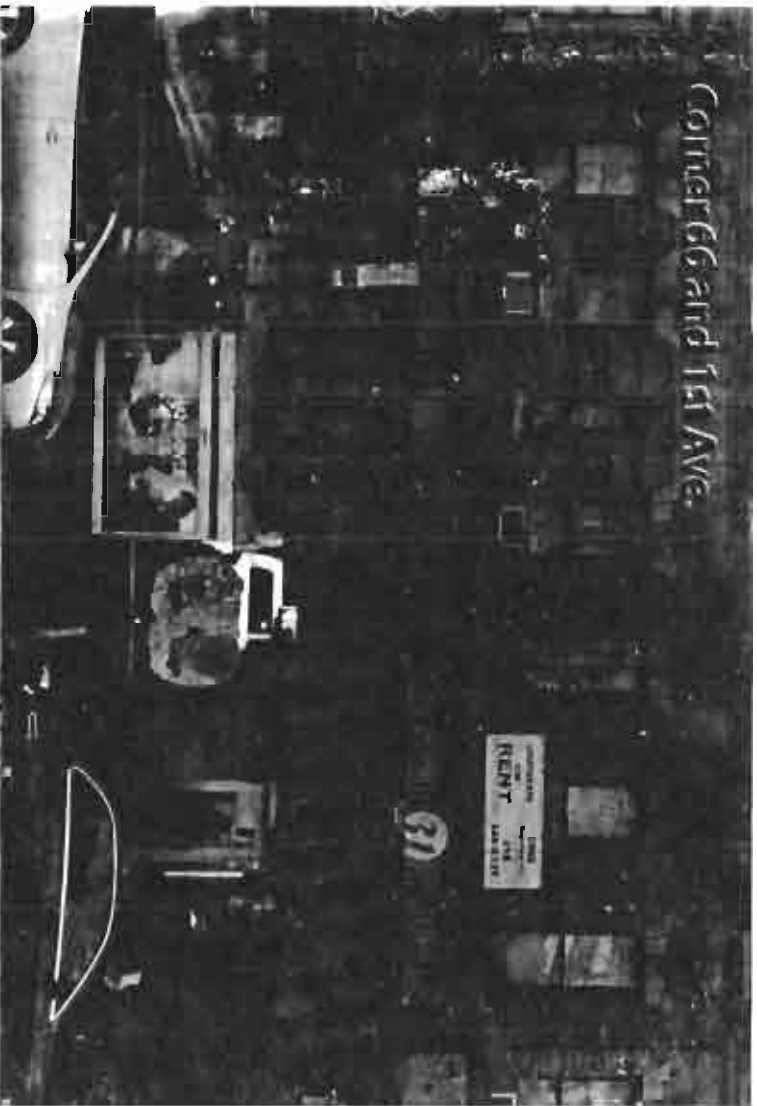
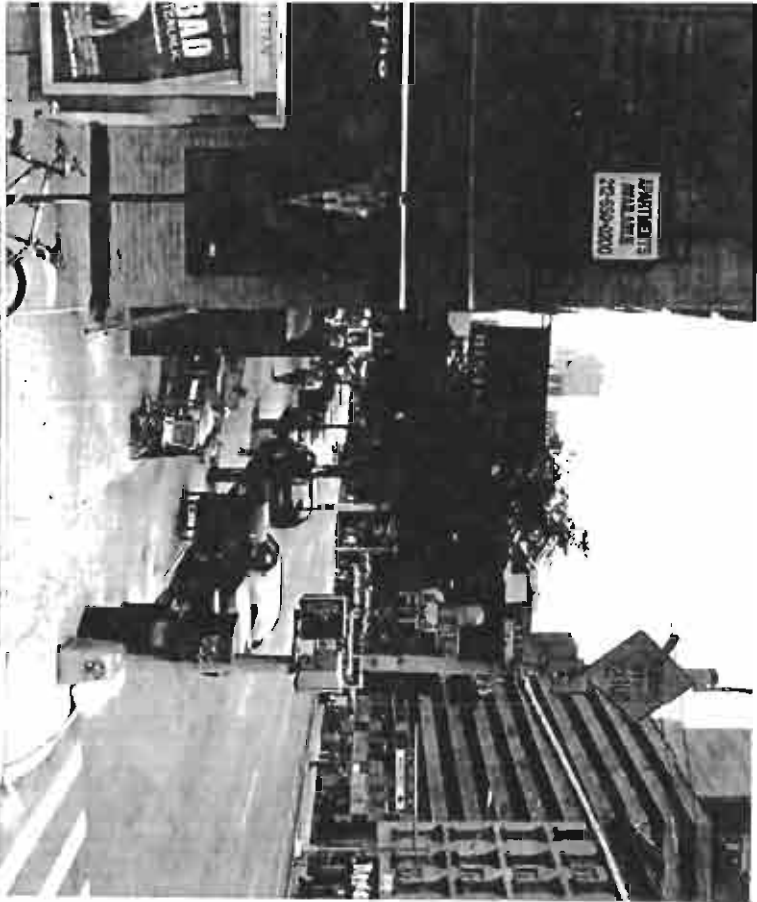
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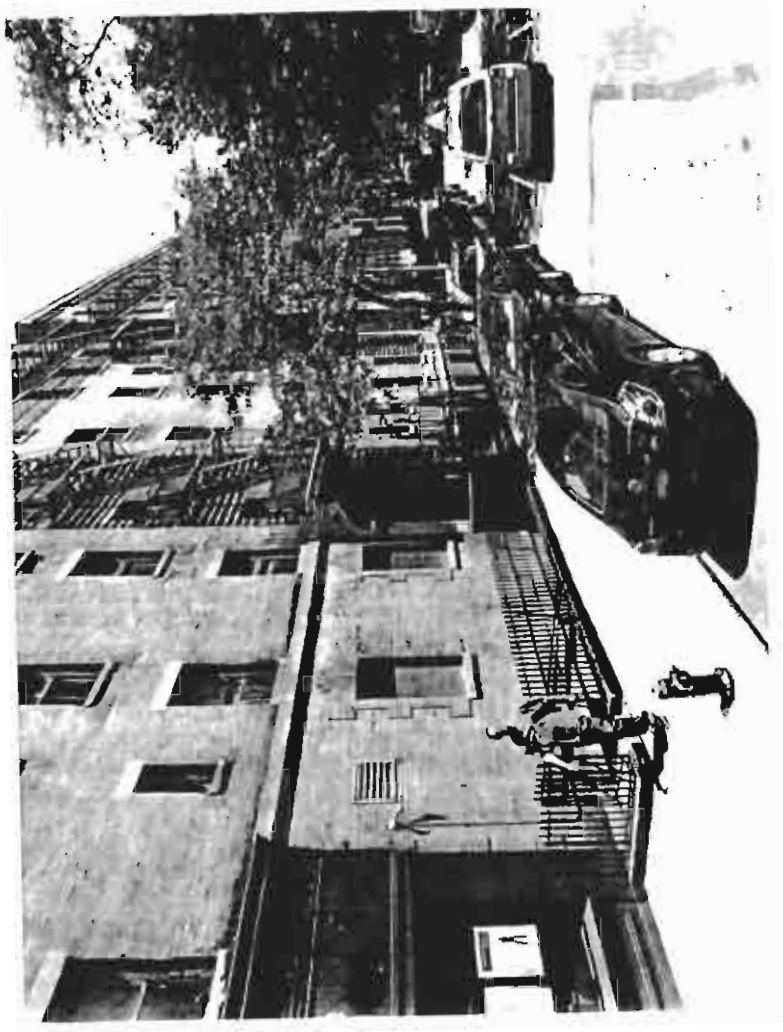
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Rental Office

← somewhere



5

Carol Dembourg

2213 West Rosemont

Chicago, IL 60659

773-382-1223

To whom it may concern,

I have known Jay Kusnetz for many years and have been visiting him a couple of times a year at his apartment at 65th street and York since 1990. During a visit in early June 2006, Jay mentioned that the apartment below him (2-0) had recently become vacant as the elderly lady who had lived there for decades passed on.

I spoke to the lady at the rental office, inquired about that specific apartment, was told it was not on the market yet, asked to enter my name on the waiting list, and was told I would be contacted once the apartment would be available for rent. In the meantime, I was offered a choice of similar apartments in a different building nearby for \$1500 a month.

I am still waiting for the rental office to contact me regarding 2-0, the apartment is still vacant, and I am still hoping to rent apartment 2-0 once it becomes available.

Thank you

Carol Dembourg

Monica McLaughlin - LPC Speech

I am very sorry to be here today. It's ridiculous that we're here. Stahl's hardship application is a bad joke and nobody, not even Stahl, is laughing. That we are all here while Stahl wastes the tax payer dollars and our time is a bad reflection on today's society and a reflection of just how much trouble democracy in America is in with wealthy greedy and corrupt organizations like the Stahl Organization at the helm.

I'd like to present the Board with letters I have written to the LPC. These letters contain my objections to the lies and misleading statements contained in all three of Stahl's reports. The second letter is also a direct response to the July 1, 2011 letter from Stahl's attorney to the LPC that sums up the entirety of Stahl's fraudulent hardship application.

Now here's a few pictures to counteract some horrid pictures and descriptions presented by Stahl in which the apartments in FAE were described as lacking in every way. I don't know where Stahl got those photos or how those apartments in them got to look the way they do. They certainly do not look like my apartment or any of my neighbor's apartments.

Yes, the apartments are small. But so what? By today's standards, that's a good thing. We're leaving small carbon footprints. How very modern.

So I am going to pass around pictures now, starting with photos of my own apartment, the apartment that my father, now deceased, had lived in since 1973. As you can see, the woodwork in my apartment has been restored and looks pretty much the same way as it did when the first tenants moved in back in 1915.

Throughout their reports, Stahl used the word inferior to describe FAE. If Stahl finds FAE so inferior, I suggest that they sell immediately. FAE is a community of caring people. If anything at all good came out of this fiasco it is that through this fight our community has grown stronger. My neighbors and I are not inferior and neither are the apartments we live in. There is nothing inferior about the landmarked FAE except for the owner and this utterly incredibly inferior hardship application. Thank you.



PROPERTY

New Spat Over Upper East Side Rent

KIMISTO

Real-estate developer is to demolish one of the best, privately developed low-income housing complexes, the Upper East Side. Its can each only fetch \$600 a month in their fate.

Real Estate has applied to demolish two early 20th-century buildings, but preservationists are fighting back, arguing that rent-stabilized and rent-controlled apartments, which sit at 64th and 65th streets on Avenue, have played a role in housing lower- and middle-class tenants for nearly a

has submitted a hard-declaration to the Landmarks Preservation Commission permission to demolish buildings "on the grounds that they generate an insufficient economic return," according to a spokeswoman for the commission.

Maddox, a consultant on the issue, said demolishing the buildings would give the city more resources to maintain affordable buildings in the area.

The commission hearing on the issue is set to be held Tuesday, and preservationists are planning to take aim at the application based on the need.

Stahl is working for Stahl Real Estate, a letter to the commission that the previous walk-ups could average \$600 a month and that the landlord's strategy to attract tenants is to demolish the buildings. Current rents are \$600 to \$800 a month in the buildings, which both sides of more than

Friends of the Upper East Side commissioned a 38-page report that found units in the buildings could fetch at least \$1,000 a month based on comparisons in the area. The buildings, which are massive 15-story tenement buildings in the Upper East Side, are the center of a dispute that has lasted for more than two



Janet Nonamaker, above, has lived at 429 East 64th St., one of the city's oldest, privately developed low-income housing complexes, since 1978.

Commission designated all of the buildings in the complex as landmarks in 1990, but the landmark status of the two buildings at 429 E. 64th St. and 430 E. 65th St. was revoked shortly after.

The landmarks commission redesignated the buildings as landmarks in 2006, but Stahl appealed in court. A New York appeals court ultimately denied the company's petition in 2010.

Stahl says the buildings have little architectural significance. The landlord removed Beaux-Arts ornaments from the exterior a number of years ago.

"We did not believe that the facade was of landmark quality," said Mr. Maddox.

Arguments for preserving the buildings rest on their cultural and economic significance to the city.

The buildings were considered pioneers in the "light-court" model of tenement development, intended as an alternative to the



Above, the two buildings that Stahl Real Estate is seeking to demolish.

common at the time.

"They were designated primarily for their cultural and social history," said Tara Kelly, executive director of the Friends of the Upper East Side Historic Dis-

trict, which is fighting the demolition. "The history of tenement development. It was intended to be humane for the city's working poor."

Residents recall the building's

with blue-collar workers who were beginning to emerge into white-collar prosperity.

"What I saw in the apartment was not the apartment, it was the view. All I saw was the East River," said Jeanne Scott-Monck, a resident in her 70s, who was working at Reader's Digest magazine when she rented a unit in one of the buildings more than 40 years ago.

"I thought I was renting into an apartment, but I was really renting into a community," Ms. Scott-Monck said.

Stahl has pledged to compensate for the affordable units that might be lost if the buildings are demolished.

"Demolition of the York Avenue buildings would enable us to maintain the rest of the buildings for low and moderate-income tenants. We will relocate displaced tenants to housing at comparable rents within the remaining landmarked buildings."

403 East 64 Street, #2-B
New York, NY 10065
January 23, 2012

Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Dear Landmarks Preservation Committee:

I urge you to deny the application by the Stahl Corporation to demolish two landmarked buildings at 429 East 64 Street and 430 East 65 Street.

As presented at the Community Board 8 Landmarks Committee meeting on January 9 at Marymount College, Stahl's application pleads insufficient economic return from the two buildings and a huge financial burden if needed repairs are done. The Stahl application states that the market rents do not exceed \$600 per month, yet renters in these buildings actually pay between \$500 and \$1500 per month. I live up the block in a rent-stabilized apartment in the same complex and pay \$1537 per month. The vacancy rate in 429 and 430 is 50 percent even though the complex has a full-time rental office. Needed repairs are extensive in 429 and 430 in part because of building damage by the owner when windows were changed and stucco was applied to the facade. Also, in the Stahl application the prices given for the materials needed for renovation are grossly exaggerated.


If the Stahl Corporation is experiencing financial hardship it should be allowed to sell the property. It should not be allowed to demolish landmarked buildings and displace people from their homes based on an inaccurate application.

Thank you.

A handwritten signature in cursive script that reads "Desiree Lowe". The signature is written in dark ink and is positioned above the printed name.

Desiree Lowe

January 24, 2012



Robert Tierney
Chairman
Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

Dear Chairman Tierney:

Stahl York Avenue Co. has presented you with a false application, claiming economic hardship, in order to demolish 429 E. 64th Street and 430 E. 65th Street. A look at Stahl's Project Consult Report will help explain why this is a fraudulent application. You will see that Stahl claims that every single one of the 97 vacant market rate apartments at 429 & 430 need things like new doors, new radiators, new refrigerators, new stoves, new kitchen cabinets, new smoke detectors and more.

Questions:

What happened to all these apartments? Did all 97 former tenants move out and take the refrigerators and stoves with them? Did all these tenants damage the toilets and radiators? Or did they take those too? Did the former tenants leave the apartments in such bad shape that every single thing in them had to be replaced? Amazing! Well did these tenants lose their security deposits? Did Stahl go after them in a court of law for damages? If so, shouldn't these dollar amounts be subtracted from Stahl's estimates? If Stahl did not go after them in court and take their security deposits -- that doesn't sound very efficient and prudent. *(By Landmark Law, the owner must manage the property in an efficient and prudent manner or their claim fails whether or not they make money.)*

Then there are some apartments that were severely damaged by fire (and water to put out the fire). These are the most costly to renovate and Stahl is claiming there are five of these. So the question is what happened to the fire insurance money? Stahl must have collected and spent the money on other things. Costs covered by insurance should not be on the Project Consult at all. I believe that Stahl must have fire insurance by law. If Stahl didn't have it--that certainly doesn't sound efficient and prudent.

I ask you Chairman Tierney to make the right decision... the only decision. Save the First Avenue Estate! That would be an efficient and prudent decision.

Sincerely,



Ms. Charlie Berns
Resident of E. 64th Street
Save First Avenue Estate
cberns74@yahoo.com

JEFFREY W. & JENNIFER GRAMBS
444 East 66th Street
New York, NY 10065-6927
212.737.7168

The Hon. Robert B. Tierney, Chairman
New York City Landmarks Preservation Commission
One Centre Street
9th Floor
New York, NY 10007

RE: The First Avenue Estate

23 January 2012

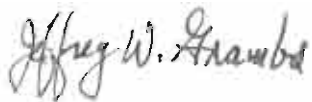
Dear Mr. Tierney,

Please add us to the list of those opposed to Stahl's application for a hardship bailout from the landmark designation accorded to City & Suburban Homes.

We watched with amazement as the landlord warehoused apartments in this complex starting several years ago and then proceeded to vandalize the buildings in a desperate attempt to stave off landmark designation. The sidewalk bridges that Stahl erected for this defacing work remain up three years later, an eyesore to the neighborhood that one suspects is a deliberate effort to make the property unattractive.

The landlord's hardship excuse is ludicrous.

Sincerely,



MARCO TAMAYO R.A RESIDENT OF THE UPPER EAST SIDE

This pensive and humanitarian tenement concept project was created by City & Suburban Company whose president E.R.L. Gould said: “a middle ground between pure philanthropy and pure business”; ironically and vapidly one person of the latter group is requesting its demolition without genuine financial hardship.

Alas!, thanks to the uncultivated in art and architecture as well as blinded by the money, the owner diminished some architectural elements leaving the most important architectural concepts intact which are still in force. This developmental concept broke off with the traditional lot created by the Commissioner’s plan of 1811 with a new housing innovation for some people. The traditional lot of 25 feet by 100 feet reduces the possibility for the designer to create a desirable ventilation and illumination for the building’s residents while the light-court model tenement concept provides the designer with larger lots for a more flexible design to conceive better illumination and ventilation according with the present good housing standards.

Even having six stories high without vertical mechanical equipment, this developmental concept is a good example on how to encourage people to exercise using the stairs inside of these buildings rather than the elevator thus contributing to promote a healthier life for their residents as well as reducing an environmental impact. This is called in today’s architectural innovation terms synergetic.

This proposed study is reckless. According with this study (Pag 3 line #9) “these units have small rooms, including bathrooms that require undersized tubs and toilets, tiny closets and electrical systems which do not support modern usage”. If that is the base under which this study is proposed to demolish this building, most of the housing stock in New York City should be demolished because most of these buildings are not in compliance not even with the building code of 1968 and even worse with the new BC of 2008. If this proposal could be accepted, this could checkmate all landmark buildings. Therefore, it would be the dusk of the history of our city.

Consequently, we could lose one of the largest and unique historical architectural exemplary concepts of the last century in the country which attempted to address the housing problems of one specific sector of the nation's working people just only because of an apocryphal need that would cast opprobrium upon the history's architecture. This is why I am against this application.

Good afternoon Chairman Tierney and Commissioners:

I am Marie Beirne, representing the City & Suburban Homes Archive Room.

Since 1984, When the tenants first received notice that Mr. Peter Kalikow had purchased the site, the community has worked fervently on the campaign to ^{AND PRESERVE} landmark City & Suburban Homes – both the York Avenue Estate and First Avenue Estate.

The Coalition to Save City & Suburban Homes, comprised of over two hundred civic and preservation organizations in New York City, and the City & Suburban Home tenants association ^{ALWAYS} have maintained that each estate, each site is a complete entity, and each site must be preserved as a whole.

^{SINCE THE BEGINNING} Our Architectural Historian Andrew Dolkart ^{RESEARCH} prepared the material and ^{WE BROUGHT} championed the preservation for both sites for the State and National register and for the Landmarks Preservation Commission, which in 1990, landmarked both the York and First Avenue estates.

At one time during his ownership of the property, Mr. Kalikow warehoused close to 50 % of the property, creating a self-imposed financial hardship. This choice to do so, was challenged, we won, and eventually the property was sold to a new owner, who is very successfully managing his investment.

For over 15 years I have been conducting walking tours of City & Suburban and I have found, that the estates have become, dearly beloved to the PUBLIC and are ^{THEY ARE} now a substantial national treasure....each on its own. and each as a WHOLE.

Please turn down this application for hardship.

Thank you,

Marie Beirne

3 Peter Cooper Road, Apt 8d, NY, NY 10010

Marie Beirne 1/24/2012
FORGER CHAIR PERSON CITY & SUBURBAN HOMES
YORK AVENUE ESTATES TENANTS ASSOCIATION

East 79th Street Neighborhood Association

#22 RECORD

P.O. BOX 20052 CHEROKEE STATION, NEW YORK, NY 10021-0060

Statement Before The Landmarks Preservation Commission
on Wednesday, January 24, 2012 in OPPOSITION To STAHL Co.'s
HARDSHIP APPLICATION.

My name is ~~Louise Portelli~~ ^{and I am a resident of City + Suburban's York Ave Estate} ~~and~~ I am reading a statement
from Betty Cooper Wallerstein who cannot be here today. Mrs.
Wallerstein is cofounder and president of the 29 year East 79th St. Neigh-
borhood Association and former CoChair of the 200 group Coalition to
Save City and Suburban Housing, Inc. Her statement is:

I oppose the Stahl Company's application for hardship
consideration because the so-called "hardship" is SELF-IMPOSED!
Stahl Co. is like the man who pleads the court's mercy in his murder
of his parents, because he is an orphan! Stahl Co. has desce-
grated an important City landmark in what should be a
criminal offense! The Co. painted over the original tan
brick facade of the First Avenue Estate, in a horrible
outlandish color, erected scaffolding around the two buildings
it sought to demolish, reduced service to the tenants of these
buildings, and then had the audacity to bemoan its non-
rentability! Of course, it didn't occur to the Company as
it warehoused badly-needed residential units, that its
rent rolls would be reduced.

Stahl's ^{hardship} argument is identical to that of Peter Kalikow,
who sought demolition of four York Ave. Estate buildings
and lost his hardship case for the same warehousing of
units and neglectful management in his case of self-
imposed hardship. The Court's rejected his appeal after
LPC rejected his wrongful hardship argument. Kathryn
-Wylde's analysis of the York Avenue Estate rent rolls
showed that if warehoused units were rented and essential
services returned, there would not only be a profit but
a very good one, considering the large inventory of units.

Dear members of LPC, please turn down this wrong-
ful application, and continue to protect the Landmark designation
you gave, unanimously, to the First Avenue Estate. Thank You.

Arlene Prince435 East 65th Street – New York, New York 10065

Tel: 212-794-2968

January 24, 2012

Commissioner Robert Tierny
Landmarks Preservation Commission

Dear Mr. Tierny,

I am speaking to you in my capacity as President of the Co-op located at 435 East 65th Street, NY, NY. I have been asked to represent a large number of our Shareholders in requesting that the properties located on York Avenue between 64th and 65th Street remain with the Landmark Status that was originally granted to them on April 24, 1990 and you wisely reiterated in 2006.

I have attached my original letter for the record as I know you agree with the historical value of the buildings. *AS WELL AS PETITIONS SIGNED BY OUR SHAREHOLDERS.*

What must be addressed today is: Stahl York Inc.'s actions to once again try to circumvent the Landmark Commission rulings. Stahl ^{first} felt all that he had to do was destroy the exterior of the building – when that failed the next idea is hardship. Stahl has been warehousing apartments since at least 1985 that I personally am aware of. If he purposefully doesn't rent the apartments, of course, he creates his own financial hardship. I can not read anyone's mind but we all are aware it is easier to tear down a building when most apartments are vacant. We believe he has been preparing the destruction of these buildings for years.

I am an Interior Designer and do know the costs of renovations. I hears Stahl states that he needs \$2700.00 bath tubs and \$1500.00 interior doors -- my clients on Sutton Place would refuse to pay that much. I could rehab those apartments at a quarter of the price he says it has to cost. His numbers just don't make any sense.

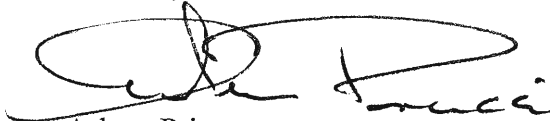
We would like to know, considering he is in such a bad financial strait, how much he has paid so far for attorneys and studies of the site when he could have just had fully rented buildings? Our other question is the cost of the sidewalk bridge that has been up since 2005? I recall having to have a bridge in front of my building, which is half the linear feet of the bridge they have on 65th Street alone, and the cost was between \$500 and \$1000 per month. We believe once he lost the hearing in 2006 and stopped work he would have made a smart financial decision to remove the sidewalk bridge or did he just want this eyesore as another reason to have people move out of his buildings?

Stahl states that he can only get \$600 per month rent for the apartment – that ~~he~~ can not ^{be} the market rate when the market is NYC. The rental price for a studio apartment in our building is \$2500 - \$2800 per month. I know a number of people who would pay \$1800 per month in a heartbeat.

The greatest fear I and the others who asked me to speak for them is: If Stahl is allowed to circumvent the system by pleading hardship, which may only exist by his own hand, what is to stop every other building owner from doing the same? There is nothing in the size or configuration of the buildings and apartments that makes them unprofitable - They are unprofitable because Stahl wants them to be. He has warehoused apartments and mismanaged the premises on purpose for years in order to beat Landmark Status. Hardship waivers should only be given to those people who need them through no fault of their own NOT by their own design!

On behalf a large number of the Shareholder at 435 East 65th Street I respectfully request that the ridiculous request for a hardship waiver be denied and that the Landmark Status granted to 439 East 64th Street and 430 East 65th Street remains.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arlene Prince', with a large, stylized loop at the beginning.

Arlene Prince
President
435 East 65th Corp.

Arlene Prince

435 East 65th Street – New York, New York 10021

Tel: 212-794-2968

November 13, 2006

Commissioner Robert Tierny
Landmarks Preservation Commission

Dear Mr. Tierny,

I am writing you in my capacity as President of the Co-op located at 435 East 65th Street, NY, NY. I have been asked to represent a large number of our Shareholders in requesting that the properties located on York Avenue between 64th and 65th Street be restored to the Landmark Status that was originally granted to them on April 24, 1990. It is in the best financial interest to the shareholders of my building that Landmark Status is not restored, as a large upscale high rise will raise the resale value of our apartments BUT it is in the best interest of future generations that Landmark Status is restored. Growth and progress, left unrestricted, will remove any possibility of future generations experiencing the reality of how life really was in the past. The knowledge of the social experiment that was undertaken by the concerned wealthy citizens for the working poor, as a privately financed company at the turn of the last century may be easily found in books but nothing can equal what can be seen in person. This is the last chance to keep history a reality that can be observed. Each year our houses and apartments get bigger and more comfortable. It may be difficult for many people today to understand the pure luxury of having a window in every room – it will be impossible for anyone in the future to comprehend the living conditions of the 1900's without having the original to view. On behalf a large number of the Shareholder at 435 East 65th Street I respectfully request that the Landmark Status granted to 439 East 64th Street and 430 East 65th Street be restored to retain the historic significance of the complete original project. Hopefully the history that will be seen and learned is the physical group of buildings not the political back room deal by the Board of Estimates that took away the justly deserved Landmark Status that was given to these buildings.

Sincerely,

A handwritten signature in black ink, appearing to be 'Arlene Prince', with a stylized, flowing script.

Arlene Prince
President
435 East 65th Corp.

Re: 101

First Avenue Estate: Letter in opposition to owner Stahl's Application for Certification of Appropriateness

*Monica McLaughlin
430 East 65th Street
New York, NY 10065*

March 30, 2011

New York City Landmarks Preservation Commission
One Centre Street, 9th Floor
New York, NY 10007

Re: First Avenue Estate: Letter in protest of owner Stahl York Ave. Co. LLC's Application to the NYC Landmarks Commission for a Certificate of Appropriateness authorizing demolition of two landmarked buildings located at 429 East 64th and 430 East 65th Streets, part of the landmarked First Avenue Estate apartment complex, on the ground that the buildings are not capable of providing a reasonable return as defined by New York City Administrative Code Title 25 (Land Use), Chapter 3 (Landmarks Preservation and Historic Districts), § 25-309 (Request for certificate of appropriateness authorizing demolition, alterations or reconstruction on ground of insufficient return).

To the New York City Landmarks Preservation Commission:

After having read and reviewed the Application for Certificate of Appropriateness ("Application") and the attachments, it is clear that owner Stahl York Ave. Co. LLC ("Stahl") failed to use an accepted accounting method in their analysis which led them to conclude that after investing several million dollars' worth of capital improvements into the two apartment buildings located at 429 East 64th and 430 East 65th Streets of the landmarked First Avenue Estate ("the subject landmarked buildings") it would take them more than four years to rent out approximately 100 vacant warehoused apartments at what Stahl claims to be market rate rents of \$600 per unit. This is preposterous, and one need not have an advanced accounting degree to realize that their calculations are flawed. In truth, the subject landmarked buildings are capable of providing a reasonable return. Before providing detail on specific aspects of Stahl's unorthodox accounting methods and proof that the subject landmarked buildings are

profitable, is a list of the documents submitted by Stahl with their Application as well as a brief description and history of the subject landmarked buildings.

DOCUMENTS SUBMITTED

Stahl submitted the following documents to the LPC.

- Application for a Certificate of Appropriateness for demolition dated October 10, 2010;
- Statement in Support of Application for Certificate of Appropriateness by owner Stahl;
- Comparative Economic Feasibility Study dated February 5, 2009 by Cushman & Wakefield;
- Comparative Economic Feasibility Study dated May 1, 2010 by Cushman & Wakefield;
- Rent Roll for the subject landmarked buildings as of January 13, 2009;
- RPIE (Real Property Income and Expense Statement) for calendar year January 2009 to December 2009;
- Form TC101 Application for Correction of Assessed Value of Class Two or Four Property submitted to the Tax Commission of the City of New York on February 17, 2010;
- Form TC150 Supplemental Application submitted to the Tax Commission of the City of New York on March 22, 2010;
- Form TC201 Income and Expense Schedule for Rent Producing Property submitted to the Tax Commission of the City of New York as an attachment to Form TC150;
- Form TC309 Accountant's Certificate submitted to the Tax Commission of the City of New York as an attachment to Form TC150.

DESCRIPTION AND HISTORY

The landmarked First Avenue Estate, occupying all of New York City Building Block 1459 stretching from First Avenue to York Avenue between East 64th and East 65th Streets in the Upper East Side of Manhattan, New York, was built by City and Suburban Homes Company between 1898 and 1915 to address the housing problems of the nation's working poor at the turn of the century. Designed by leading architects of the day, today First Avenue Estate remains one of only two full city block developments of light-court model tenements in the

nation. Stahl purchased the First Avenue Estate in 1977. In April 1990 First Avenue Estate was landmarked by the New York City Landmarks Preservation Commission ("LPC"). Four months later the now defunct NYC Board of Estimate, as one of their last acts (before being disbanded after a ruling by the U.S. Supreme Court that their structure was unconstitutional) removed the landmark status on the two subject landmarked buildings leaving the remainder of the First Avenue Estate landmarked. In 2006, in response to LPC review of the subject landmarked buildings for landmark status, Stahl, using already existing permits, set out to destroy the subject landmarked buildings' façade by removing historic pediments, covering the tan brick with coral stucco and installing some extremely large out-of-character replacement windows in an attempt to render the buildings unworthy of landmark status.¹ Despite Stahl's efforts, the subject landmarked buildings were once again landmarked by the LPC in November 2006. The New York City Council approved the landmark status in February 2007. Stahl then brought a suit in New York State Supreme Court and lost.² Stahl appealed to the Appellate Division of the New York State Supreme Court arguing in part that the subject landmarked buildings were not worthy of landmark status because of the "facelift" work they had performed. Stahl lost the appeal.³ In a subsequent effort to demolish the landmarked subject landmarked buildings, in October 2010 Stahl submitted to the LPC an Application for a Certificate of Appropriateness for demolition based on the claim that the subject landmarked buildings are not capable of providing a reasonable return. This is not true. The subject landmarked buildings are very capable of providing a reasonable return.

UNORTHODOX ACCOUNTING METHODS AND OTHER QUESTIONABLE TACTICS

1. Cushman & Wakefield, a commercial real estate services firm hired by Stahl, state they used "elements of" the income capitalization approach in their analysis.⁴ While Capitalization of Income or "Cap Rate" is an acceptable method of estimating the potential income a property can generate, an analyst may not simply pick and choose what elements of that or any particular accepted accounting approach to use. To be more succinct, an analyst cannot use elements of an accounting method that support their position and discard those that do not. Stahl has done just that.

2. Using their own creative unorthodox Cap Rate method, Stahl recalculated the assessed value of the subject landmarked buildings stating "[f]or the purpose of determining the return on value . . . *the 2010 study assigns* a value of \$6,647,100 on the subject landmarked buildings, which represents the sum of (i) their current assessed value of \$2,533,500, (ii) the estimated repair and restoration costs of \$2,325,000 and (iii) the estimated lease-up costs of \$1,788,600".⁵ Future potential repair and restoration and lease-up costs do not add to a property's assessed value. The applicable Landmarks Law §25-302, v. (2) clearly states "[s]uch valuation shall be the current assessed valuation established by the city, which is in effect at the time of the filing of the request for a certificate of appropriateness. The correct assessed value is not \$6,647,100 but is \$2,646,000, the property's assessed value as determined by the New York City Finance Department that was in effect on October 1, 2010, the date Stahl filed their Application.
3. The LPC is also very clear on how an applicant is to determine whether a property is capable of providing a reasonable return. N.Y. ADC. LAW § 25-302 defines "capable of earning a reasonable return" as having the capacity, under reasonably efficient and prudent management, of earning a reasonable return. This reasonably efficient and prudent applicant must pick a test year that can be (1) the most recent full calendar year, or (2) the owner's most recent fiscal year, or (3) any twelve consecutive months ending not more than ninety days prior to the filing of the request for a certificate. Notice that the LPC says nothing about an applicant creating various potential future scenarios in which varying amounts of capital expenditures for major infrastructure and building-wide capital improvements are used. The LPC expects to review real figures from a real past year not scenarios. Thus, none of the estimated projected figures for future years provided for scenarios one, two or three from the 2009 and the 2010 comparative economic feasibility studies are valid for use in Stahl's application. However, there is a valid test year for which economic data has been provided by Stahl in the form of a Real Property Income and Expense Statement (RPIE) allegedly filed by Stahl with the New York City Department of Finance as is required annually. Stahl's valid test year is calendar year 2009. Calendar year

2009 will be used below to demonstrate that the subject landmarked buildings are capable of providing a reasonable return.

4. Net Operating Income (NOI) is what is left after one subtracts Operating Expenses from Income. To be considered an operating expense the item must be necessary to maintain a piece of property and to insure its ability to continue to produce income. Capital Expenditures are NOT considered operating expenses.⁶ Future potential capital expenditures are NOT operating expenses. Legal fees to fight landmark status are NOT operating expenses. Potential future lease-up fees to rent warehoused apartments are NOT operating expenses. Fees paid to outside consultants such as Cushman & Wakefield to analyze potential income and expense streams are NOT operating expenses. Stahl has added in incorrect categories of expense into valid categories as well as created new operating expense categories to inflate the total actual operating expense.⁷
5. If one takes the actual income and true operating expense figures from Stahl's RPIE 2009 and plugs the figures into the LPC's formula for determining whether the subject landmarked buildings are capable of providing a reasonable return leaving out categories not considered to be operating expenses, it becomes very clear that not only are the subject landmarked buildings capable of providing a reasonable return, they are capable of providing profits far in excess of what the LPC law considers to be a reasonable return. (See Attachment A for a detailed chart.)

LPC's formula to determine sufficient return is:

Assessed property value x .06 = Profit needed to demonstrate a reasonable return

Or in this case:

$$\$2,646,000 \times .06 = \$158,760$$

The subject landmarked buildings' potential total income for calendar year is \$2,711,611. The subject landmarked buildings' Operating Expenses for the same period are \$1,132,346. (See Attachment A.) Subtracting operating expenses from income leaves the subject landmarked buildings with a potential profit of \$1,579,265. The subject landmarked

buildings need only earn \$158,760 a year to be capable of earning a reasonable return-- at \$1,579,265 profits are well in excess of reasonable.

6. At this point there is no need to go further; however for the sake of thoroughness, other "mistakes" Stahl made in their calculations are as follows:

- a. Comparable apartment buildings used by Stahl to estimate future expenses, market rate rentals and lease-up rates and costs for the subject landmarked buildings are not valid. The New York City Department of Finance considers a building to be comparable, if it is the same type of building located in the same or similar neighborhood. Additionally, the City uses information from rental communities that are near the property, based on location, similar physical features, services offered nearby in the community, government regulations, income levels of residents in the area and the number of rent control or stabilization units.⁸ Stahl's "comparables" are not walk-up apartment buildings located in an Upper East Side neighborhood. They are mainly high rise elevator apartment buildings, some at locations as far flung as downtown, on Tenth Avenue or on Roosevelt Island.⁹ But by far the oddest comparable used by Stahl was used in their determination of what potential revenue the vacant warehoused apartments could bring in were they rented at market rates. Allotting a single paragraph to their analysis, Stahl concludes that each of the 97 vacant warehoused apartments could bring in monthly market rate rentals of only \$600 each because they claim the apartments in the subject landmarked buildings to be similar in amenity offerings as those in New York City Housing Authority buildings (NYCHA Projects).¹⁰ NYCHA projects? Is this a bad joke? When Stahl needs high operating expenses, the vacant warehoused apartments are compared to luxury high rise apartments. When Stahl needs low income, these very same vacant warehoused apartments are compared to NYCHA projects.

- b. That the subject landmarked buildings are more than 50% vacant comes as a of the warehousing of apartments for more than six years by the owner Stahl, and Stahl has acknowledged as much.¹¹ In light of their own acknowledgement, Stahl's misleading, inaccurate, inflammatory and repetitive statements made throughout

the comparative economic feasibility reports regarding reasons for high vacancy rates in the subject landmarked buildings relating to apartment conditions, "inferior" layouts, peoples preferences for particular amenities or any other speculation for the very high vacancy rates¹² other than the fact that the apartments are vacant, because Stahl refused to rent them out, should be deleted. Furthermore, if Stahl truly believed that such conditions would have led to high vacancy rates, they would not have found it necessary to warehouse apartments in the first place. And while Stahl is certainly legally entitled to warehouse apartments in a city currently in a state of a housing emergency (meaning that city-wide rental vacancy rates are less than 5%) Stahl cannot now attempt to gain financial benefit or cry about financial loss as a result of their own foolish action.

- c. Neighborhood, subject landmark buildings and apartment descriptions in the Application's attachments are blatantly false. Tubs and toilets are not smaller than standard size nor are they custom fit. Rooms are not oddly shaped nor are apartment layouts unusual or arranged in any way so as to preclude combining apartments or rearranging walls for room enlargement. Tenants do have enough electrical capacity to run all manner of modern appliances including microwaves, computers, air conditioners, cable TV and high-speed internet connections, big screen TVs, and so on. Halls and doorways are not narrow. Most windows are not thermal in aluminum frames – only 20% are. Apartments are habitable including the warehoused vacant apartments with the exception of those apartments whose walls were damaged as a result of the installation of the previously mentioned enormous out-of-character thermal windows that Stahl installed in an attempt to render the subject landmarked buildings unworthy of landmark status. Both the immediate and surrounding neighborhood consists of many walk-up apartment buildings alongside elevator high rise and low rise apartment buildings. The subject landmarked buildings are up to standard and do not need to have building-wide sprinkler systems installed to meet any existing NYC fire code. (By 2019 all buildings in NYC over 100 feet will require sprinkler systems; however the subject landmarked

buildings, along with all the other walk-up apartment buildings are not 100 feet tall and so are exempt.) In short, First Avenue Estate tenants are not filthy pigs living in sub human squalor. The historic landmarked First Avenue Estate, including subject landmarked buildings, contains reasonably priced apartments that are sized accordingly. First Avenue Estate is located in a nice neighborhood and its tenants are nice people. First Avenue Estate is a desirable place to live and many more nice people would gladly live there were Stahl to make the warehoused apartments available.

Before closing I would like to take a moment to contemplate a city in which creative accounting methods such as Stahl's were accepted by the New York City Landmarks Preservation Commission. This would be a city in which owners of landmarked buildings freely destroyed the facades of those landmarked buildings and warehoused apartments only to later be rewarded for their actions through use of creative and unorthodox accounting methods to claim the costs of those "facelifts" and exaggerated lease-up fees of warehoused apartments prove that the landmarked buildings are not capable of providing a reasonable return. In this city, there would not be a landmarked building safe from the wrecking ball, and the LPC may as well close up shop altogether. Stahl has not followed the law as outlined by New York City Administrative Code Title 25 (Land Use), Chapter 3 (Landmarks Preservation and Historic Districts), § 25-309 (Request for certificate of appropriateness authorizing demolition, alterations or reconstruction on ground of insufficient return). Therefore, it is incumbent upon the LPC to reject owner Stahl's Application for Certification of Appropriateness to demolish the subject landmarked buildings thereby protect the residents of the City of New York from just such chaos.

Thank you for your attention to this matter.

Sincerely,

Monica McLaughlin



Monica McLaughlin, alone and on behalf of my neighbors who share the sentiments of this letter-- written as Residents of the City of New York, as Residents of the Upper East Side of Manhattan and as Tenants of First Avenue Estate

Cc:

Bill DeBlasio, Public Advocate
Brad S. Lander, City Council Representative
Carolyn Maloney, Congress Member
Community Board 8 Landmarks Committee
Daniel Garodnick, Council Member
First Avenue Estate Tenants Organization
Friends of First Avenue Estate
Friends of Upper East Side Historic Districts
Jessica Lappin, City Council Representative
Jonathan Bing, Assembly Member
Jose M. Serrano, Senator
Liz Kruger, Senator
Micah Kellner, Assemblyman
Michael Bloomberg, Mayor
Scott Stringer, Manhattan Borough President

Endnotes

¹ See Memo from Stahl York Avenue Co., LLC to Residents of First Avenue Estate dated November 13, 2006.

² See the order of the Supreme Court, New York County (Emily Jane Goodman, J.), entered on or about September 24, 2008, which denied the petition seeking to annul the City Council's approval of the Landmarks Preservation Commission's designation of two twentieth century tenement buildings as New York City historic landmarks, and dismissed the proceeding brought pursuant to CPLR article 78.

³ See Appellate Division Of The Supreme Court Of New York, First Department, no. 107666/07, 2119, June 24, 2010, affirmed lower court decision.

⁴ See *Comparative Economic Feasibility Study* dated February 5, 2009 by Cushman & Wakefield; page 1 and *Comparative Economic Feasibility Study* dated May 1, 2010 by Cushman & Wakefield; page 1.

⁵ See Statement in Support of Application for Certificate of Appropriateness by owner Stahl; page 4.

⁶ See RealData, Understanding Net Operating Income at <http://www.realdatal.com/ls/noi.shtml>

⁷ See *Comparative Economic Feasibility Study* dated February 5, 2009 by Cushman & Wakefield; page 32; and *Comparative Economic Feasibility Study* dated May 1, 2010 by Cushman & Wakefield; page 27 where capital expenditures were added to the Repair and Maintenance Operating Expense Category, Capital Improvement construction insurance was added to the Insurance Operating Expense Category, costs for Legal and Professional fees for fighting landmark status was added as an Operating Expense. Also see TC309 Accountant's Certification submitted to the Tax Commission of the City of New York

where the accountant Tony Cucci of Berdon LLP states that "included in management and administration are professional fees in the amount of \$368,480 incurred to challenge the New York City Landmarks Preservation Commission's decision to designate the property as a New York City Landmark."

⁸ See New York Real Estate Tax Law | eHow.com http://www.ehow.com/about_6329774_new-real-estate-tax-law.html#ixzz1HpnNVzbi

⁹ See Comparative Economic Feasibility Study dated February 5, 2009 by Cushman & Wakefield; pages 28 - 29. See also Comparative Economic Feasibility Study dated May 1, 2010 by Cushman & Wakefield; pages 23 - 24.

¹⁰ See Comparative Economic Feasibility Study dated May 1, 2010 by Cushman & Wakefield; pages 24.

¹¹ See Statement in Support of Application for Certificate of Appropriateness by owner Stahl; page 7.

¹² For examples see Comparative Economic Feasibility Study dated February 5, 2009 by Cushman & Wakefield pages 26 and 28 and Comparative Economic Feasibility Study dated May 1, 2010 by Cushman & Wakefield; page 24. (The high vacancy rate exhibited by these buildings demonstrates that this type of housing has limited appeal in the marketplace.) (Ownership reports very high vacancy levels for many years as the subject's units layouts are not conducive for tenants in the market.)

Rec'd

FIRST AVENUE ESTATE: RESPONSE TO THE JULY 1, 2011 LETTER FROM THE LAW FIRM OF KRAMER LEVIN TO THE LPC

Monica McLaughlin
430 East 65th Street
New York, NY 10065

January 24, 2012

Chairman Robert Tierney and the entire Board of the
New York City Landmarks Preservation Commission
One Centre Street, 9th Floor
New York, NY 10007

Re: **First Avenue Estate ("FAE"): Response to the July 1, 2011 letter from attorney Paul Selver of Kramer Levin (attorney for Stahl) to the LPC**

This letter protests owner Stahl York Ave. Co. LLC's Application to the NYC Landmarks Commission for a Certificate of Appropriateness authorizing demolition of two landmarked buildings located at 429 East 64th and 430 East 65th Streets, part of the landmarked First Avenue Estate apartment complex, on the ground that the buildings are not capable of providing a reasonable return as defined by New York City Administrative Code Title 25 (Land Use), Chapter 3 (Landmarks Preservation and Historic Districts), § 25-309.

Dear Chairman Tierney and the entire Board of the LPC:

I have reviewed Stahl's latest addition to what has now become a trio of reports, and it is clear that Stahl is up their old tricks – and so now begins again the tedious task of rebutting Stahl's nonsense. This letter directly responds to Stahl's letter (by their law firm Kramer Levin) to the LPC dated July 1, 2011. The headings and bolded text below represent direct quotes from their letter.

Mechanical and Maintenance Services

Kramer Levin says: All the building on Block 1459 . . . share maintenance services However . . . maintenance and repair expenses for the Subject Buildings are separately itemized and charged directly to the building that incurs that expense.

The Subject Buildings also share maintenance services with the apartment building on the next block, BBL 1460-022 (aka the Socony), which was purchased from Rockefeller University in 1977 by Stahl as part of the same deal in which they purchased FAE. With the Socony, the Subject Buildings share a laundry room located in the Socony basement, and they share the very same maintenance and repair employees. Employees from the maintenance office (with the “rental office” sign on it) located in FAE on 64th Street also work at the Socony. Salaries charged for employees must be divided not only among the individual buildings at FAE, but for the Socony building as well.

Kramer Levin says: [T]he subject Buildings are on their own tax lot and are therefore assessed and taxed separately from all of the other buildings on the block.

There are 4 separate tax lots on FAE located on Block 1459.

1. BBL 1-1459-01 (8 buildings)
2. BBL 1-1459-10 (5 buildings)
3. BBL 1-1459-22 (2 buildings) – the Subject Buildings
4. BBL 1-1459-30 (4 buildings)

Renovation Work and Costs

Kramer Levin says: We are enclosing a report . . . by Project Consult . . . on the estimated cost of bringing the vacant apartments in the Subject Buildings up to compliance with the applicable building and housing codes.

Question: Kramer Levin makes no mention of what building and housing codes they refer to. The Project Consult report includes some items that are clearly not required to bring them up to compliance with building and housing codes. For example, there is no law that says owners must provide tenants with \$409 lighted medicine cabinets.

Even when there are laws for items listed in the Project Consult report, Stahl intentionally misinterprets the law. For example the Project Consult report claims that a one bedroom apartment requires three smoke alarms at a cost of \$325 each. The NYC Housing and Maintenance law only requires a single smoke detector in a one bedroom room apartment. A combination smoke/carbon monoxide detector sells for \$35 at Home Depot. And the owner is

reimbursed by the tenant for the full \$35 cost. (See Multiple Residence Law § 15; Multiple Dwelling Law § 68; NYC Admin. Code § 27-2045.) So in essence, Stahl claims a one-bedroom apartment by law requires \$975 worth of smoke alarms when in reality, the cost to the owner to bring them into compliance is \$0. That is quite a difference. These are only a few samples of just how bad and misleading the data in the Project Consult report is. A report of this nature has no place in a hardship application.

Kramer Levin says: Project Consult's report classifies into four ascending levels the amount of work needed to make each of the vacant apartments habitable—with apartments requiring only minor work . . . classified as Level 1 and apartments that have suffered extensive damage from fire or other causes and require a complete gut renovation classified as level 4. The report estimates that the cost of performing this required work in each of the vacant apartments would fall between about \$21,000 and \$59,000, with an overall average of \$41,427 per unit and a total cost of \$4,556,932.

How did these market rate apartments become so damaged? How is it that almost every single apartment needs a replacement refrigerator, stove, toilet, and radiator and so on? Did the former tenants take these items with them when they moved out? Or did all 97 market-rate tenants simply trash their apartment before vacating? And if they did, wouldn't Stahl have kept their rental deposits and brought legal charges against them as well? Regarding the fire-damaged apartments—wouldn't costs for these renovations have been covered by Stahl's fire insurance? If Stahl failed to keep rental deposits, failed to bring destructive ex-tenants to court and failed to carry fire insurance, that is a pretty clear indication that Stahl is not a reasonably efficient and prudent property manager as required by Landmark law for a successful hardship application.

Market Rent Level

Kramer Levin says: The . . . letter from Cushman & Wakefield . . . reiterates its confidence . . . that the apartments that were vacant in 2009 would have, if occupied during this "test year", generated an average rent/unit of \$600/month. Cushman & Wakefield's position was based on a comparison of the conditions in the apartments on the Subject Property with the conditions in other apartments in the neighborhood, with appropriate adjustments for the inferior layouts, amenities and overall condition of the units in the

Subject Buildings.

The New York City Department of Finance considers a building to be comparable, if it is the same type of building located in the same or similar neighborhood. Additionally, the City uses information from rental communities that are near the property, based on location, similar physical features, services offered nearby in the community, government regulations, income levels of residents in the area and the number of rent control or stabilization units.ⁱ

“Comparable” apartment buildings used by Stahl to estimate future expenses, market rate rentals and lease-up rates and costs for the subject landmarked buildings are invalid because Stahl’s “comparables” are not walk-up apartment buildings located in an Upper East Side neighborhood. They are mainly high rise elevator apartment buildings, some at locations as far flung as downtown, on Tenth Avenue or on Roosevelt Island.ⁱⁱ But by far the oddest comparable used by Stahl was used in their determination of what potential revenue the vacant warehoused apartments could bring in were they rented at market rates. Allotting a single paragraph to their analysis, Stahl concludes that each of the 97 vacant warehoused apartments could bring in monthly market rate rentals of only \$600 each because they claim the apartments in the subject landmarked buildings to be similar in amenity offerings as those in New York City Housing Authority buildings (NYCHA Projects).ⁱⁱⁱ NYCHA projects? NYCHA apartments are not market rate apartments. Rents in NYCHA apartments are heavily subsidized by the Government. No matter how much C&W may believe the apartments in the Subject Buildings are similar to those in NYCHA apartment buildings, they still cannot use a subsidized rental rates to determine market rental rates.

Kramer Levin says: Additional support for its position can be found in a letter from Gregg Wolpert, Executive Vice President of Stahl Real Estate Co., dated May 23, 2011 . . . which summarizes the rents of all the dwelling units on Block 1459. . . . The Wolpert Letter states that the mean average rent of the occupied units in the Subject Buildings is \$839.83 per month, or somewhat less than the mean average rent of \$888.25 per month for units in the other buildings on Block 1459 that are comparable to those in the Subject Buildings.

In his letter, Gregg Wolpert attaches a “rental, occupancy, and vacancy analysis for all of the buildings on the block” in which Wolpert uses everything BUT real

dollar amounts of real market rate apartments to determine market rates. The analysis uses **rent stabilized** apartment data to determine market rates. Wolpert tries to obfuscate this by using the term “**rent controlled**” to describe the few of **rent-regulated** apartments that they did use in their analysis assuming the reader will not realize that **rent-controlled** and **rent stabilized** are different types of **rent regulated** apartments. About half of the apartments at FAE are **rent stabilized**. Thus this chart is of no use in determining market rental rates, because used 50% non market rate rental figures to determine market rates. Market rate rentals cannot be determined by using non-market rate rental data.

Kramer Levin says: The Subject Buildings were unencumbered by a landmark designation until 2006 .

This is not true. The Subject Buildings were landmarked in 1990 along with the rest of FAE. It was in a back room deal that very same year that the Board of Estimate removed landmark status. The Subject Buildings were re-landmarked in 2006.

Kramer Levin says: [The Subject Buildings] had long been slated for eventual demolition and replacement. They are in poorer condition than the other buildings on Block 1459 and, in anticipation of the eventual demolition and replacement of these structures, apartments that became vacant were not re-rented and remained vacant.

If Stahl’s refusal to rent market rate apartments was done in preparation for demolition, then this is proof that as managers they are extremely inefficient and not at all prudent (as required by Landmark law for a successful hardship application), because while it takes less than a year to vacate a market rate rental, it can take years to get a building to the point of demolition particularly when that building is landmarked and the owner alone takes an entire year to complete their hardship application. (Stahl began their hardship application in October 2010 and did not complete it until October 2011.)

Kramer Levin says: The Wolpert Letter goes on to note that, on the balance of the block, there is a vacancy rate of 24 percent despite the maintenance of a full time rental office on site.

The 24 percent vacancy rate is false. Many of the “vacant” apartments are actually filled with Stahl employees who receive reduced wages in exchange for inexpensive apartments that they rent on a month-to-month basis. There is no full time rental office on site. There is an office that has a sign “Rental Office” on it, but most inquirers into rental apartments are turned away after being told there is nothing available. The “rental office” is used by employees to pick up work assignments, for the super to use as an office and for tenants to pick up packages and register complaints.

Kramer Levin says: The median average last-registered rent for vacant units elsewhere on Block 1459 that are comparable to the vacant units in the Subject Buildings is about \$788.

Wolpert’s chart excludes 51 market rate apartments rented to Memorial Sloan Kettering Hospital (MSK) on the grounds that MSK was willing to pay an above market rent, because it was the only block of apartments available in proximity to the hospital at the time, and that the list price or last rental value of these apartments bears no resemblance to current market value, and 84% of the re-occupied units required preferential rents to induce their renting. This is absurd. A market-rate apartment is an apartment that rents for whatever price it is the market can bear.

Kramer Levin says: By way of comparison, the last-registered rents for about a third of the vacant units in the Subject Buildings were in the vicinity of \$600 per month. These figures strongly suggest that, if the vacant units in the Subject Buildings had been brought into minimally habitable condition, the achievable rents in the “test year” would have been significantly lower than the average rent of the occupied units.

C&W uses “average monthly rent for approximately 1/3 of the 97 vacant units – and comes up with a figure of \$617. Why use figures for only 1/3? What units were selected to make up this 1/3? If any of these units were rent regulated rents (which given the low figure must have been the case), then the analysis is garbage. Market rate rentals cannot be determined by using non-market rate rental data.

Rate of Return Analysis

Kramer Levin says: We have asked Cushman & Wakefield to prepare two alternative economic analyses . . . both adhere more closely to the calculations of economic return that the Commission performed in its consideration of the hardship application of KISKA Developers, Inc. for the properties located at 351, 352 and 353 Central Park West.

The two additional “economic analyses” by Cushman & Wakefield are proformas – hypothetical financial statements showing assets and liabilities, or income and expenses that may be recognized in the future. Why look at hypotheticals for the future when real data for what happened in the past exists? This hardship application must reflect what ACTUALLY happened in 2009, not hypotheticals for what might happen in the future. These proformas have no place in a hardship application. Of course, if Stahl uses hypothetical figures, Stahl will be able to conform their numbers closer to those used in KISKA, a successful hardship application that was truly based on actual hardship.

This FAE case is nothing like KISKA. In KISKA a developer purchased a piece of property for \$5.6 million that contained three row houses. The developer immediately announced plans to build and had even applied for a permit. Stahl purchased the FAE property in 1977, which is 35 years ago and never announced development plans or apply for a permit. In fact in Stahl’s Statement on Behalf of Stahl York Avenue Company to Community Board 8 in 2004 Paul Selver (then of the law firm of Paul Hasting) stated that “the concern over redevelopment is without foundation. The reality is that there are today, no plans to demolish the building”. In KISKA, after development plans were announced, the property was landmarked by the LPC who had previously found them unworthy of landmark status. In KISKA, that landmarking caused the value of the land to plummet and the developer would have lost money had he tried to sell. The developer had paid a premium for the land because of its development potential. Stahl, in contrast bought the FAE property on which the Subject Buildings sit for a song in 1977 when the City was almost bankrupt and real estate prices were extremely deflated. In the 35 years since then, the price real estate in Manhattan has skyrocketed as evidenced by the City’s tax assessments of the property and the continual mortgages Stahl has taken on the property over the years -- money that was used to help finance the billionaire banking, construction and real estate development conglomerate now known as the Stahl Organization.

Conclusion

Kramer Levin says: This application is premised on an economic analysis of the Subject Buildings by Cushman & Wakefield. . . . The 2010 Study begins by pointing to the 2010 income and expense schedule (Form TC201) for the Subject Buildings that was filed with the New York City Tax Commission, a copy of which is enclosed. This schedule shows that in 2009, the Subject Buildings were operated at a loss in that the expenses incurred in operating the buildings (\$1,596,790) significantly exceeded the income that they generated (\$1,031,611). Consequently, the actual operation of these building during the "test year" yielded a negative return on value.

Stahl filed false information with the City of New York. Only actual operating expenses are to be reported on the TC201. To be considered an operating expense the item must be necessary to maintain a piece of property and to insure its ability to continue to produce income. The Tax Commission of the City of New York's Form TC201 Instructions book states "MANAGEMENT and ADMINISTRATION – Amount paid or incurred for management, legal and accounting services attributable to operation of the property." This means that only legal fees associated with tenant eviction, writing lease agreements and so on can be included. Legal fees of \$368,480 to fight landmark status are NOT operating expenses yet Stahl has taken this \$368,480 in legal fees uses to fight landmark status and placed it in a variety of creative places in their various filings all aimed at inflating operating expenses.

- In their 2010 report, Cushman & Wakefield added these legal fees to fight landmark status into the category of "Legal and Professional Fees" and in a footnote said that category "includes Management and Administration". They then left the "Management" category blank.
- In Stahl's TC309 Accountant's Certification (that must be filed with their TC201) submitted to the Tax Commission of the City of New York, independent auditor and CPA Tony Cucci of Berdon LLP states in a footnote that "included in management and administration are professional fees in the amount of \$368,480 incurred to challenge the New York City Landmarks Preservation Commission's decision to designate the property as a New York City Landmark.". The reason the auditor bothered at all to add this footnote to his certification is because he knew that these legal fees were not

operating expenses and he did not want to be blamed down the line for certifying the reporting of them as such.

Kramer Levin says: As further evidence of the capacity of the Subject Buildings to earn a reasonable return . . . we have also submitted two additional economic analyses of the Subject Buildings by Cushman & Wakefield. Both of these analyses incorporate the more accurate cost information which we have provided and adhere more closely to the economic return analysis performed by the Commission in the KISKA matter.

As mentioned above, these “economic analyses” are only proformas – hypotheticals that have no place in a hardship application.

Kramer Levin says: In short, our submissions in this matter conclusively demonstrate that there is no feasible scenario under which the Subject Buildings are capable of earning a reasonable return of six percent on assessed value, as defined by the Landmarks Law.

In short, Stahl’s submissions in this matter conclusively demonstrate that there is no feasible scenario in which the Subject Owner is capable of telling the truth.

Kramer Levin says: We would also be happy to have officials of the Commission and/or HPD visit the Subject Buildings and inspect some of the vacant apartments. Please contact me to make the necessary arrangements.

We tenants of the Subject Buildings would be happy to have officials of the Commission and/or DPD visit the Subject Buildings and inspect some of the **occupied** apartments. Please contact me to make the necessary arrangements.

Sincerely,

A handwritten signature in cursive script, appearing to read "Monica A. McLaughlin".

Monica McLaughlin, alone and on behalf of my neighbors who share the sentiments of this letter--written as Residents of the City of New York, as Residents of the Upper East Side of Manhattan and as Tenants of First Avenue Estate

Attachment:

TC309 Accountant's Certification for the filing of Stahl's TC201 for fiscal period 1/1/09 to 12/31/09 submitted to the Tax Commission of the City of New York in which independent auditor and CPA Tony Cucci of Berdon LLP states in a footnote that "included in management and administration [operating expenses] are professional fees in the amount of \$368,480 incurred to challenge the New York City Landmarks Preservation Commission's decision to designate the property as a New York City Landmark."

Cc:

Bill DeBlasio, Public Advocate
Brad S. Lander, City Council Representative
Carolyn Maloney, Congress Member
Community Board 8 Landmarks Committee
First Avenue Estate Tenants Organization
Friends of First Avenue Estate
Friends of Upper East Side Historic Districts
Jessica Lappin, City Council Representative
Jonathan Bing, Assembly Member
Jose M. Serrano, Senator
Liz Kruger, Senator
Micah Kellner, Assemblyman
Michael Bloomberg, Mayor
Scott Stringer, Manhattan Borough President

ⁱ See New York Real Estate Tax Law | eHow.com http://www.ehow.com/about_6329774_new-real-estate-tax-law.html#ixzz1HpnNVzbi

ⁱⁱ See Comparative Economic Feasibility Study dated May 1, 2010 by Cushman & Wakefield; pages 23 - 24.

ⁱⁱⁱ See Comparative Economic Feasibility Study dated May 1, 2010 by Cushman & Wakefield; pages 23 & 24

Attached to
Stahl's Statement in Support of Application

PDF p 24 of 24

TAX COMMISSION OF THE CITY OF NEW YORK
1 Centre Street, Room 936, New York, NY 10007

TC309
2010

ACCOUNTANT'S CERTIFICATION

Attach TC309 to an application. It is not valid if filed separately.

WOLPEGREG

File TC309 with an application or supplemental application and Form TC201, the Tax Commission's schedule of income and expenses for rent-producing properties, for a parcel having a tentative actual assessed valuation of \$1,000,000 or more, and income exceeding \$100,000, as stated in Form TC201. An accountant's certification is required only for rent-producing properties. TC309 is not required when the Tax Commission prescribes use of a schedule other than Form TC201. The certification is limited to certain parts of TC201 as indicated in the form. Form TC201 and this certification are part of an application for correction or supplemental application. They may not be submitted separately. The Tax Commission has no authority to extend the time for filing. This form must not be conditioned, modified or altered in any respect. It must be signed by an independent certified public accountant, using his or her own name, not the firm name. This form and the schedule which it accompanies are subject to public disclosure.

This certification is attached to an application for property identified as follows:

| | | | | |
|---|-------|-----|----------------------|-----------------|
| BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) | BLOCK | LOT | REP. TC GROUP NUMBER | ASSESSMENT YEAR |
| Manhattan | 1459 | 22 | 135 | 2010/11 |

INDEPENDENT AUDITOR'S REPORT

I have audited the accompanying schedule of income and expenses, Form TC201, prepared pursuant to the requirements of the Tax Commission of the City of New York, of Stahl York Avenue Co., L.L.C., the applicant, reflecting the operations of the property or properties identified on that TC201 for the fiscal period 1/1/09 to 12/31/09.

The schedule is the responsibility of the applicant. My responsibility is to express an opinion on this schedule based on my audit. I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the schedule is free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the schedule. An audit also includes assessing the accounting principles used and significant estimates made by the applicant, as well as evaluating the overall schedule presentation. I believe that my audit provides a reasonable basis for my opinion. The schedule is presented pursuant to the requirements of the Tax Commission of the City of New York and on the basis of accounting described below, and is not intended to be a complete presentation of the property's revenues and expenses.

☒ ACCRUAL BASIS. The schedule of income and expenses has been prepared on the accrual basis. Under the requirements of the Tax Commission, the schedule does not include interest expense, depreciation, other items set forth below and footnote disclosures which are necessary for a complete presentation of the results of operations of the property in conformity with generally accepted accounting principles.

☐ CASH BASIS. The schedule of income and expenses has been prepared on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than earned, and certain expenses are recognized when paid rather than when the obligation is incurred. In addition, under the requirements of the Tax Commission, the schedule does not include interest expense, depreciation, other items set forth below, and footnote disclosures which are necessary for a complete presentation of the results of operations of the property. Because of the foregoing, the schedule does not purport to present results of operations in conformity with generally accepted accounting principles.

Other income and expense items excluded from Form TC201 schedule of income and expenses:

Interest Income _____ Amortization of mortgage _____
costs _____

Footnotes: Included in management and administration are professional fees in the amount of \$368,480 incurred to challenge the New York City Landmarks Preservation Commission's decision to designate the property as a New York City Landmark.

In my opinion, the aforementioned schedule of income and expenses on borough/block/lot Manhattan / 1459 / 22 presents fairly. In all material respects, the information contained therein in conformity with the basis of accounting described above. This report is prepared solely for information and use of the applicant and for filing with the Tax Commission of the City of New York and should not be used for any other purpose.

SIGNATURE OF CERTIFIED PUBLIC ACCOUNTANT: _____, CPA

PRINT NAME OF SIGNER: Tony Cucci

PRINT FIRM NAME: Berdon LLP

ADDRESS: 360 Madison Avenue, New York, NY 10017

DATE: February 3, 2010

\$368,480







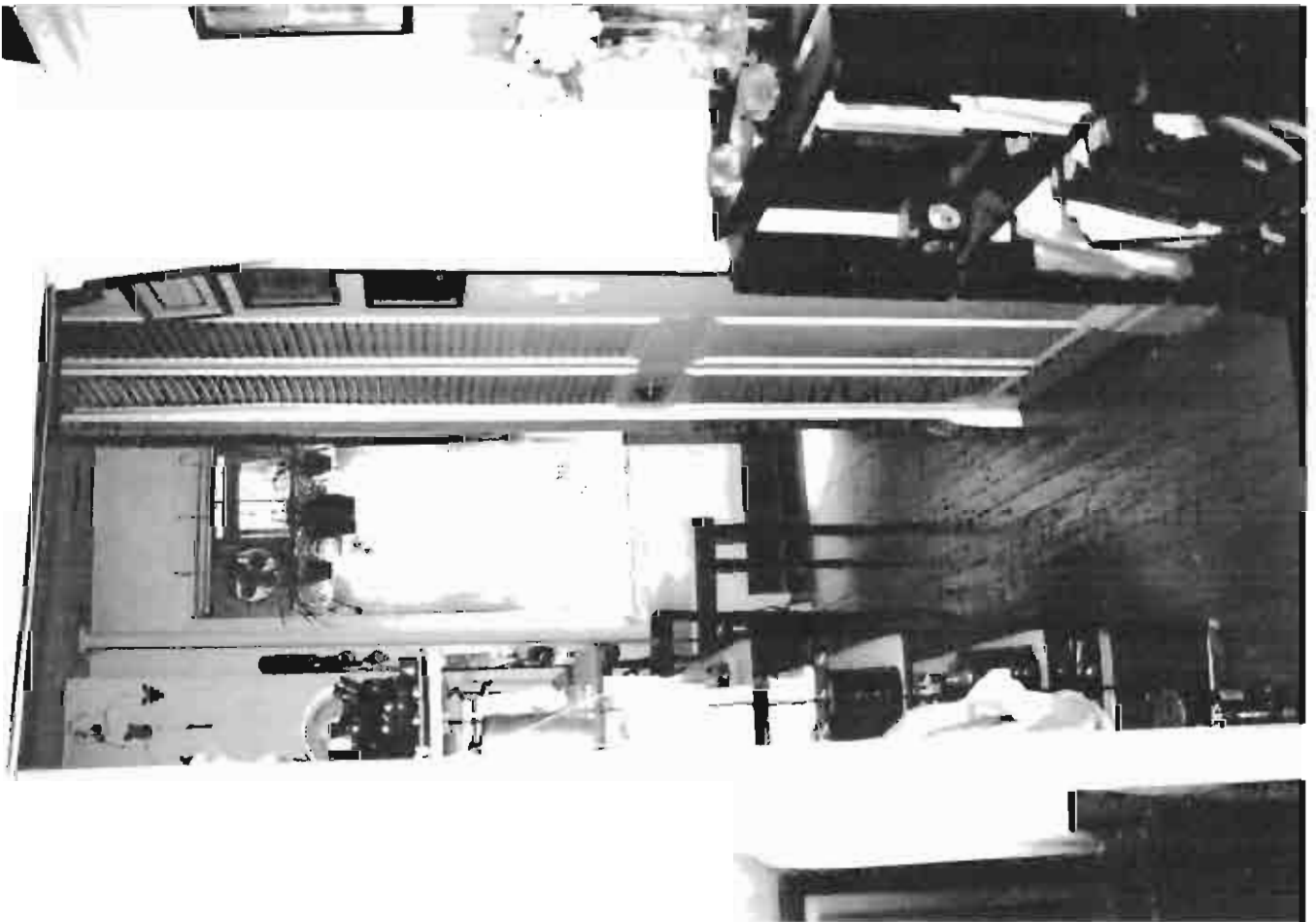
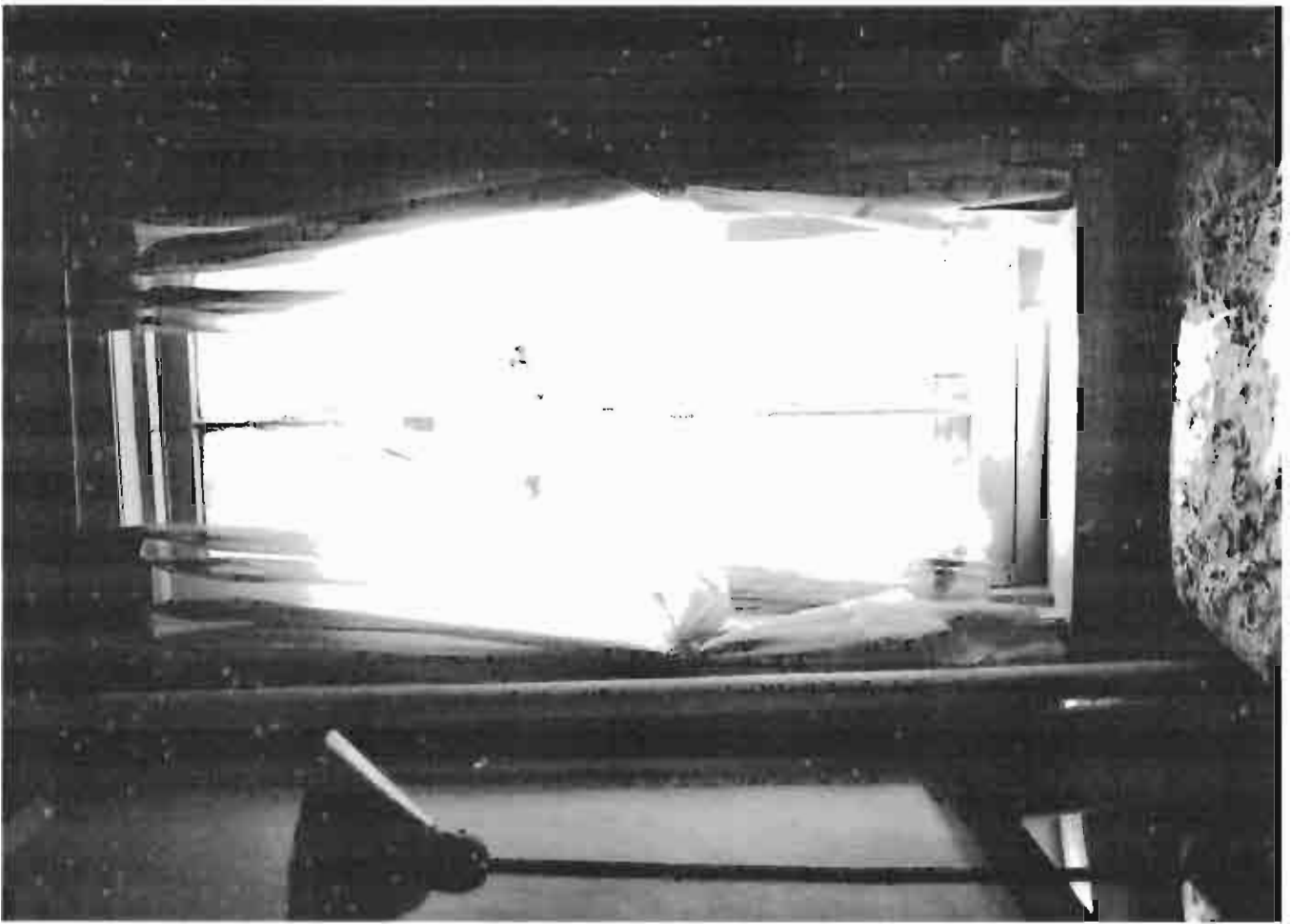


430 East 65th Street, #2A

Entrance hall looking into the living room.
Bathroom is on the right off the hall.









BATH ROOMS @ 429







First Avenue Estate
430 East 65th Street,
2A

Typical kitchen. Through
the door is a pantry
closet. The kitchen at
7 x 11 feet is large
enough to comfortably fit
a table and chairs.



430 East 65th Street, #2A

Entrance hall looking into the living room.
Bathroom is on the right off the hall.



**First Avenue Estate
430 East 65th Street, #2A**

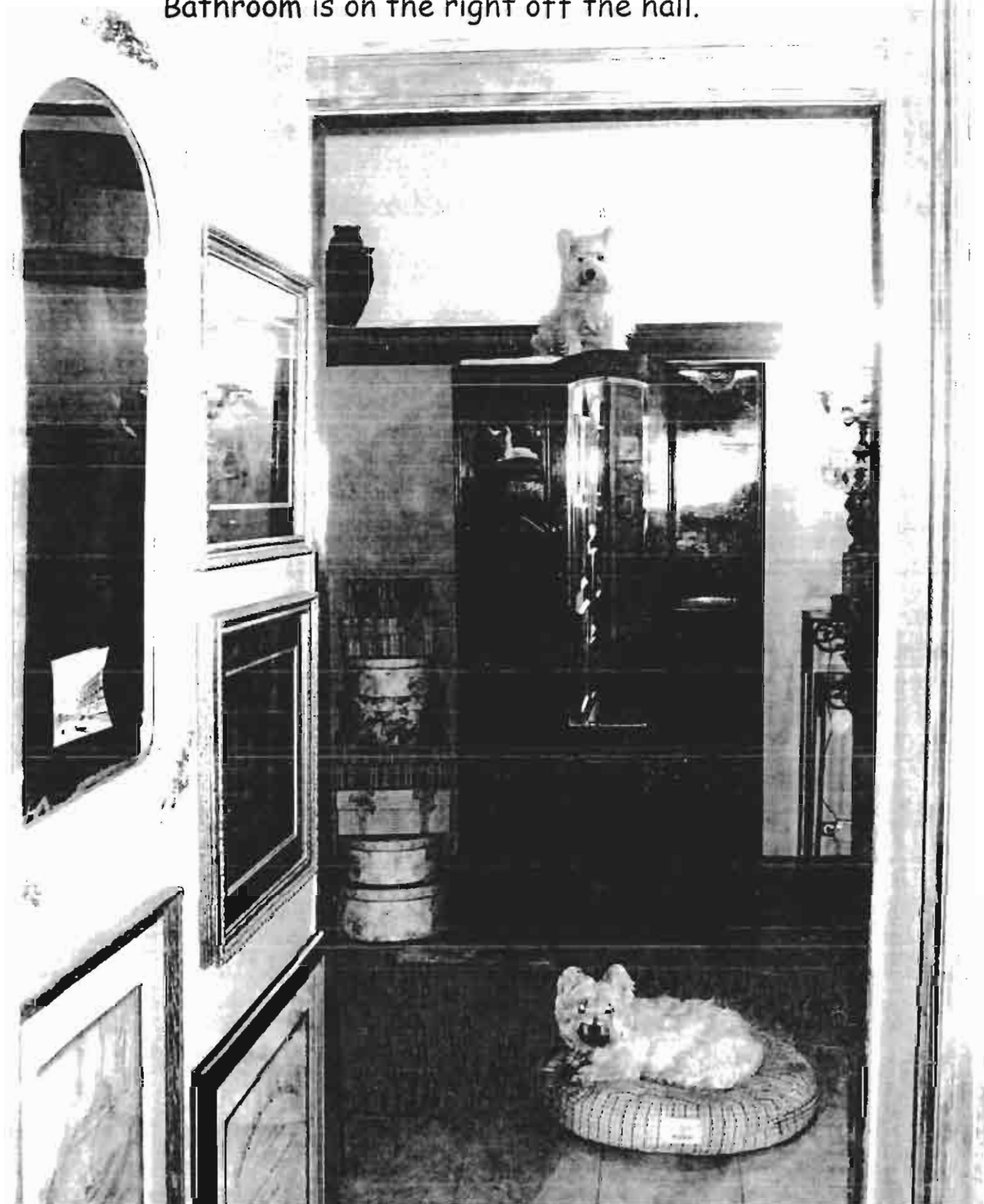
**Typical living room. Hall to front door is on
the right, kitchen is behind & bedroom to the
right. A very nice layout.**



**First Avenue Estate
430 East 65th Street, #2A
Typical living room. The window
overlooks the courtyard.**

430 East 65th Street, #2A

Entrance hall looking into the living room.
Bathroom is on the right off the hall.



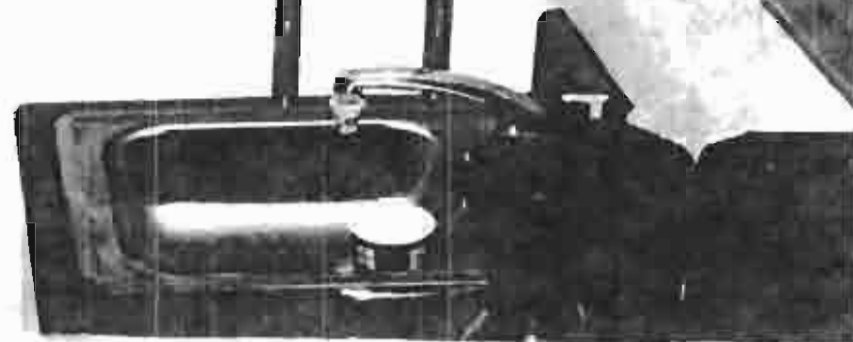
**First Avenue Estate
430 East 65th Street, #2A**

Typical living room. Hall to front door is on the right, kitchen is behind & bedroom to the right. A very nice layout.



First Avenue Estate
430 East 65th Street,
2A

Typical kitchen. Throu
the door is a pantry
closet. The kitchen
7 x 11 feet is large
enough to comfortably
a table and chairs.



First Avenue Estate
430 East 85th Street, #2A
Typical Living Room. The wind
overlooks her courtyard.



Recmd

Testimony of Dr. Joy H. Kieras, LPC Hearing, 01/24/12

Good afternoon. Thank you for your work as Commissioners, for your evident dedication to the difficult job of preserving and defending New York City's heritage. I am Dr. Joy Kieras, a resident of 414 E. 65th St, a building next to the ones you consider today on York Avenue.

These are the newest and final buildings of the City and Suburban's Company's full-blocks of model tenements for the working poor, a need yet unmet in our country. Rockefeller University- just across York Avenue- sold this full-block of First Avenue Estate in 1977 to its current owners. At that time, the 1,000 apartments were fully rented, upgraded over time, and well-maintained. They made a profit.

Now, 35 years later, after decades of diminished care, apartment vacancies approaching 1 in 5 overall, and over 50% in 429 E 64th and 430 E 65th Sts, of voluntary economic loss, there's a "Hardship" application before you. This application shows the owner's choice to spend millions of dollars on a coat of red stucco and some larger windows. Even stripped of ornament, these buildings are an unmistakable part of the dozen-building family of First Avenue Estate.

The apartments in these buildings, like all in the block, were built to high standards. There is lots of light and air (cross-ventilation), a

window (some approaching 3 ft by 6 ft) in every room, eat-in kitchens, wood floors, apartment lay-outs for privacy, 3-5 apartments per floor, and flights of stairs between floors. The full-block sister City and Suburban Homes Company development on 78th St. up York Avenue features these amenities in its ads for apartments to rent. Real estate ads tout these; luxury apartments rarely have all these amenities.

Yet over 50% of apartments in these 2 buildings are not rented. That is over 100 apartments. This is a voluntary economic loss, a strategic choice, not a hardship! In truth, the real hardship is suffered by the tenants who have, over time, endured the effects of this owner's choices.

There's an old West word for a celebration: a hoe-down. I offer this: For the moguls to have a Hoe-down, they must first have a Mow-down! In this show-down, No Mow-down! No demolition! Reject this Hardship application.

Testimony to the Landmarks Preservation Commission NYC 1/24/12

My name is Joy Held. I live at 414 East 65th St, Part of the First Avenue Estate. When my husband and I moved in 44 years ago the building was beautifully managed by Rockefeller University, with the hallway floors washed twice a week. Under Stahl's stewardship we have endured leaks from the roof for 17 years, rats in our apartment walls and ceilings for 7 years until I got the city to fumigate, mice in the building off and on for decades and filthy common areas with flaking paint. In addition a large number of apartments are being warehoused. This is how Stahl maintains landmarked property.

The bogus ^{rejection} hardship application before you, replete with warehoused apartments and full of inflated costs and artificially depressed income projections is tantamount to someone killing their parents and seeking orphan's benefits. Make no mistake - the viability of landmarking in New York City is at stake here. This ^{hardship} application is a test case for the real estate industry and must fail. Otherwise the floodgates will open for other ^{fabricated} hardship claims from owners throughout the city and no landmarked property in New York City will be safe from the wrecking ball, including the 19 remaining buildings of the First Ave Estate.

This application should not only be denied. In a just world Stahl would be required to restore the building facades ^{and windows} to their original condition, pay restitution to the unfortunate residents of these buildings, reimburse the city and state for legal expenses incurred to counter Stahl's litigation in this regard, and compensate community members and elected officials for time spent countering this preposterous application.


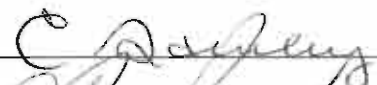
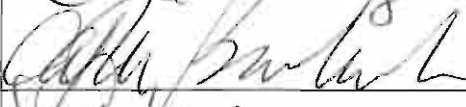
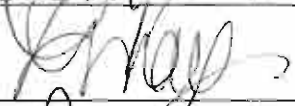

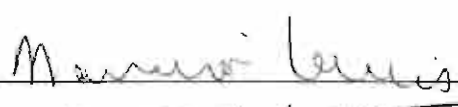

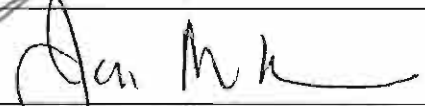
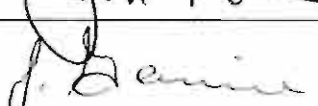
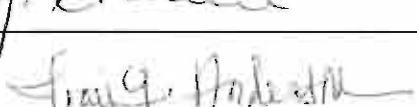


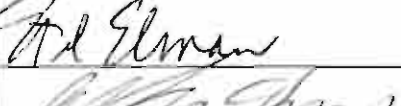
How ironic if part of a residential complex built over a century ago, at a less than market profit, to house the working poor, were to be demolished to satisfy the greed of a current owner. I urge you to deny this outrageous attempt to gut landmark protection in New York City.

Joy A. Held

**PETITION to the New York City Landmarks Preservation Commission to
preserve the Landmark designation of 429 East 64th Street and
430 East 65th Street and prevent the demolition of the existing buildings**

Background: The owners of the individually designated City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) have submitted an application to the Landmarks Preservation Commission for the demolition of 429 East 64th Street and 430 East 65th Street.

We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|-------------------|--|---------|
| Allison Markowitz |  | 1/19/12 |
| Liz Stanley |  | 1/19/12 |
| CATHY BARBASH |  | 1/19/12 |
| LAUREN MAUGHAN |  | 1/19/12 |
| JON ALLEN |  | 1/19/12 |
| MARCIA LEWIS |  | 1/19/12 |
| Jonathan Ehrlich |  | 1/20/12 |
| Jane May Moss |  | 1/20/12 |
| Joanne Gaccione |  | 1/20/12 |
| Joan G. Anderson |  | 1/20/12 |
| Gale Kremer |  | 1/20/12 |
| Erel Elman |  | 1/20/12 |
| Richard Kassel |  | 1/20/12 |

**PETITION to the New York City Landmarks Preservation Commission to
preserve the Landmark designation of 429 East 64th Street and
430 East 65th Street and prevent the demolition of the existing buildings**

Background: The owners of the individually designated City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) have submitted an application to the Landmarks Preservation Commission for the demolition of 429 East 64th Street and 430 East 65th Street.


We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|-----------------|-----------------|-----------|
| Joan Barrow | Joan Barrow | 1/19/12 |
| Chun Shen | JOHN SHEP | 1/17/12 |
| Angela | Rachel Boyer | 1/19/2012 |
| Candace | Audra Harris | 1/19/12 |
| Jeffrey | Jeffrey | 1/19/12 |
| Niner Hajakian | Niner Hajakian | 1/19/12 |
| Claudia Bombeck | Claudia Bombeck | 1/19/12 |
| Rayna Leik | Rapit | 1/19/12 |
| HELEN PARISE | Helen Parise | 1/19/12 |
| FRED GOLD | Fred Gold | 1/19/12 |
| TIMOTHY GOLD | Timothy Gold | 1/19/12 |
| LAUREN BROS | Lauren Bros | 1/19/12 |
| AMANDA AREAL | Amanda Areal | 1/19/12 |

PETITION to the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street and prevent the demolition of the existing buildings

Background: The owners of the individually designated City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) have submitted an application to the Landmarks Preservation Commission for the demolition of 429 East 64th Street and 430 East 65th Street.

We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|----------------------|--|------------|
| Scott Buxbaum |  | 1/19/12 |
| Kristian Gibson |  | 1/19/12 |
| Sarah Bonner |  | 1/19/12 |
| Sandra Mai |  | 1/19/12 |
| MEL LEWIS |  | 1/19/12 |
| Diane Tetin |  | 1/19/2012 |
| JOANNE MASTROPILO |  | 1/19/12 |
| Rebecca Alexander |  | 1/19/12 |
| Pamela D. Pelletreau |  | 1/19/12 |
| ROBERT PELLETREAU |  | 01/19/2012 |
| Gerri Zallow |  | 1/19/12 |
| Monta Zallow |  | 1/19/12 |
| Cheryl Leung |  | 1/19/12 |

PETITION to the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street and prevent the demolition of the existing buildings

Background: The owners of the individually designated City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) have submitted an application to the Landmarks Preservation Commission for the demolition of 429 East 64th Street and 430 East 65th Street.


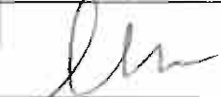

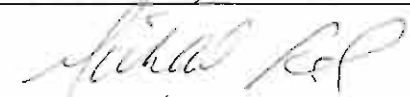

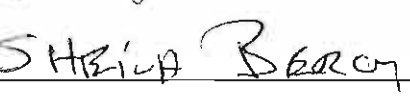
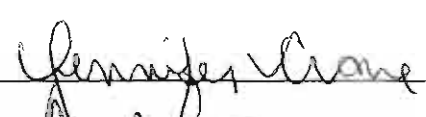
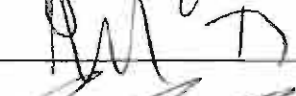

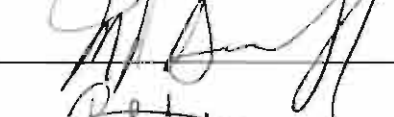

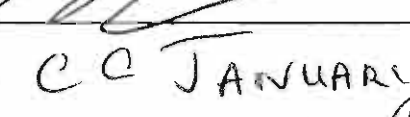
We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|---------------------|------------------|---------|
| Heleen L. Zuckerman | Heleen Zuckerman | 1-19-12 |
| Sid Zuckerman | Sid Zuckerman | 1-19-12 |
| Ruth Shelley | Ruth Shelley | 1/19/12 |
| MICHAEL WIDEBRATT | m. Widbratt | 1/19/12 |
| Sharon Steinbach | Sharon Steinbach | 1/19/12 |
| Elisa Dammaco | Elisa Dammaco | 1/19/12 |
| Matthew Levey | Matthew Levey | 1/19/12 |
| Katrina Blech | Katrina Blech | 1/19/12 |
| Samantha Rogers | Samantha Rogers | 1/19/12 |
| Gregg Kell | Gregg Kell | 1/19/12 |
| Paula Walter | Paula Walter | 1/19/12 |
| Stephanie Meyers | Stephanie Meyers | 1/19/12 |
| Meryl Shapiro | Meryl Shapiro | 1/19/12 |

PETITION to the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street and prevent the demolition of the existing buildings

Background: The owners of the individually designated City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) have submitted an application to the Landmarks Preservation Commission for the demolition of 429 East 64th Street and 430 East 65th Street.


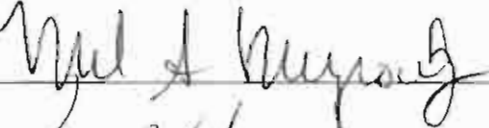
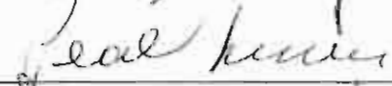
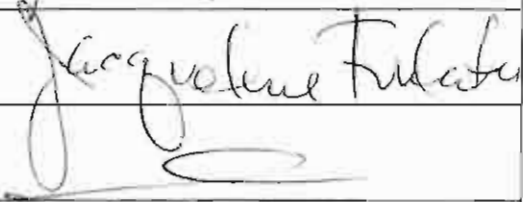
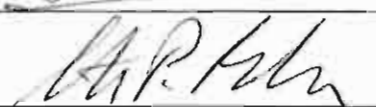
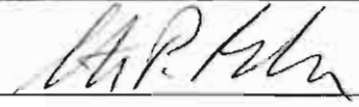


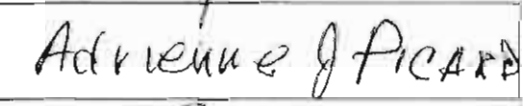

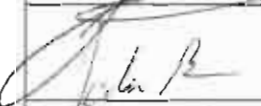
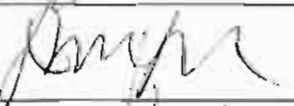

We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|-------------------|--|-----------|
| MARK WILLE |  | 1/19/2012 |
| MENNY HOGAN |  | 1/19/2012 |
| MICHAEL CAPRONI |  | 1/19/12 |
| Michael Riley |  | 01/19/12 |
| Linda Davis |  | 1/19/2012 |
| Sheryl Berg |  | 1/19/12 |
| Jennifer Crane |  | 1/19/12 |
| Molly Brady |  | 1/19/12 |
| JOHN GUINAN |  | 1/15/12 |
| Marylou Dougherty |  | 1-19-12 |
| CHRISTIAN MARCUSO |  | 1-15-12 |
| Koss Lennie |  | 1-19-12 |
| CC January | CC JANUARY | 1-19-12 |

**PETITION to the New York City Landmarks Preservation Commission to
preserve the Landmark designation of 429 East 64th Street and
430 East 65th Street and prevent the demolition of the existing buildings**

Background: The owners of the individually designated City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) have submitted an application to the Landmarks Preservation Commission for the demolition of 429 East 64th Street and 430 East 65th Street.

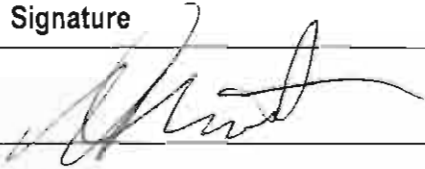

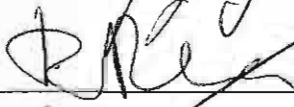

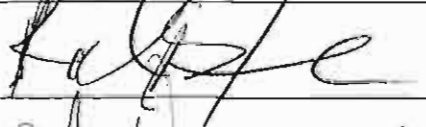

We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|--------------------|--|---------|
| Blair Silberman |  | 1/19/12 |
| Melissa Meyrowitz |  | 1/19/12 |
| Peat/Levine |  | 1/19/12 |
| Jacqueline Furlan |  | 1/19/12 |
| Sally C. Hsu |  | 1/15/12 |
| Stephen Blake |  | 1/19/12 |
| Elisse Stern |  | 1-19-12 |
| Laura Joseph |  | 1-19-12 |
| Adrienne J. Picard |  | 1/19/12 |
| Jessie Berman |  | 1/19/12 |
| Jordan Baron |  | 1/19/12 |
| Jackie Newland |  | 1/19/12 |
| VIVIAN CHAI |  | 1/19/12 |

**PETITION to the New York City Landmarks Preservation Commission to
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| Printed Name | Signature | Date |
|---------------------|--|---------|
| Robert Wolff |  | 1/20/12 |
| Marissa Moss |  | 1/20/12 |
| Ilan Moss | Ilan Moss | 1/20/12 |
| Elaine Langsam | Elaine Langsam | 1/20/12 |
| Betty GEISER | Betty J Geiser | 1/20/12 |
| ATA PEREZ |  | 1/20/12 |
| Caroline Chace | Caroline Chace | 1/20/12 |
| Mike Dokes | | |
| J. Chin | J. Chin | 1/21/12 |
| S. Chin |  | 1/21/12 |
| Fick Buehl |  | 1/21/12 |
| Christina HRUSOVSKY |  | 1/21/12 |
| | | |

**PETITION to the New York City Landmarks Preservation Commission to
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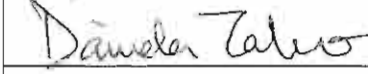
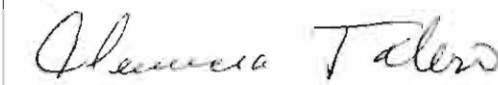
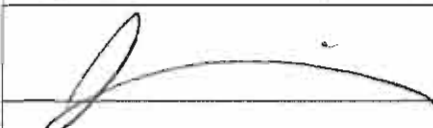
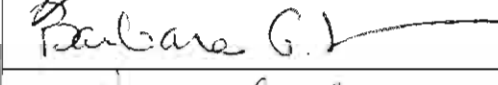

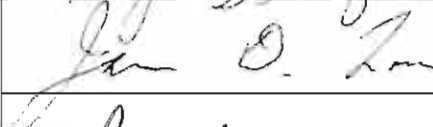

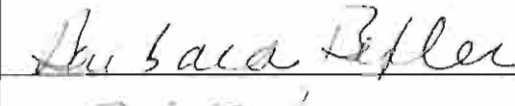
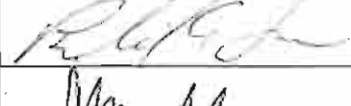

We, the residents of 401 East 65th Street and residents of the neighborhood near the properties named, petition the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street.

| Printed Name | Signature | Date |
|-------------------|-------------------|-----------|
| Annie Kassel | Annie Kassel | 1/12/12 |
| Jennifer Ruggiero | Jennifer Ruggiero | 1/19/2012 |
| Deborah Kassel | Deborah Kassel | 1/20/2012 |
| Paula Moller | Paula Moller | 1/21/2012 |
| Nina Friedman | Nina Friedman | 1/21/2012 |
| Sara Frantz | Sara Frantz | 1/21/2012 |
| Michael Rogers | Michael Rogers | 1/21/2012 |
| S. UTM | S. UTM | 1/21/2012 |
| NANCY FIERRO | Nancy Fierro | 1/21/12 |
| Carol Schwartz | Carol Schwartz | 1/21/12 |
| PETER PASCO | Peter Pasco | 1/21/12 |
| Lorraine Levey | Lorraine Levey | 1/21/12 |
| | | |

PETITION to the New York City Landmarks Preservation Commission to preserve the Landmark designation of 429 East 64th Street and 430 East 65th Street and prevent the demolition of the existing buildings

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| Printed Name | Signature | Date |
|-------------------|--|---------|
| GLORIA FOX |  | 1/20/12 |
| Jennifer Sordberg |  | 1/20/12 |
| Mariela Demaree |  | 1/20/12 |
| DANIELA TALERIO |  | 1/20/12 |
| CLEMENCIA TALERIO |  | 1/20/12 |
| Jenn Diamond |  | 1/20/12 |
| Barbara Klaperman |  | 1/20/12 |
| Hyla Saiger |  | 1/20/12 |
| JAMES D. LOVE |  | 1/20/12 |
| Anthony Lehman |  | 1/20/12 |
| Barbara Befler |  | 1/20/12 |
| ROBERT LEVIN |  | 1/20/12 |
| Deborah Kassel |  | 1/20/12 |

PETITION TO THE NEW YORK CITY LANDMARK PRESERVATION COMMISSION

We strongly urge that the Landmarks Preservation Commission deny the request of the Stahl York Avenue Co., L.I.C. to demolish the two landmarked buildings it owns at 429 E. 64th Street and 430 E. 65th Street, on the grounds that they generate an insufficient economic return. The Application for a Certificate of Appropriateness filed by the owner does not prove that these two buildings cannot make a reasonable return.

The buildings contain 190 units of affordable housing, mostly rent regulated and over 50% are now vacant. It has been a practice of the owner to leave apartments unrented for long periods of time, but this became especially evident in the last five years. During this time the owner also undertook extensive alterations to the facades and installation of larger windows in some of the apartments (exercising a 2004 permit). Though this work represented an enormous expense, \$2.7M in 2007-2008 alone, it has not resulted in the rental of a single apartment including even the ones with the new windows. The expenditures from 2006 into 2009 for the exterior alterations might have been used to bring the interiors of apartments which the owner claims are deficient, up to a marketable condition. This is not "hardship", but a consequence of the owner's own strategies.

| Please Print Name | Signature | Address | Email/Telephone |
|-------------------|-------------|-----------------------------------|-----------------|
| Joseph Woremben | [Signature] | 435 E. 65 th St | 212-386- |
| KARL LEVETT | [Signature] | 435 E 65 th St Apt 61K | 508 |
| Yaliya Jmhuwar | [Signature] | 435 E 65 th St | 212-610-0000 |
| Eni A. Morales | [Signature] | 435 E. 65 th St 11D | |
| [Signature] | [Signature] | 435 E 65 th St | |
| Arthur Schwartz | [Signature] | 435 E 65 th St | 212-234-2690 |
| Jordan Mandel | [Signature] | 435 E 65 th St 5K | |
| Lawrence Galt | [Signature] | 435 E. 65 th St 6F | |
| PERKINS | [Signature] | 435 E 65 th St 7C | |
| Black | [Signature] | 435 E 65 th St 1A | 212-754-2968 |
| DOAN HECHTORY | [Signature] | 435 E 65 th St - 4H | |
| Chutkan | [Signature] | " | 4D |
| Barbara Quinn | [Signature] | 435 E 65 th St | 7E |
| Vagn Andersen | [Signature] | 435 E 65 th St | 7E |
| Emily White | [Signature] | " | 15D |
| [Signature] | [Signature] | 435 | PHD |
| [Signature] | [Signature] | 435 | 24 |

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| Please Print Name | Signature | Address | Email/Telephone |
|-----------------------|--------------------|------------------------------------|-----------------|
| NADINE MANDEL | <i>[Signature]</i> | 435 E 65 th St Apt 5K | 212-401-4432 |
| CARLA CHARNY | <i>[Signature]</i> | 435 E. 65 th St Apt 11C | 212-794-9127 |
| Debbie Altomonte | <i>[Signature]</i> | 435 E 65 th St #5C | 212-988-2863 |
| Joel Gonzalez | <i>[Signature]</i> | 435 E 65 th St #2H | 212-861-3314 |
| DOVAD POST | <i>[Signature]</i> | 435 E 65 th St #3G | 917-446-6628 |
| Grace Ben. Ezra | <i>[Signature]</i> | 435 E 65 th St #9B | 212-737-4764 |
| ROBERTA HOROWITZ | <i>[Signature]</i> | 435 E 65 th St YA | 212-988-3064 |
| Melissa Gurkin | <i>[Signature]</i> | | |
| Lisa A Leone | <i>[Signature]</i> | 435 E 65 th St Apt 14B | 212-747-9717 |
| LINDA SALTZMAN | <i>[Signature]</i> | 435 E. 65 th St #10K | 212-472-2077 |
| PHILIP WHITE | <i>[Signature]</i> | 435 E 65 th St NY 10065 | |
| LARAIN BANKA | <i>[Signature]</i> | 435 E 65 th St NY 10065 | |
| MEIR SVISSA | <i>[Signature]</i> | 435 E. 65 th St Apt 9-J | 212-463-4400 |
| Margaret Farrelly | <i>[Signature]</i> | 435 E 65 th St Apt 1-C | |
| Donna Hunsbury | <i>[Signature]</i> | 435 E. 65 th St. 10G | 212-5236 |
| Andrey Eugene BRINKER | <i>[Signature]</i> | 435 E 65 th St 12B | 212-288-2474 |
| Steven Barban | <i>[Signature]</i> | 435 E 65 th St 11B | 212-788-7885 |

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| Please Print Name | Signature | Address | Email/Telephone |
|------------------------------|-----------|-----------------------------|----------------------------|
| MARK CARLIT | | 435 E. 65 th St. | MCCART@Gmail.com |
| MICHAEL HERSHAK | | 435 E. 65 th St. | |
| BETH DE LICHT | | 435 E 65 ST | b.d.licht@gmail.com |
| Chris Maggi | | 435 E 65 th ST | |
| Eileen Cruz | | 435 E 65 ST | NativeNYer212@ |
| MARTHA LEINPOTH | | 435 E. 65 th St. | martha@yahoo.com |
| EDWARD KELLEHER | | 435 E 65 ST | EKELLEHER@NYC.RI.com |
| Paul Altomonte | | 435 E 65 th St | |
| TERESA KURGER | | 435 E 65 th St | terekurger@aol.com |
| Carl Seldin | | 435 E 65 th ST | cse65st@yahoo.com |
| Ellen Saltzman | | 435 E 65 th St | e/saltzman@nyc.rr.com |
| Louise Mirans | | 435 E 65 th St. | |
| John J. M... Patrick J. M... | | | Patrick.M...@AOL |
| Michael J. Giglio | | 435 E 65 ST | mgiglio@kathmaniprize.com |
| Ann Marie Dunbar | | 435 E. 65 St. | ANNSTROGRAM@EARTHLINEA.NET |
| Kenneth R. Fields | | 435 E. 65 th St | KFieldsKsg@aol.com |
| Rich Bartash | | 435 E 65 th St | BartashR@ConEd.com |

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The buildings contain 190 units of affordable housing, mostly rent regulated and over 50% are now vacant. It has been a practice of the owner to leave apartments unrented for long periods of time, but this became especially evident in the last five years. During this time the owner also undertook extensive alterations to the facades and installation of larger windows in some of the apartments (exercising a 2004 permit). Though this work represented an enormous expense, \$2.7M in 2007-2008 alone, it has not resulted in the rental of a single apartment including even the ones with the new windows. The expenditures from 2006 into 2009 for the exterior alterations might have been used to bring the interiors of apartments which the owner claims are deficient, up to a marketable condition. This is not "hardship", but a consequence of the owner's own strategies.

Please Print Name _____ Signature _____ Address _____ Email/Telephone _____

Thick ~~125~~ 135 145 155 165 175 185 195 205 215 225 235 245 255 265 275 285 295 305 315 325 335 345 355 365 375 385 395 405 415 425 435 445 455 465 475 485 495 505 515 525 535 545 555 565 575 585 595 605 615 625 635 645 655 665 675 685 695 705 715 725 735 745 755 765 775 785 795 805 815 825 835 845 855 865 875 885 895 905 915 925 935 945 955 965 975 985 995 1005 1015 1025 1035 1045 1055 1065 1075 1085 1095 1105 1115 1125 1135 1145 1155 1165 1175 1185 1195 1205 1215 1225 1235 1245 1255 1265 1275 1285 1295 1305 1315 1325 1335 1345 1355 1365 1375 1385 1395 1405 1415 1425 1435 1445 1455 1465 1475 1485 1495 1505 1515 1525 1535 1545 1555 1565 1575 1585 1595 1605 1615 1625 1635 1645 1655 1665 1675 1685 1695 1705 1715 1725 1735 1745 1755 1765 1775 1785 1795 1805 1815 1825 1835 1845 1855 1865 1875 1885 1895 1905 1915 1925 1935 1945 1955 1965 1975 1985 1995 2005 2015 2025 2035 2045 2055 2065 2075 2085 2095 2105 2115 2125 2135 2145 2155 2165 2175 2185 2195 2205 2215 2225 2235 2245 2255 2265 2275 2285 2295 2305 2315 2325 2335 2345 2355 2365 2375 2385 2395 2405 2415 2425 2435 2445 2455 2465 2475 2485 2495 2505 2515 2525 2535 2545 2555 2565 2575 2585 2595 2605 2615 2625 2635 2645 2655 2665 2675 2685 2695 2705 2715 2725 2735 2745 2755 2765 2775 2785 2795 2805 2815 2825 2835 2845 2855 2865 2875 2885 2895 2905 2915 2925 2935 2945 2955 2965 2975 2985 2995 3005 3015 3025 3035 3045 3055 3065 3075 3085 3095 3105 3115 3125 3135 3145 3155 3165 3175 3185 3195 3205 3215 3225 3235 3245 3255 3265 3275 3285 3295 3305 3315 3325 3335 3345 3355 3365 3375 3385 3395 3405 3415 3425 3435 3445 3455 3465 3475 3485 3495 3505 3515 3525 3535 3545 3555 3565 3575 3585 3595 3605 3615 3625 3635 3645 3655 3665 3675 3685 3695 3705 3715 3725 3735 3745 3755 3765 3775 3785 3795 3805 3815 3825 3835 3845 3855 3865 3875 3885 3895 3905 3915 3925 3935 3945 3955 3965 3975 3985 3995 4005 4015 4025 4035 4045 4055 4065 4075 4085 4095 4105 4115 4125 4135 4145 4155 4165 4175 4185 4195 4205 4215 4225 4235 4245 4255 4265 4275 4285 4295 4305 4315 4325 4335 4345 4355 4365 4375 4385 4395 4405 4415 4425 4435 4445 4455 4465 4475 4485 4495 4505 4515 4525 4535 4545 4555 4565 4575 4585 4595 4605 4615 4625 4635 4645 4655 4665 4675 4685 4695 4705 4715 4725 4735 4745 4755 4765 4775 4785 4795 4805 4815 4825 4835 4845 4855 4865 4875 4885 4895 4905 4915 4925 4935 4945 4955 4965 4975 4985 4995 5005 5015 5025 5035 5045 5055 5065 5075 5085 5095 5105 5115 5125 5135 5145 5155 5165 5175 5185 5195 5205 5215 5225 5235 5245 5255 5265 5275 5285 5295 5305 5315 5325 5335 5345 5355 5365 5375 5385 5395 5405 5415 5425 5435 5445 5455 5465 5475 5485 5495 5505 5515 5525 5535 5545 5555 5565 5575 5585 5595 5605 5615 5625 5635 5645 5655 5665 5675 5685 5695 5705 5715 5725 5735 5745 5755 5765 5775 5785 5795 5805 5815 5825 5835 5845 5855 5865 5875 5885 5895 5905 5915 5925 5935 5945 5955 5965 5975 5985 5995 6005 6015 6025 6035 6045 6055 6065 6075 6085 6095 6105 6115 6125 6135 6145 6155 6165 6175 6185 6195 6205 6215 6225 6235 6245 6255 6265 6275 6285 6295 6305 6315 6325 6335 6345 6355 6365 6375 6385 6395 6405 6415 6425 6435 6445 6455 6465 6475 6485 6495 6505 6515 6525 6535 6545 6555 6565 6575 6585 6595 6605 6615 6625 6635 6645 6655 6665 6675 6685 6695 6705 6715 6725 6735 6745 6755 6765 6775 6785 6795 6805 6815 6825 6835 6845 6855 6865 6875 6885 6895 6905 6915 6925 6935 6945 6955 6965 6975 6985 6995 7005 7015 7025 7035 7045 7055 7065 7075 7085 7095 7105 7115 7125 7135 7145 7155 7165 7175 7185 7195 7205 7215 7225 7235 7245 7255 7265 7275 7285 7295 7305 7315 7325 7335 7345 7355 7365 7375 7385 7395 7405 7415 7425 7435 7445 7455 7465 7475 7485 7495 7505 7515 7525 7535 7545 7555 7565 7575 7585 7595 7605 7615 7625 7635 7645 7655 7665 7675 7685 7695 7705 7715 7725 7735 7745 7755 7765 7775 7785 7795 7805 7815 7825 7835 7845 7855 7865 7875 7885 7895 7905 7915 7925 7935 7945 7955 7965 7975 7985 7995 8005 8015 8025 8035 8045 8055 8065 8075 8085 8095 8105 8115 8125 8135 8145 8155 8165 8175 8185 8195 8205 8215 8225 8235 8245 8255 8265 8275 8285 8295 8305 8315 8325 8335 8345 8355 8365 8375 8385 8395 8405 8415 8425 8435 8445 8455 8465

Friends of First Avenue Estate and Concerned Citizens of 64-65th Streets, First-York Avenues
1175 York Avenue, Apt 10-L, New York, NY, FirstAveEstate@aol.com

Judith E. Schneider

Testimony Prepared for the LPC on First Avenue Estates
429 East 64 Streets & 430 East 65th Street, City & Suburban
(1/24/2012)

Good afternoon Chairman Tierney and Commissioners. My name is Judith E. Schneider and I have been a resident of First Avenue and 64th Street for over 40 years. I look directly at the C & S complex every day. I can tell you that what has happened to the two York Avenue buildings is a terrible disappointment to the neighbors and the residents still living there.

I am here today to ask the Commission to disapprove this hardship application before you. No, I am here today to beseech the Commission to disapprove this application on behalf of our community.

Several Points:

1. I believe the Cushman and Wakefield Documents submitted by the owner are not accurate; and certainly the asking rents are too low compared to similar buildings in the neighborhood.
2. Young people just starting out or people with economic hardship would rent these apartments and for more money than stated in the report. Many people want make their homes on the UES, as it is still very desirable even in these hard financial times. Especially for those who do not have the money for fancy high-rises.
3. I know economic hardship is the basis of the application but the LPC must consider the documents submitted to the CB showing the 31 and 34 story buildings that they would build on this site. I believe these buildings are totally out of context with the neighborhood. If this hardship was to be granted you would have to consider the effects these buildings would have on the entire C&S landmarked complex. It would be disastrous!

The Community Board's prior Resolution raised objections to what the owner has done to these properties, with reddish color stucco; the removal of all the original details; uneven window sizes etc. The board was correct they never should have gone ahead with work until the Landmark issue was decided by the Courts.

However, because the owner has done something terribly egregious at York Avenue to date does not mean he should get your approval for doing something even worse to the C&S complex.

Please do not support this application.

Thank you for hearing my testimony today.

340 East 64th Street
New York, NY 10021
Tel-212-755-1296 E-mail jes24@nyc.rr.com

Jerry Bunting
429 East 64th Street
Apt. 6A
New York, NY 10065

January 24, 2012

To:

The Landmarks Preservation Commission
of the City of New York

Re: Comments on the Hardship Application of the Stahl Organization with Respect to the
First Avenue Estate

Dear Sirs/Madam:

Since speakers at this hearing are limited to three (3) minutes, I wish to offer these written comments to the Landmarks Preservation Commission. These comments are directed to the “hardship” application submitted by the owner of 429 East 64th Street and 430 East 65th Street. The purpose of these comments is to highlight the deficiencies in the so-called “hardship” application and to document the blatant falsehoods that are offered in support of said application. Since the Applicant bears the burden of proof, it is respectfully submitted that the burden has not been met and the Application must be denied.

Background

The First Avenue Estate (hereinafter the “FAE”) landmark site consists of fourteen (14) buildings comprising the entire block bounded by First Avenue, York Avenue and 64th and 65th Streets. The buildings were built in stages between 1900-01 and 1905-06. The two buildings at issue in this application were erected in 1915. In the original landmark designation

the LPC found this entire complex to be "an important achievement in the social housing movement, bracketed in time between . . . English-inspired low density developments . . . and . . . post-World War I projects [such] as the Co-ops."

Ever since the original LPC landmark designation, the owner Stahl York Avenue, LLC (hereinafter the "Applicant") has engaged in political maneuvers and brought numerous court actions to first reverse and then challenge the re-designation of the landmark status of those portions of the FAE bordering York Avenue (the "Subject Buildings"). A detailed recitation of the procedural history of this struggle will not be set forth herein. Suffice it to say that for more than twenty (20) years the Applicant has tried every proverbial 'trick in the book' to demolish the FAE bordering York Avenue and to develop the site for a luxury high-rise building. The Applicant's efforts have been rejected by the LPC and the courts at every stage. Now, the Applicant is making one last effort (short of arson) to demolish these buildings. The Applicant is now claiming that they must be permitted to utilize the wrecking ball because these buildings are "not capable of earning a reasonable return." The Applicant's assertions are not only disingenuous but fraudulent.

The relevant section of the Landmarks Law is set forth below:

§ 25-309 Request for certificate of appropriateness authorizing demolition, alterations or reconstruction on ground of insufficient return.

(a) (1) Except as otherwise provided in paragraph two of this subdivision a, in any case where an application for a permit to demolish any improvement located on a landmark site or in an historic district or containing an interior landmark is filed with the commission, together with a request for a certificate of appropriateness authorizing such demolition, and in any case where an application for a permit to make alterations to or reconstruct any improvement on a landmark site or containing an interior landmark is filed with the commission, and the applicant requests a certificate of appropriateness for such work, and the applicant establishes to the satisfaction of the commission that:

1. (a) the improvement parcel (or parcels) which includes such improvement, as existing at the time of the filing of such request, ***is not capable of earning a reasonable return***; and

(b) the owner of such improvement:

(1) in the case of an application for a permit to demolish, *seeks in good faith* to demolish such improvement immediately (a) for the purpose of constructing on the site thereof with reasonable promptness a new building or other income-producing facility, (NYC Admin. Code § 25-309 (*Emphasis supplied*)).

The words “in good faith” are emphasized because this entire application is made in bad faith.

The Application Must Be Rejected As The Alleged “Hardship” Is Self-Imposed.

The Applicant claims that the two buildings bordering York Avenue are not capable of earning a reasonable return. No claim is made that the other remaining twelve (12) structures in the FAE operate at a substantial loss. Since all buildings in the FAE are of similar age, design and layout, what has occurred to render the two (2) buildings in question such economic disasters? The Applicant submits numerous, contradictory reports concerning the alleged poor condition of the subject buildings, the tremendous cost of rehabilitating vacant apartments and the low rents the Applicant were to receive in the event renovations were carried out. Yet this begs the question – how did these two buildings get to such a sorry state? The answer is simple: The Applicant created the hardship.

The undersigned has resided in one of the two subject buildings since the early 1990's. The undersigned has observed the gradual emptying of the buildings of their tenants by the Applicant. The undersigned has been present as agents and employees of the Applicant have removed kitchens and partially gutted units in both subject building in order to make them uninhabitable and unrentable. The undersigned was present during much of the facade work carried out by the Applicant (2006-2007) during which oversized windows were installed in vacant

apartments, causing walls to be torn open and left that way. The Applicant now sheds crocodile tears that 110 vacant warehoused apartments prevents them from earning a reasonable return. Even more cynical are the Applicant's claims that the cost of rehabilitating these warehoused units exceeds an average of \$40,000 per unit and, once renovated, would only yield monthly rentals of \$600. These claims are demonstrably false and fraudulent as is more fully set forth below.

By letter dated July 1, 2011, the Applicant's attorney claims that the application must be granted "if the applicant demonstrates that the relevant improvement parcel does not have the capacity "under reasonably efficient and prudent management" of earning a net annual return of six percent on the parcel's assessed value.'" (July 1, 2011 letter from Paul D. Selver to Mark A. Silberman). I strongly suggest to the LPC that the deliberate actions of the Applicant were not "reasonably efficient" nor "prudent management." Nor, as is required by NYC Admin. Code § 25-309, are these claims made in "good faith."

The Application Must Be Denied Since The Documentation Concerning Renovation Costs Is False and Misleading

As part of the hardship application, the Applicant has submitted a budgetary cost estimate prepared by ProjectConsult in order to establish the cost of "refurbishing existing vacant apartments in two buildings (429 East 64th Street and 430 East 65th Street) to a minimum level for occupancy." The total cost of renovating both subject buildings is estimated to be \$4,556,932. The Applicant claims this estimate is prohibitive given the anticipated market rent of \$600. A cursory review of this document reveals it to be a sham.

The most glaring deficiency with the budgetary cost estimate concerns the stated unit costs for materials the Applicant claims are needed to bring the individual apartments up to a

“minimum” level. These unit costs are wholly fictitious as is demonstrated below. The undersigned has compared the costs provided by the Applicant with actual retail prices for the same items available at Lowe’s and Home Depot. Since the Applicant has stated that these costs are for a “minimum level” of habitability, the undersigned selected the least expensive item in each category except, of course, where the Martha Stewart product was available.

Building:

429 E. 64th, Apt 1C

| <u>Item Description</u> | <u>Applicant’s Cost</u> | <u>Lowe’s/Home Depot Retail Cost</u> |
|--------------------------------|-------------------------|---|
| New wood base | \$7.94 (linear foot) | \$ 1.27 (linear foot) |
| New interior door | \$1,250.00 | \$ 95.00 |
| New closet door | \$1,100.00 | \$ 95.00 |
| New Window Trim | \$11.00 (linear foot) | \$.94 (linear foot) |
| New Window Sill | \$31.00 (linear foot) | \$ 1.84 (linear foot) |
| New toilet accessories | \$200.00 | \$ 20.98 (Martha Stewart!) |
| New medicine cabinet (lighted) | \$409.25 | \$ 24.97 (unlighted)
(\$ 119.00 Martha Stewart!) |
| New Lav | \$850.00 | \$ 79.00 |
| New WC | \$1,150.00 | \$ 88.00 |
| New tub | \$2,750.00 | \$ 119.00 |

| | | |
|-----------------------------|-------------|-------------|
| New Light fixtures | \$150.00 ea | \$ 14.99 ea |
| New electrical panel | \$1,550.00 | \$ 77.00 |
| New duplex receptacle | \$275.00 ea | \$ 2.26 ea |
| New duplex receptacle (GFI) | \$300.00 ea | \$ 16.98 ea |
| New smoke detector | \$325.00 ea | \$ 7.99 ea |

A Pentagon procurement officer would blush at these figures. Yet they are repeated for every apartment in the subject buildings. The undersigned offers below further examples of other items with grossly inflated costs:

Building:

429 E. 64th, Apt 1G

| <u>Item Description</u> | <u>Applicant's Cost</u> | <u>Lowe's/Home Depot Retail Cost</u> |
|--------------------------|-------------------------|--------------------------------------|
| New kitchen base cabinet | \$375.00 (linear foot) | \$ 104.00 (15" unit) |
| New kitchen wall cabinet | \$395.00 (linear foot) | \$ 99.00 (30" unit) |
| New kitchen sink | \$950.00 | \$ 49.00 |

Building:

429 E. 64th, Apt 2M

| <u>Item Description</u> | <u>Applicant's Cost</u> | <u>Lowe's/Home Depot Retail Cost</u> |
|-------------------------|-------------------------|--------------------------------------|
| New single pole switch | \$250.00 | \$ 2.95 |

The costs for materials are generally inflated by a factor of ten or more. Each and every apartment is saddled with these costs in the ProjectConsult report. For ease of reference the cost estimates for the examples used above are reproduced in Exhibit A. The Lowe's/Home Depot costs are reproduced in Exhibit B.

Based on my own experience with contractors and laborers, as well as having worked as one, the costs of labor projected by ProjectConsult are also grossly inflated. Even using union labor, it does not cost \$45 to remove a single light fixture (a five minute task). Nor does it cost \$1,129 to cut and install new trim around a window (at best a thirty minute task if using a nail gun).

In summation, the ProjectConsult budget estimate is fraudulent and deliberately inflated so as to support the Applicant's claim of "hardship."

The Application Must Be Denied Since the Alleged Market Rents Presented by the Applicant for the Subject Buildings Have No Basis In Reality

The Applicant claims that were they to go forward with these absurdly over-priced renovations, the most rent they could hope to receive at market-rate would be \$600 per month. This is false. The undersigned contacted Prudential Douglas Elliman Real Estate, a reputable firm knowledgeable with the rental market, with inquiries regarding rentals in the vicinity of the subject buildings. Prudential Douglas Elliman was not informed of the purpose of this inquiry nor was the Applicant or this Application mentioned. The undersigned requested information on rental rates for one bedroom apartments in pre-war tenement walk-up buildings in the immediate vicinity of the subject buildings. The current listings as of January 17, 2012 as well as leases signed over the past six (6) months demonstrate a low monthly rent of \$1,700 and a high monthly rent of \$1,950. For studio apartments the low was \$1,474 and the high was \$1,850. A copy of the information provided

by Prudential Douglas Elliman is annexed hereto as Exhibit C.

The Application Must Be Denied Because the Documentation Provided By Cushman & Wakefield Contains Misleading and Contradictory Information

The Applicant has presented to the LPC two (2) “Comparative Economic Feasibility Studies” prepared by Cushman & Wakefield and dated February 5, 2009 and May 1, 2010, respectively. Each report was submitted in an effort to convince the LPC that the Applicant’s claim of “hardship” was genuine and supported by empirical evidence.

Cushman & Wakefield is a reputable firm with a sterling reputation in the real estate industry. Before analyzing their studies however, it is important to point out that these studies contain significant disclaimers that fatally undermine their conclusions. Significantly, the reports both state: “The information contained in the report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate.” (C&W May 1, 2010 Report, p. 32) And: “The owner of the Property may have provided some of such information. Neither the Appraiser nor C&W shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters.” Id.

These disclaimers are needed since the data contained in the reports is at best contradictory. For example, the Comparative Economic Feasibility Study prepared by Cushman & Wakefield as of February 5, 2009 states that “the average unit size of the of the subject buildings is 442 square feet.” (Page 19) The Comparative Economic Feasibility Study prepared by Cushman & Wakefield as of May 1, 2010 states that “the average unit size of the of the subject buildings is 371 square feet.” (Page 15) How is it that the average unit size can shrink from 442 square feet to

371 square feet in just fifteen months? From where was C&W receiving this information?

Similarly, the attempt by Cushman & Wakefield to show “comparable rents” in the area in order to establish the “market rate rent” for apartments in the subject buildings is based on flawed data. The “comparable rents” are all provided from buildings (conveniently) owned by the applicant. Based on data provided by the Applicant, the average comparable rent is \$1,446.10. Although this figure is higher than the \$600 “market rent” for the subject buildings, as was demonstrated above, even this figure is low.

With respect to the market rental for the subject buildings, Cushman & Wakefield (again using data provided by the applicant) stated in the February 5, 2009 Study that the anticipated rent for the subject buildings was \$40 per square foot. Fifteen months later, that figure became \$30 per square foot.

The Application Must Be Denied Since the Proposed Demolition Will Destroy the Architectural Integrity of the Remainder of the FAE

The LPC is well familiar with both the landmark status of the FAE as well as the ceaseless efforts of the owners to demolish the Eastern portions of the site to make way for a luxury high-rise. Twenty-two years ago, the Appellate Division, First Department recognized that the entire FAE was a single “landmark” and not a divisible block of individual landmarks:

“the Landmarks Preservation Commission designated the complex as a “landmark site” and not 14 individual buildings as 14 different “landmarks” (citations omitted). It is clear from both the extensive report by the Landmarks Preservation Commission and the report of the City Planning Commission that the significance of the site is that it is one of only two such light-court model developments remaining in the country which comprise an entire block. The position that a part of the complex should be considered worthy of designation as a landmark for its historical, architectural, cultural and aesthetic value and part should not is inherently inconsistent.” In the

Matter of 400 East 64/65th Street Block Association et al., v. City of New York et al. 183 A.D.2d 531; 583 N.Y.S.2d 452 (1st Dept. 1992)

In evaluating this application pursuant to § 25–307 (2)(b)(1) the “commission shall consider (a) the effect of the proposed work in creating, changing, destroying or affecting the exterior architectural features of the improvement upon which such work is to be done.” Since the FAE is a single “whole” landmark, the LPC must consider the impact that the demolition of the Eastern half of the FAE will have on the remaining 12 structures. For more than twenty (20) years the owners have made it clear that they intend to erect a luxury high-rise complex on the site in question. It is respectfully submitted that a high-rise tower immediately adjacent to the remaining six-story FAE will destroy its architectural integrity and cast a permanent shadow on the “light-court model” for which the landmark designation sought to preserve.


This hardship application is just one more effort by the Applicant to demolish the subject buildings in order to make greater profits. From an economic standpoint this is understandable. But it is clear that the application is fatally flawed. It is also clear that the true cost of renovating the subject buildings would be substantially lower and the rents the Applicant could receive are substantially higher.

The subject buildings are fully capable of making a profit for the Applicant – perhaps not the windfall the Applicant could receive if their Application were granted -- but a profit nonetheless. As the court observed twenty years ago: “[I]t can be said only that the property will not be put to its most lucrative use, which is not a basis for granting relief.” In the Matter of 400 East 64/65th Street Block Association et al., v. City of New York et al. 183 A.D.2d 531; 583 N.Y.S.2d 452 (1st Dept.1992).

Conclusion

In conclusion, it is clear that the Applicant has submitted false and misleading data in support of its application and has therefore failed to meet the burden of proof necessary to establish hardship. Accordingly, it is respectfully submitted that the LPC deny the Application.

Dated: January 24, 2012
New York, NY



Jerry Bunting

EXHIBIT A

March 23, 2011

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets

ProjectConsult

DETAIL ESTIMATE

| # | DESCRIPTION | UNIT | UNIT
COST
\$ | ESTIMATED
COST
\$ | SUB-
TOTALS
\$ |
|-----------------------------------|---|---------------|--------------------|-------------------------|----------------------|
| Apt 1G - 3 rooms - LEVEL 3 | | | | | |
| | Demo | 373 SF | | | |
| | Base wood trim | 255 LF | 0.52 | 133 | |
| | Window trim | 63 LF | 0.52 | 33 | |
| | VCT flooring | 90 SF | 1.04 | 94 | |
| | Remove doors - entry & interiors | 1 EA | 115.00 | 115 | |
| | Remove kitchen base / wall cabinets | 11 LF | 12.60 | 134 | |
| | Remove fuse box | 1 EA | 200.00 | 200 | |
| | Remove toilet fixtures | | | | |
| | -WC | 1 EA | 125.00 | 125 | |
| | Remove kitchen sink | 1 EA | 125.00 | 125 | |
| | Remove light fixtures | 5 EA | 45.00 | 225 | |
| | Remove existing appliances | 2 EA | 35.00 | 70 | |
| | Miscellaneous demo | 373 SF | 0.50 | 187 | |
| | New work | | | | |
| | Clean apartment | 373 SF | 1.00 | 373 | |
| | Patch existing partition for MEP work / existing damage | 1 LS | 700.00 | 700 | |
| | Ptd Walls | 1,464 SF | 1.05 | 1,537 | |
| | Ptd ceiling | 373 SF | 1.25 | 466 | |
| | Refinish wood floor | 255 SF | 2.75 | 701 | |
| | New VCT | 90 SF | 3.75 | 338 | |
| | New wood base | 131 LF | 7.94 | 1,040 | |
| | New Doors | | | | |
| | New entry door | 1 EA | 1,550.00 | 1,550 | |
| | New window trim | 63 LF | 11.00 | 691 | |
| | Ptd existing / new doors | 3 EA | 75.00 | 225 | |
| | Ptd existing / new windows | 4 EA | 115.00 | 460 | |
| | Toilet | | | | |
| | Clean existing CT floor | 29 SF | 1.50 | 44 | |
| | Re-grout existing CT floor | 29 SF | 5.83 | 169 | |
| | Re-grout existing CT wall | 124 SF | 5.83 | 722 | |
| | Repair CT walls | 5 SF | 25.00 | 125 | |
| | New toilet accessories | 1 EA | 200.00 | 200 | |
| | Kitchen | | | | |
| | New kitchen base cabinet | 4 LF | 375.00 | 1,513 | |
| | New kitchen wall cabinet | 7 LF | 395.00 | 2,828 | |
| | New kitchen sink | 1 EA | 950.00 | 950 | |
| | MEP | | | | |
| | New WC | 1 EA | 1,150.00 | 1,150 | |
| | Clean existing tub, WC & lav | 1 EA | 140.00 | 140 | |
| | Refinish tub | 1 EA | 272.00 | 272 | |
| | New light fixtures | 5 EA | 150.00 | 750 | |
| | Repaint existing radiator | 1 EA | 45.00 | 45 | |
| | Gas connection for new range | 1 EA | 145.00 | 145 | |
| | New electrical panel | 1 EA | 1,550.00 | 1,550 | |
| | New duplex receptacle - including Circuitry | 8 EA | 275.00 | 2,200 | |
| | New duplex receptacle - GFI - including Circuitry | 3 EA | 300.00 | 900 | |
| | New smoke detector | 3 EA | 325.00 | 975 | |
| | Sub-total | | | | 23,998 |
| | GC & Overhead and Profit | 21% | | | 5,040 |
| | New appliances | | | | |
| | New range | 1 EA | 475.00 | 475 | |
| | New refrigerator | 1 EA | 490.00 | 490 | |
| | Sub-total | | | | 965 |
| | TOTAL RENOVATION WORK | | | | 30,003 |

March 23, 2011

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets

ProjectConsult

DETAIL ESTIMATE

| # | DESCRIPTION | UNIT | UNIT
COST
\$ | ESTIMATED
COST
\$ | SUB-
TOTALS
\$ |
|---|---|---------------|---------------------------------|-------------------------|----------------------|
| | Apt 2M - 3 rooms - LEVEL 4 | 380 SF | Apartment had a fire and gutted | | |
| | Demo | | | | |
| | Remove existing radiator | 1 EA | 85.00 | 85 | |
| | Miscellaneous demo | 380 SF | 1.00 | 380 | |
| | New work | | | | |
| | Clean apartment | 380 SF | 1.00 | 380 | |
| | New gwb partition | 416 SF | 9.25 | 3,848 | |
| | New exterior furring | 877 SF | 6.85 | 6,004 | |
| | Ptd Walls | 1,557 SF | 1.05 | 1,635 | |
| | Ptd ceiling | 380 SF | 1.25 | 475 | |
| | New VCT | 353 SF | 3.75 | 1,324 | |
| | New wood base | 150 LF | 7.94 | 1,191 | |
| | New Ceiling | 380 SF | 8.00 | 3,040 | |
| | New Doors | | | | |
| | New interior door | 2 EA | 1,250.00 | 2,500 | |
| | New closet door | 3 EA | 1,100.00 | 3,300 | |
| | New windows - existing | | | | |
| | New window trim | 82 LF | 11.00 | 902 | |
| | New window sill | 12 LF | 31.00 | 381 | |
| | Ptd existing / new doors | 6 EA | 75.00 | 450 | |
| | Ptd existing / new windows | 4 EA | 115.00 | 460 | |
| | Toilet | | | | |
| | New CT floor | 28 SF | 14.00 | 392 | |
| | New CT base | 19 LF | 14.00 | 266 | |
| | New CT walls | 48 SF | 14.00 | 672 | |
| | New toilet accessories | 1 EA | 200.00 | 200 | |
| | New medicine cabinet, lighted | 1 EA | 409.25 | 409 | |
| | New vanity cabinet | 1 EA | 450.00 | 450 | |
| | Kitchen | | | | |
| | New kitchen base cabinet | 5 LF | 375.00 | 1,875 | |
| | New kitchen wall cabinet | 5 LF | 395.00 | 1,975 | |
| | New kitchen sink | 1 EA | 950.00 | 950 | |
| | MEP | | | | |
| | New WC | 1 EA | 1,150.00 | 1,150 | |
| | New lav | 1 EA | 850.00 | 850 | |
| | New tub | 1 EA | 2,750.00 | 2,750 | |
| | New light fixtures | 5 EA | 150.00 | 750 | |
| | New radiator | 3 EA | 367.50 | 1,103 | |
| | Gas connection for new range | 1 EA | 145.00 | 145 | |
| | New electrical panel | 1 EA | 1,550.00 | 1,550 | |
| | New single pole switch - including Circuitry | 5 EA | 250.00 | 1,250 | |
| | New duplex receptacle - including Circuitry | 11 EA | 275.00 | 3,025 | |
| | New duplex receptacle - GFI - including Circuitry | 3 EA | 300.00 | 900 | |
| | New smoke detector | 3 EA | 325.00 | 975 | |
| | Sub-total | | | | 47,991 |
| | GC & Overhead and Profit | 21% | | | 10,078 |
| | New appliances | | | | |
| | New range | 1 EA | 475.00 | 475 | |
| | New refrigerator | 1 EA | 490.00 | 490 | |
| | Sub-total | | | | 965 |
| | TOTAL RENOVATION WORK | | | | 59,034 |

March 23, 2011

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets

ProjectConsult

DETAIL ESTIMATE

| # | DESCRIPTION | UNIT | UNIT
COST
\$ | ESTIMATED
COST
\$ | SUB-
TOTALS
\$ |
|-----------------------------------|---|----------|--------------------|-------------------------|----------------------|
| BUILDING 429 | | | | | |
| Apt 1C - 4 rooms - LEVEL 3 | | | | | |
| Demo | | | | | |
| | Base wood trim | 154 LF | 0.52 | 80 | |
| | Window trim | 10 LF | 0.52 | 5 | |
| | Wood flooring | 318 SF | 1.82 | 575 | |
| | VCT flooring | 83 SF | 1.04 | 86 | |
| | Remove doors - entry & interiors | 1 EA | 115.00 | 115 | |
| | Remove fuse box | 1 EA | 200.00 | 200 | |
| | Remove toilet fixtures | | | | |
| | -WC | 1 EA | 125.00 | 125 | |
| | -Lav | 1 EA | 125.00 | 125 | |
| | -Tub | 1 EA | 225.00 | 225 | |
| | Remove light fixtures | 5 EA | 45.00 | 225 | |
| | Miscellaneous demo | 429 SF | 0.50 | 215 | |
| New work | | | | | |
| | Clean apartment | 429 SF | 1.00 | 429 | |
| | Repair partition around new window | 73 LF | 15.00 | 1,080 | |
| | Patch existing partition for MEP work / existing damage | 1 LS | 800.00 | 800 | |
| | Ptd Walls | 1,619 SF | 1.05 | 1,700 | |
| | Ptd ceiling | 429 SF | 1.25 | 536 | |
| | New VCT | 399 SF | 3.75 | 1,496 | |
| | New wood base | 154 LF | 7.94 | 1,222 | |
| | New Doors | | | | |
| | New entry door | 1 EA | 1,550.00 | 1,550 | |
| | New interior door | 3 EA | 1,250.00 | 3,750 | |
| | New closet door | 2 EA | 1,100.00 | 2,200 | |
| | New window trim | 103 LF | 11.00 | 1,129 | |
| | New window sill | 16 LF | 31.00 | 502 | |
| | Ptd existing / new doors | 6 EA | 75.00 | 450 | |
| | Ptd existing / new windows | 1 EA | 115.00 | 115 | |
| Toilet | | | | | |
| | Clean existing CT floor | 30 SF | 1.50 | 45 | |
| | Re-grout existing CT floor | 30 SF | 5.83 | 175 | |
| | New toilet accessories | 1 EA | 200.00 | 200 | |
| | New medicine cabinet, lighted | 1 EA | 409.25 | 409 | |
| MEP | | | | | |
| | New WC | 1 EA | 1,150.00 | 1,150 | |
| | New lav | 1 EA | 850.00 | 850 | |
| | New tub | 1 EA | 2,750.00 | 2,750 | |
| | New light fixtures | 5 EA | 150.00 | 750 | |
| | New radiator | 2 EA | 367.50 | 735 | |
| | Repaint existing radiator | 1 EA | 45.00 | 45 | |
| | Gas connection for new range | 1 EA | 145.00 | 145 | |
| | New electrical panel | 1 EA | 1,550.00 | 1,550 | |
| | New duplex receptacle - including Circuitry | 14 EA | 275.00 | 3,850 | |
| | New duplex receptacle - GFI - including Circuitry | 3 EA | 300.00 | 900 | |
| | New smoke detector | 4 EA | 325.00 | 1,300 | |
| | Sub-total | | | | 33,799 |
| | GC & Overhead and Profit | 21% | | | 7,098 |
| | New appliances | | | | |
| | New range | 1 EA | 475.00 | 475 | |
| | New refrigerator | 1 EA | 490.00 | 490 | |
| | Sub-total | | | | 965 |
| | TOTAL RENOVATION WORK | | | | 41,862 |

EXHIBIT B

What are you looking for?

EverTrue 1/2" x 4-1/4" x 8' Primed Composite Base Moulding

Item #: 29947 | Model #: 620 8FBDPM

Be the first to

\$10.16

1.27 linear foot

Customize Your Order

Pick Up In Store at Lowe's Of N Bergen, NJ - FREE

Lowe's Truck Delivery

Personal Shopping Not Available

EverTrue 1/2" x 4-1/4" x 8' Primed Composite Base Moulding \$10.16

1/2" x 4-1/4" x 8' Primed Composite Base Moulding

- Made out of medium density fiberboard (MDF)
- Visit the Moulding Room Designer at Lowe.com/moulding to gather inspiration for your home projects
- Ready to paint
- Hides the seam where floor and wall meet
- Install anywhere carpet, tile, vinyl, or hardwood flooring is used
- Protect your walls from damage caused by sweeping, vacuuming, and everyday activities
- Use a base 5-1/4 in. or smaller if ceiling height is 10' or shorter
- Use a base larger than 5-1/4" if the ceiling height is taller than 10'
- Simplify installation and add decorative details by adding plinth blocks
- Use alone or combine with other mouldings to create a unique built-up pattern

| Moulding Type | Base | Moulding Type | Base |
|----------------------------|-----------|----------------------------|-----------|
| RapidFit | No | Species/Material | Composite |
| Style | Colonial | Finish | Primed |
| Species/Material | Composite | Actual Thickness (Inches) | 0.5 |
| Finish | Primed | Actual Length (Feet) | 8.0 |
| Actual Thickness (Inches) | 0.5 | Actual Width (Inches) | 4.25 |
| Actual Length (Feet) | 8 | Pattern Number | 620 |
| Actual Width (Inches) | 4.25 | Contractor Package | No |
| Pattern Number | 620 | Number of Pieces in Bundle | 1.0 |
| Contractor Package | No | RapidFit | No |
| Number of Pieces in Bundle | 1 | | |

Affiliated Websites

Company Info

Customer Care

Services

Need Help? Call
1-800-445-6937

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What are you looking for?



ReliaBilt 30" x 80" 6-Panel Solid Wood Core Interior Slab Door

Item # 10501 | Model # 10501

★★★★★

\$95.00

Customize Your Order

Pick Up In Store at Lowe's Of
Catskill, NY - **FREE**

Lowe's Truck Delivery

Parcel Shipping Not Available

ReliaBilt 30" x 80" 6-
Panel Solid Wood Core
Interior Slab Door **\$95.00**

30" x 80" 6-Panel Solid Wood Core Interior Slab Door

- Traditional 6-panel design, 5-year limited warranty
- Easy to afford
- Ready to finish
- Easy to install

| | | | |
|--------------------------------|---------|--------------------------|-----------------|
| Door Material | Wood | Width (Actual) (Inches) | 30.0 |
| Stainable | Yes | Height (Actual) (Inches) | 80.0 |
| Prefinished | No | Weight (lbs.) | 40.0 |
| Hardware Included | No | Door Thickness (Inches) | 1.375 |
| Finish Opening Width (Inches) | 30.5 | Core Type | Solid Wood Core |
| Finish Opening Height (Inches) | 80.5 | | |
| Door Style | 6 Panel | Primed | No |
| | | Paintable | Yes |

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What are you looking for?



EverTrue 3-1/2"W x 8'L Primed Composite S4S

Item # 85819 | Model # 14 8FBDPM

★★★★★

\$7.52

8' length

$$8 \div 7.52 = 94 \text{ LF}$$

Customize Your Order

Pick Up In Store at Lowe's Of N
Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping Not Available

| | |
|--|--------|
| EverTrue 3-1/2"W x 8'L
Primed Composite S4S | \$7.52 |
|--|--------|

3-1/2"W x 8'L Primed Composite S4S

- Made out of medium density fiberboard (MDF)
- Primed and ready to paint
- Use as a base board or shelving
- Can be used in a variety of applications
- Use alone or combine with other mouldings to create a unique built-up pattern
- Visit the Moulding Room Designer at Lowe's.com/Moulding to gather inspiration for your home projects

| | | | |
|----------------------------|-----------|----------------------------|-----------|
| Moulding Type | S4S | Moulding Type | S4S |
| RapidFit | No | Species/Material | Composite |
| Style | S4S | Finish | Primed |
| Species/Material | Composite | Actual Thickness (Inches) | 0.688 |
| Finish | Primed | Actual Length (Feet) | 8.0 |
| Actual Thickness (Inches) | 0.688 | Actual Width (Inches) | 3.5 |
| Actual Length (Feet) | 8 | Pattern Number | 14 |
| Actual Width (Inches) | 3.5 | Contractor Package | No |
| Pattern Number | 14 | Number of Pieces in Bundle | 1.0 |
| Contractor Package | No | RapidFit | No |
| Number of Pieces in Bundle | 1 | | |

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What are you looking for?

EverTrue 3/4" x 2-1/2" x 8' Stain Grade Pine Stool Moulding

Item #: 3421 Model #: 1195 8PINE

Be the first to

\$14.72

8' length



Customize Your Order

Pick Up In Store at Lowe's Of N
Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping Not Available

EverTrue 3/4" x 2-1/2" x 8' Stain Grade Pine Stool Moulding \$14.72

3/4" x 2-1/2" x 8' Stain Grade Pine Stool Moulding

- Solid pine
- Ready to be painted, stained, or finished
- Stool has a 7/8" rabbet
- Use in window projects that require a rabbeted stool
- May be used alone or with other mouldings to create a unique built-up pattern
- Visit the Moulding Room Designer at Lowe's.com/Moulding to gather inspiration for your home projects

| | | | |
|----------------------------|-------------|----------------------------|--------------|
| Moulding Type | Stool | Moulding Type | Stool |
| RapidFit | No | Species/Material | Radiata Pine |
| Style | Traditional | Finish | Stain Grade |
| Species/Material | Pine | Actual Thickness (Inches) | 0.688 |
| Finish | Stain Grade | Actual Length (Feet) | 8.0 |
| Actual Thickness (Inches) | 0.688 | Actual Width (Inches) | 2.5 |
| Actual Length (Feet) | 8 | Pattern Number | 1195 |
| Actual Width (Inches) | 2.5 | Contractor Package | No |
| Pattern Number | 1195 | Number of Pieces in Bundle | 1.0 |
| Contractor Package | No | RapidFit | No |
| Number of Pieces in Bundle | 1 | | |

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What are you looking for?



Delta Providence Venetian bronze Surface Mount Toilet Paper Holder

Item # 318697 | Model # 134437

★ ★ ★ ★ ★

\$25.98

Customize Your Order

Pick Up in Store at Lowe's Of N
Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping
If Ordered Today, Ships to You by
01/30/2012.

| | |
|---|----------------|
| Delta Providence
Venetian bronze
Surface Mount Toilet
Paper Holder | \$25.98 |
|---|----------------|

Providence Venetian bronze Surface Mount Toilet Paper Holder

- Zinc die cast
- Mounting instructions and hardware included
- Casual style

Color / Finish

Venetian
Bronze

Mount Type

Surface
mount

Length (Inches)

11.0

Finish Family

Bronze

Series / Suite

Providence

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[illegible]

FREE SHIPPING* • FREE IN STORE PICK UP • FREE RETURNS**



More saving More doing

Store Finder For Pros Get It Installed Tool Rental Credit Center Savings Center Project How-To

My Store Location: Newark, NJ 07104 Local Ad Help My Account Sign In My Account

Share Email Print

Martha Stewart Living Seal Harbor 23 in. x 28 in. Wall Mirror in Sharkey Gray

Model # SLWM23COM-SG Item # 20201167

★ ★ ★ (2) Write a Review

\$119.00 /EA-Each

Free Shipping

Shops in Newark, NJ
This item is not available for shipment to Alaska or Hawaii.



Zoom View More Views Product Demo

Quantity 1

ADD TO CART

ADD TO MY LIST

ONLINE EXCLUSIVE

SHOPPERS WHO VIEWED THIS ITEM PURCHASED...



\$129.00

Decor Mirror
21.5 in. x 28.5 in. Lead Time
Minimum 2 Weeks

(2)

ACCESSORIES 1



\$11.97

Picture This Corner
Large Corner Hanger

VIEW
COORDINATING
ITEMS



\$59.98

Picture This Corner
Large Corner Hanger

(7)

Description

The Martha Stewart Living Seal Harbor wall mirror is part of a distinct subcollection that combines transitional furniture styling and a warm wood finish for a rich and beautiful look.

23 in. W x 28 in. H installed dimensions
Durable wood frame construction beautifully complements the matching linen drapery
Handcrafted detail around the mirror and mirror frame
Clear, shatterproof glass
Easy to install with included hardware
Includes all needed hardware for easy installation
Mirror Mounting Hardware is sold separately
Shops in Newark, NJ
Model # SLWM23COM-SG
Item # 20201167
Savings Center: Free More Savings

Specifications

Assembled Depth (in.) 0.9 in.
Assembled Height (in.) 28.5 in.
Assembled Width (in.) 23.5 in.
Attached depth: No
Etched frame: No
Etched mirror: No
Frag Free: No
Frame Material: Wood
Frame finish family: Light
Height: No
Magnifying: No
Mirror type: Single
Mount Location: Wall
Mounting type: Hardware
Orientation: Vertical
Portion of product made from wood (in.): 100%
Primary Specified Wood Species: Asian Hardwood
Product Height (in.): 28.5
Product Width (in.): 23.5
Returnable: 90 Days
Secondary Specified Wood Species: No (partially made of plastic)
Tempering: No
Verify Product Type: Mirror

More Info

Warranty

For warranty information on this product, please visit our website: Customer Service Center at 1-800-430-8844



\$11.97

Picture This Corner
Large Corner Hanger

What are you looking for?



ESTATE by RSI 18" Oak Richmond Bath Vanity with Top

Item # 132047 | Model # C14018A

★★★★★

\$79.00

Customize Your Order

Pick Up In Store at Lowe's Of Catskill, NY - **FREE**

Lowe's Truck Delivery

Pickup (Shipping) Fee: Available

ESTATE by RSI 18" **\$79.00**
 Oak Richmond Bath
 Vanity with Top

18" Oak Richmond Bath Vanity with Top

- Vanity Combo includes vanity cabinet and cultured marble vanity top
- Durable finish
- Faucet sold separately
- Hardware included

| | | | |
|--|-----------------|-----------------------|-------------------------------|
| Assembled | Yes | Mirror Included | No |
| Number of Drawers | 0.0 | Faucet Included | No |
| Dove Tail Drawer Construction | No | Package Contents | Vanity cabinet and vanity top |
| Number of Cabinet Doors | 1.0 | Total Depth (Inches) | 17.0 |
| Full Overlay Construction | Yes | Vanity Top Shape | Rectangle |
| Decorative Toe Kick | No | Total Height (Inches) | 16.0 |
| Total Width (Inches) | 18.0 | Top Width (Inches) | 19.0 |
| Number of Bows | 1.0 | Top Depth (Inches) | 17.0 |
| Faucet Mount Type | 4" Centerset | Color / Finish | Oak |
| Bowl Undermount, Topmount, or Integral | Integral | Series / Suite | Richmond |
| Bowl Material | Cultured Marble | | |

Affiliated Websites

Company Info

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 1-800-445-6937

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Store Finder For Pros Get It Installed Tool Rental Credit Center Savings Center Project How-To



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Local Ad

Help

My Account

Sign In or Register

Share Email Print

Quantity 1

STORE EXCLUSIVE

PICK UP IN STORE

+ ADD TO MY LIST

SHOPPERS WHO VIEWED THIS ITEM PURCHASED...

Glacier Bay 2-Piece High Efficiency Round Toilet in White

Model N2428RB/N2428T Store SKU # 340954

★★★★☆ (16) Write a Review

\$88.00 /EA-Each

The item is shown in the following picture. AS,FL



Zoom View

ACCESSORIES 2



\$5.98

BrassCraft 3/8 in
Compression x 1/2
in. FIP



\$9.37

SharkBite 1/2 in x
3/8 in Brass

Description

The Glacier Bay 2-Piece High Efficiency Round Toilet in White is manufactured from durable vitreous china, which is designed to stand up to the elements of the bathroom. This 2-piece toilet has a water-saving design. The toilet is designed to be easy to install and maintain. The white color will easily blend into any bathroom design.

2-Piece design features a separate tank and bowl.
Toilet has a long, sleek design.
Vitreous china construction for resistance to stains and any scratches.
1.28 gallons per flush water saving low flush valve.
Toilet seat has a soft close.
Flush is white with a long, sleek design.
Includes tank, seat, and bowl with a long, sleek design.
MT 1.28 and 1.60 gpf. (1.28 gpf) (1.60 gpf)
MT 1.28 and 1.60 gpf. (1.28 gpf) (1.60 gpf)
MT 1.28 and 1.60 gpf. (1.28 gpf) (1.60 gpf)

Specifications

ADA Compliant No
Assembled Depth (in.) 27.0 in
Assembled Height (in.) 30.5 in
Assembled Width (in.) 14.0 in
Bowl type included Yes
Bowl shape Round
Collection Name Glacier Bay
Color White
Color Family White
Country of Origin China
Covers Toilet Yes
Flush Package Type Standard Condition
Manufacturer Warranty Limited Lifetime
Material Toilets
Product Depth (in.) 27.0
Product Height (in.) 30.5
Product Weight (lb.) 77.5
Product Width (in.) 14.0
Rough-in Size 12 in
Supply lines included No
Tank included Yes
Wax ring included Yes

More info

Warranty

The warranty information on this product is shown in the accompanying literature. See the literature for more information.

\$139.00

2-Piece High Efficiency Round Toilet in White
Model N2428RB/N2428T Store SKU # 340954

(9)

\$207.00

2-Piece High Efficiency Round Toilet in White
Model N2428RB/N2428T Store SKU # 340954

(3)

\$35.96

2-Piece High Efficiency Round Toilet in White
Model N2428RB/N2428T Store SKU # 340954

^



Share Email Print

ADD TO CART

$\text{K}(\text{OH}) + \text{O} \rightarrow \text{KOH} + \text{O}_2$ (formation of KOH and O_2)
 $\text{KOH} + \text{O} \rightarrow \text{K}_2\text{O} + \text{O}_2$ (formation of K_2O and O_2)

✚ ADD TO MY LIST

SHOPPERS WHO VIEWED THIS ITEM PURCHASED...

8-296175
*English Abstracts: English-Japanese and
 Japanese-English*

[illegible][illegible]

AOA Compliance Yes
Assembled Depth (in.) 20 in
Assembled Height (in.) 54 1/2 in
Assembled Width (in.) 35 in
Bottom Material Yes
Color White
Color Family White
Cup/Fronts White
Exterior basin shape Deep angle
Exterior material W6
Filled weight (lb.) 67
Free Armrest (above R.) 1 1/2
Installation type Under front
Interior basin shape Rectangular
Seat Backrest Type Comfort-101, adjustable
Manufacturer Warranty 1 year
Material Extruded metal
Maximum Number of Occupants 1
Operational weight (lb.) 9.375
Product Depth (in.) 20 in
Product Height (in.) 55.25
Product Weight (lb.) 15.25
Product Width (in.) 35.25
Product Weight (lb.) 15
Product Width (in.) 35.25
Reclinable Yes
Submaterial 441000
Tail length (in.) 40 in
Tail length (in.) 44 1/2 in
Tail length (in.) 30 in
Tail width (in.) 30 in
Water capacity 1 gallon
Water depth (in.) 42 in
Water depth (in.) 37 1/2 in

For a complete overview of the certified program call our toll-free Customer Service Center at 1-800-435-4654.

Using a fairly simple, $\mathcal{O}(n)$ algorithm, we can

Send this ad to: 115 1st Avenue, Dept. 10, Radio Shack Building, 115 1st Avenue
 Everett, WA 98201. Reply to Dept. 10 of this ad.

$$(1)$$
$$(3)$$

What are you looking for?



Portfolio Chrome Flush Mount

Item #: 344434 | Model #: FJ10-097

★★★★★

\$14.99

Customize Your Order

Pick Up in Store at Lowe's Of
Catskill, NY - FREE

Lowe's Truck Delivery

Partial Shipping Now Available

Portfolio Chrome Flush Mount \$14.99

Chrome Flush Mount

- 1 light
- Flush mount with white/clear glass

| | | | |
|--------------------|------|------------------------------|------|
| CSA Safety Listing | No | Light Output (Watts) | 60.0 |
| ETL Safety Listing | No | Maximum Bulb Wattage (Watts) | 60.0 |
| Length (Inches) | 9.45 | Number of Lights | 1.0 |
| Height (Inches) | 5.0 | UL Safety Listing | Yes |
| Width (Inches) | 9.45 | | |

Affiliated Websites

Company Info

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★★★★★

\$77.00

- Homeline load centers are the smart choice for value-minded contractors, remodelers, builders and homeowners. Feature for feature, Homeline panels outclass the competition
- Top or bottom feed can be accessed simply by rotating the load center
- Straight-In mains design saves expensive cable and time
- Convertible mains let you meet changing job site requirements
- Interiors that remove easily, attached by a single captive screw that cannot be lost
- Split branch neutral with up to 50% more terminations than required
- Bus and interior assembly is among the most rugged in the industry
- Three ground bar mounting locations (left, right and end) let you pick the easiest spot to wire
- Optional 22000/10000 AIR standard series connected rating
- Tangential main service knockouts eliminate the need for service conduit offset, speeding installation

| | | | |
|-----------------------|--------------|---------------------|---|
| Indoor/Outdoor | Indoor | Value Pack | Yes |
| Service Type | Panel | | 3 20 amp |
| Orientation | Side by side | Value Pack Contents | single pole and 2 30 amp double pole breakers |
| Ground Bar Installed | Yes | | |
| Buss Bar Construction | Aluminum | | |

| | |
|--|--------|
| Cooper Wiring Devices | \$2.26 |
| 15-Amp White Duplex
Electrical Outlet | |

| | | | |
|--------------------------|---------|---------------------|----------------|
| Function Type | Duplex | Contractor Pack | No |
| NEMA Configuration | 115R | UL Safety Listing | Yes |
| Material | Plastic | CSA Safety Listing | Yes |
| Wiring | Side | ETL Safety Listing | No |
| Miswired Indicator Light | No | Color/Finish Family | White |
| Package Quantity | 1.0 | Grade | Residential |
| RF Compatible | No | Style | Standard |
| Wateright | No | Configuration | Straight blade |
| Wall Plate Included | No | Amps (Amps) | 15.0 |
| Tamper Resistant | No | Receptacle Voltage | 125 |
| Weather Resistant | No | Wiring Type | 2-wire |
| Color/Finish | White | | |

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What are you looking for?



Pass & Seymour/Legrand 20-Amp White Decorator GFCI Electrical Outlet

Item # 295027 | Model # 1595NTLTRWCC4

★★★★★

\$16.98

Customize Your Order

Parcel Shipping
If Ordered Today, Ships to You by
01/27/2012.

Pass & Seymour/Legrand 20-Amp White Decorator GFCI Electrical Outlet **\$16.98**

20-Amp White Decorator GFCI Electrical Outlet

- Trip Indicator Light (red LED)
- Dual-direction test and reset buttons
- Button colors match the device face
- Class A rated Gfci

| | | | |
|--------------------------|---------------|--------------------|------------------|
| Function Type | GFCI | Contractor Pack | No |
| NEMA Configuration | 5-15R | UL Safety Listing | Yes |
| Material | Nylon | CSA Safety Listing | No |
| Wiring | Back and side | ETL Safety Listing | No |
| Miswired Indicator Light | Yes | Grade | Residential |
| Package Quantity | 10 | Style | Decorator |
| RF Compatible | No | Configuration | Straight Blade |
| Watertight | No | Amps (Amps) | 20.0 |
| Wall Plate Included | Yes | Receptacle Voltage | 250 |
| Tamper Resistant | Yes | Wiring Type | 3-wire grounding |
| Weather Resistant | No | | |
| Color/Finish | White | | |

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What are you looking for?



First Alert Battery Powered Ionization Smoke Alarm with Silence

Item # 304221 | Model # SA303CN4

★★★★★

\$7.99

Customize Your Order

Pick Up In Store at Lowe's Of N
Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping
If Ordered Today, Ships to You by
01/30/2012

First Alert Battery Powered Ionization
Smoke Alarm with
Silence **\$7.99**

Battery Powered Ionization Smoke Alarm with Silence

- 9V Battery operated Smoke Alarm
- EZ access battery door, no need to remove alarm from ceiling to change battery
- Single button test/silence helps to ensure your alarm is working properly
- Locking features lock battery drawer and alarm to base
- 10-years limited warranty

| | | | |
|----------------------|-------------------------------|--------------------|-------|
| Power Source | Battery Powered | Battery Back-Up | No |
| Photoelectric Sensor | No | Color / Finish | White |
| Low-pitch tone | No | Voltage | 9.0 |
| Package Quantity | 1.0 | Front-load battery | Yes |
| Warranty | 10-Year Limited | Voice Alert | No |
| UL Safety Listing | Yes | Hush Feature | Yes |
| CSA Safety Listing | No | Long-life battery | No |
| ETL Safety Listing | Yes | Light | No |
| Radon Detector | No | CO Detector | No |
| Package Contents | Alarm, 9 volt battery, manual | Ionization Sensor | Yes |

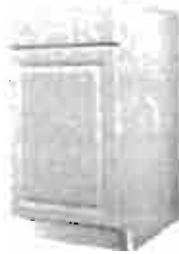
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Need Help? Call
1-800-445-6937

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What are you looking for?



Kitchen Classics 15" White Door and Drawer Base Cabinet

Item #: 52986 | Model #: 23A B15R

Be the first to

\$104.00

Customize Your Order

Pick Up in Store at Lowe's of NJ
Bergen, NJ - **FREE**

Lowe's Truck Delivery

Parcel Shipping Not Available

Kitchen Classics 15" White Door and Drawer Base Cabinet **\$104.00**

15" White Door and Drawer Base Cabinet

- Concord doors features white thermofol finish and a raised panel square profile
- Cabinets feature a heavy-duty drawer box
- Cabinet interiors feature a scratch resistant, easy-to-clean finish
- Fully concealed adjustable hinges

| | | | |
|---------------------------|------------------|--------------------------------|----------------|
| Warranty | Limited lifetime | Door Style | Raised Panel |
| Height (Inches) | 35.0 | Box Construction | Particle board |
| Width (Inches) | 15.0 | Finish Type | White |
| Depth (Inches) | 23.75 | Manufacturer Color/Finish | Concord |
| Full Overlay Construction | Yes | Number of Doors | 1.0 |
| Door Overlay | Yes | Number of Drawers | 1.0 |
| Base Cabinet Type | Door and drawer | Number of Shelves | 1.0 |
| Color/Finish Family | White | Finished / Unfinished Exterior | Finished |
| RTA/Fully Assembled | Assembled | | |

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What are you looking for?

**Kitchen Classics 30" x 18" White Wall Cabinet**

Item #: 59411 | Model #: 23A W3018

Be the first to

\$99.00**Customize Your Order**Pick Up In Store at Lowe's Of N
Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping Not Available

Kitchen Classics 30" x 18" White Wall Cabinet **\$99.00****30" x 18" White Wall Cabinet**

- Concord doors features a white thermofoil finish and a raised panel square profile
- For use over sinks, stoves or refrigerators
- Cabinet interiors features a scratch-resistant, easy-to-clean finish
- Fully concealed adjustable hinges

| | | | |
|---------------------------|------------------|--------------------------------|----------------|
| Warranty | Limited lifetime | Door Style | Raised panel |
| Height (Inches) | 18.0 | Species | Other |
| Width (Inches) | 30.0 | Box Construction | Particle board |
| Depth (Inches) | 12.0 | Finish Type | White |
| Full Overlay Construction | Yes | Manufacturer Color/Finish | Concord |
| Door Overlay | Yes | Number of Doors | 2.0 |
| Wall Cabinet Type | Double door | Number of Drawers | 0.0 |
| Color/Finish Family | White | Number of Shelves | 0.0 |
| RTA/Fully Assembled | Assembled | Finished / Unfinished Exterior | Finished |

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Need Help? Call
1-800-445-6937

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What are you looking for?



Franke USA 4-Hole Single-Basin Stainless Steel Topmount Kitchen Sink

Item #: 143820 | Model #: FSS604LP

Be the first to

\$49.00

Faucet and strainer not included

Customize Your Order

Pick Up In Store at Lowe's Of N Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping
If Ordered Today, Ships to You by 01/30/2012.

Franke USA 4-Hole Single-Basin Stainless Steel Topmount Kitchen Sink **\$49.00**

4-Hole Single-Basin Stainless Steel Topmount Kitchen Sink

- Ultra quiet sound pads
- Deep ledge for better water containment
- Easy install clip system
- Smooth satin finish

| | | | |
|----------------------------|------------------|--------------------------|-----------------|
| Sink Type | Topmount | Sink Material | Stainless Steel |
| Number of holes for faucet | 4.0 | Color / Finish | Stainless |
| Free Item Included | None | Nominal Length (Inches) | 25.0 |
| Warranty | Limited Lifetime | Length (Inches) | 25.0 |
| UL Safety Listing | No | Finish Family | Steel-Stainless |
| CSA Safety Listing | Yes | Width (Inches) | 22.0 |
| ETL Safety Listing | No | Number of Basins | 1.0 |
| NSF Safety Listing | No | Depth of Bowl 1 (Inches) | 6.0 |

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1-800-445-6937

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What are you looking for?



Cooper Wiring Devices 15-Amp White Single Pole Decorator Switch

Item #: 64067 | Model #: 7501W-SP-L

Be the first to

\$2.96

Customize Your Order

Pick Up In Store at Lowe's Of N Bergen, NJ - FREE

Lowe's Truck Delivery

Parcel Shipping
If Ordered Today, Ships to You by 01/30/2012.

Cooper Wiring Devices 15-Amp White Single Pole Decorator Switch **\$2.96**

15-Amp White Single Pole Decorator Switch

- This is a white decorator single pole switch. It has back wire clamps and side wire termination. It is rated 15 Amps 120/277 Volts
- Decorator switch
- Single pole
- White in color
- Commercial grade 15 Amps 120/277 Volts rated

| | | | |
|---------------------|-------|-------------------|------------------|
| Color | White | Grade | Commercial/Heavy |
| Lighted | No | Style | -duty |
| Wall Plate Included | No | Switch Function | Decorator |
| UL Safety Listing | Yes | Amps (Amps) | Single pole |
| CSA Safety Listing | Yes | Activation Type | 15.0 |
| ETL Safety Listing | No | Switch Voltage | Manual |
| Color Family | White | Horsepower Rating | 120/277 |
| | | | 1/2" |

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**Need Help? Call
1-800-445-6937**

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EXHIBIT C

-----Original Message-----

From: @elliman.com
 To: gbunting <gbunting@aol.com>
 Sent: Tue, Jan 17, 2012 2:28 pm
 Subject: FW:

I ran a search of the area from the east River to 3rd avenue spanning the entire 60's from East 60th street to East 70th Street. Price point was from \$1000 to \$2000. Only 17 listings came up. If you renovated 400 square floor apartments there should be no problem getting in the neighborhood of \$1500 to \$1800 in rent for them.

Prudential Douglas Elliman
 205 East 42nd 6th Floor
 New York, NY 10017

From: @elliman.com
 Sent: Tuesday, January 17, 2012 2:23 PM
 To:
 Subject:



Prudential Douglas Elliman



341 East 62nd Street, Apt. B-C | Status: Active
 Cross Streets: First Avenue and Second Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Elevator
 Size: Studio | 2/0/1
 Rent: \$1,700 | Open
 Available: 3/9/2012 | Term: 12 - 12 months
 Listed: 10/30/2007 | Updated: 1/16/2012
 Features: Hardwood Floor.

B&L Leasing Office
 B&L Management
 D: 212-906-2800



1288 First Avenue, Apt. 3-RS | Status: Active
 Cross Streets: East 69th Street and East 70th Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,700 | Open
 Available: 2/1/2012 | Term: 12 - 24 months
 Listed: 1/21/2010 | Updated: 1/12/2012

MaryEllen Nowak
 Citi-Urban Management
 D: 516-466-3588 [ext 233]
 E: mnnowak@citi-urban.com



238 East 60th Street, Apt. 4-F | Status: Active
 Cross Streets: Third Avenue and Second Avenue
 Neighborhood: Upper East Side
 Rental Property | Video Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,600 | Co-Broke
 Available: 3/1/2012 | Term: 15 - 24 months
 Listed: 11/4/2010 | Updated: 1/17/2012

Charlie Doolan
 KIAN Realty NYC, LLC
 D: 212-757-8268 [ext 101]
 E: cdoolan@kianrealtynyc.com

Jae Muk Chung
 KIAN Realty NYC, LLC
 D: 212-757-8268 [ext 102]
 E: jmchung@kianrealtynyc.com

Features: Kitchen - Total Renovation; Bathroom - Total Renovation; High Ceiling; Wood Floors; Custom Closets; Original Details; 9.5-foot Ceilings; Wood Floor; Custom Closets; Original Details.

406 East 64th Street, Apt. 15 | Status: Active
 Cross Streets: First Avenue and York Avenue

Nicolas Escudero
 Yorgan Group



Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Junior-1 | 3/0/1
 Rent: \$1,600 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 7/25/2011 | Updated: 1/16/2012
 Features: Kitchen - Original Upgraded; Dishwasher; Bathroom - Total Renovation/ Marble; High Ceiling; Wood Floors;
 High Ceilings; Wood Floor.

Yorgan Group
 D: 917-226-4338
 E: nico@yorgangroup.com



1274 First Avenue, Apt. 22 | Status: Active
 Cross Streets: East 68th Street and East 69th Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,795 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 11/21/2011 | Updated: 1/14/2012
 Features: Hardwood Floor.

Artak Amiryan
 Citi Habitats
 D: 212-794-1133
 E: aamiryan@citi-habitats.com
 Christopher James
 Citi Habitats
 D: 212-434-5231
 E: cjames@citi-habitats.com



341 East 62nd Street, Apt. B.C | Status: Active
 Cross Streets: First Avenue and Second Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Elevator
 Size: Studio | 2/0/1
 Rent: \$1,700 | Open
 Available: 3/9/2012 | Term: 12 - 12 months
 Listed: 10/30/2007 | Updated: 1/13/2012
 Features: Hardwood Floor.

B&L Leasing Office
 B&L Management
 D: 212-906-2800

All information furnished herein is from sources deemed reliable. No representation is made nor is any to be implied as to the accuracy thereof and all information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please hire your own architect or engineer.



-----Original Message-----

From: MrX@elliman.com>
 To: gbunting <gbunting@aol.com>
 Sent: Tue, Jan 17, 2012 2:32 pm
 Subject: FW:

These are all apartment that have rented in the last 6 months.

Prudential Douglas Elliman
 205 East 42nd 6th Floor
 New York, NY 10017

646-497-3871 Fax
 MrX@elliman.com



Prudential Douglas Elliman
 MrX@elliman.com



342 East 62nd Street, Apt. 10 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,925 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 12/21/2001 | Updated: 7/26/2011
 Features: Kitchen - Eat In; High Ceiling; Wood Floors; Abundant Closets; High Ceilings; Hardwood Floor; Abundant Closets.

Sky Management Leasing Office
 Sky Management
 D: 212-759-1300 [ext 35]



406 East 63rd Street, Apt. 4-D | Status: Rented
 Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Elevator
 Size: One Bedroom | 2/1/1
 Rent: \$1,700 | Co-Broke
 Available: Immediate | Term: 12 - 24 months
 Listed: 5/30/2002 | Updated: 8/31/2011
 Features: AC - Window Units; Hardwood Floor.

Gregory Tubeck
 Halstead Property
 D: 646-389-6535
 E: gtubeck@halstead.com
 James Everett Lewis
 Halstead Property
 D: 212-317-7807
 E: jewis@halstead.com



340 East 62nd Street, Apt. 16 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,850 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 8/27/2001 | Updated: 12/15/2011
 Features: High Ceiling; Exposed Brick; High Ceilings; Hardwood Floor; Exposed Brick.

Sky Management Leasing Office
 Sky Management
 D: 212-759-1300 [ext 35]

342 East 62nd Street, Apt. 3 | Status: Rented
 Cross Streets: Second Avenue and First Avenue

Sky Management Leasing Office
 Sky Management



Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up

Size: One Bedroom | 3/1/1

Rent: \$1,750 | Open

Available: Immediate | Term: 12 - 24 months

Listed: 1/21/2000 | Updated: 8/19/2011

Features: Bathroom - Marble; Patio - semi-private; High Ceiling; Exposed Brick; High Ceilings; Hardwood Floor; Exposed Brick.

Sky Management
D: 212-759-1300 [ext 35]



350 East 62nd Street, Apt. 1-C | Status: Rented

Cross Streets: Second Avenue and First Avenue

Neighborhood: Upper East Side

Rental Property | Voice Intercom | Elevator

Size: One Bedroom | 3/1/1

Rent: \$1,900 | Open

Available: Immediate | Term: 12 - 12 months

Listed: 8/19/2002 | Updated: 8/10/2011

Features: AC - Through The Wall; Hardwood Floor.

Leasing Office
D: 212-744-3330



300 East 62nd Street, Apt. 605 | Status: Rented

Cross Streets: Second Avenue and First Avenue

Neighborhood: Upper East Side

Condominium | Full Service | Elevator

Size: Studio | 2/0/1

Rent: \$1,850 | Co-Broke

Available: Immediate | Term: 12 - 24 months

Listed: 2/23/2003 | Updated: 9/26/2011

Features: AC - Central; Kitchen - Dishwasher; Bathroom - Marble; High Ceiling; Abundant Closets; 9-foot Ceilings; Hardwood Floor; Abundant Closets.

Douglas Gengenbach
Halstead Property
D: 212-317-7896
E: dgengenbach@halstead.com



340 East 62nd Street, Apt. 6 | Status: Rented

Cross Streets: Second Avenue and First Avenue

Neighborhood: Upper East Side

Rental Property | Voice Intercom | Walk-Up

Size: One Bedroom | 3/1/1

Rent: \$1,975 | Open

Available: Immediate | Term: 12 - 24 months

Listed: 8/6/2008 | Updated: 8/24/2011

Features: High Ceiling; High Ceilings; Hardwood Floor.

Sky Management Leasing Office
Sky Management
D: 212-759-1300 [ext 35]



341 East 62nd Street, Apt. 4-B | Status: Rented

Cross Streets: First Avenue and Second Avenue

Neighborhood: Upper East Side

Rental Property | Voice Intercom | Elevator

Size: Studio | 2/0/1

Rent: \$1,850 | Open

Available: Immediate | Term: 12 - 12 months

Listed: 9/3/2008 | Updated: 12/12/2011

Features: Hardwood Floor.

B&L Leasing Office
B&L Management
D: 212-906-2800

340 East 62nd Street, Apt. 6-D | Status: Rented

Lee Lewis



Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Elevator
 Size: Studio | 2/0/1
 Rent: \$1,895 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 6/7/2004 | Updated: 8/20/2011

City Connections Realty Inc.
 D: 917-476-0386
 E: feel@ccrny.com

Features: Kitchen - Galley; Windowed; Bathroom - Windowed; Entry Foyer; Wood Floors; Original Details; Wood Floor; Entry Foyer; Original Details.



342 East 62nd Street, Apt. 6 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,925 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 9/30/2004 | Updated: 7/29/2011
 Features: High Ceiling; High Ceilings; Hardwood Floor.

Sky Management Leasing Office
 Sky Management
 D: 212-759-1300 [ext 35]



342 East 62nd Street, Apt. 24 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,950 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 12/3/2001 | Updated: 7/26/2011
 Features: Kitchen - Total Renovation; Dishwasher; Bathroom - Total Renovation/ Marble; High Ceiling; Abundant Closets; 2 Closets; High Ceilings; Hardwood Floor; Abundant Closets.

Sky Management Leasing Office
 Sky Management
 D: 212-759-1300 [ext 35]



359 East 62nd Street, Apt. 1-F | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Elevator
 Size: Studio | 2/0/1
 Rent: \$1,900 | Open
 Available: Immediate | Term: 12 - 12 months
 Listed: 9/12/1997 | Updated: 9/1/2011
 Features: AC - Through The Wall; Hardwood Floor.

Leasing Office
 D: 212-744-3330



327 East 65th Street, Apt. 3-F | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Loft | 2/1/1
 Rent: \$1,700 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 12/2/2005 | Updated: 1/17/2012
 Features: AC - Window Units; Kitchen - Galley; Open; Dishwasher; Window - New Windows; 1 WBP; High Ceiling; Entry Foyer; Wood Floors; Original Details; Beamed Ceilings; 12-foot Ceilings; Hardwood Floor; Entry Foyer; Original Details; Beamed Ceilings.

Brigitte Goldenberg
 Sotheby's International Realty
 D: 212-606-7636
 E: brigitte.goldenberg@sothebysrealty.com



226 East 61st Street, Apt. 7 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,800 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 7/17/2009 | Updated: 12/22/2011

Dan Marrello
 Citi Habitats
 D: 212-434-5210
 E: dmarello@citi-habitats.com



336 East 61st Street, Apt. 4 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,575 | Co-Broke
 Available: Immediate | Term: 15 - 17 months
 Listed: 10/9/2006 | Updated: 9/1/2011
 Features: Kitchen - New; Bathroom - Marble;

Dan Marrello
 Citi Habitats
 D: 212-434-5210
 E: dmarello@citi-habitats.com



401 East 62nd Street, Apt. 3-B | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,795 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 3/16/2007 | Updated: 12/8/2011
 Features: AC - Unknown Type; Hardwood Floor.

Shoma Jaipersaud
 A.D. Real Estate Management, Inc.
 D: 516-487-9516 [ext 119]
 E: shoma@adrealstateinc.com



310 East 65th Street, Apt. 8-D | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Full Time Doorman | Elevator
 Size: Studio | 2/0/1
 Rent: \$2,000 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 7/6/2007 | Updated: 8/2/2011
 Features: Kitchen - Total Renovation/ Galley; Bathroom - Total Renovation; Abundant Closets; Abundant Closets.

Adam Rothman
 Prudential Douglas Elliman
 D: 212-572-3119
 E: arothman@elliman.com



1132 First Avenue, Apt. 1-A | Status: Rented
 Cross Streets: East 61st Street and East 62nd Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,595 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 8/24/2007 | Updated: 9/26/2011
 Features: Hardwood Floor.

Shoma Jaipersaud
 A.D. Real Estate Management, Inc.
 D: 516-487-9516 [ext 119]
 E: shoma@adrealstateinc.com

336 East 61st Street, Apt. 9 | Status: Rented
 Cross Streets: Second Avenue and First Avenue

Dan Marrello
 Citi Habitats



Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,575 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 11/7/2007 | Updated: 9/1/2011
 Features: Kitchen - New; Bathroom - Marble;

Citi Habitats
 D: 212-434-5210
 E: dmarrero@citi-habitats.com



304 East 62nd Street, Apt. 15 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,795 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 11/14/2008 | Updated: 9/30/2011
 Features: Bathroom - Marble; Hardwood Floor.

Gatsby Leasing Office
 Gatsby Enterprises
 D: 212-686-5588
 E: info@gatsbyrealty.com



340 East 62nd Street, Apt. 24 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,895 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 12/15/2008 | Updated: 8/1/2011
 Features: Kitchen - Total Renovation; Dishwasher; Bathroom - Total Renovation/ Marble; High Ceiling; High Ceilings; Hardwood Floor.

Sky Management Leasing Office
 Sky Management
 D: 212-759-1300 [ext 35]



341 East 62nd Street, Apt. 4-C | Status: Rented
 Cross Streets: First Avenue and Second Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Elevator
 Size: Studio | 2/0/1
 Rent: \$1,850 | Open
 Available: Immediate | Term: 12 - 12 months
 Listed: 4/7/2009 | Updated: 10/5/2011
 Features: Hardwood Floor.

B&L Leasing Office
 B&L Management
 D: 212-906-2800



1158 First Avenue, Apt. 2-C | Status: Rented
 Cross Streets: East 63rd Street and East 64th Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,750 | Co-Broke
 Available: Immediate | Term: 12 - 24 months
 Listed: 7/6/2009 | Updated: 8/1/2011
 Features: High Ceiling; Abundant Closets; Exposed Brick; 10-foot Ceilings; Oak Floor; Abundant Closets; Exposed Brick.

Steve Hakimzadeh
 HH Realty Group
 D: 212-461-4277
 E: steven@hhrealtygroup.com

1171 Second Avenue, Apt. 4-S | Status: Rented

Russell Miller



Cross Streets: East 61st Street and East 62nd Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Two Bedroom | 4/2/1
 Rent: \$1,950 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 7/28/2009 | Updated: 10/13/2011

City Sites
 D: 212-300-1260
 E: russellm@citysitesny.com



324 East 61st Street, Apt. 5-RE | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,875 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 8/10/2009 | Updated: 9/19/2011
 Features: Kitchen - Original Upgraded; Bathroom - Original Upgraded; Exposed Brick; Exposed Brick.

Leasing Office
 AIMCO
 D: 212-448-9720



309 East 69th Street, Apt. 4-WF | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Junior-1 | 3/1/1
 Rent: \$1,695 | Cof
 Available: Immediate | Term: 12 - 24 months
 Listed: 8/28/2009 | Updated: 8/19/2011
 Features: Original Details; Hardwood Floor; Original Details.

Yaron Bedid
 4 Points Properties
 D: 212-300-3901
 E: pics212@yahoo.com



403 East 69th Street, Apt. 3-D | Status: Rented
 Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1 | SF: 385
 Rent: \$1,700 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 9/24/2009 | Updated: 9/27/2011
 Features: Hardwood Floor.

MaryEllen Nowak
 Citi-Urban Management
 D: 516-466-3588 [ext 233]
 E: mnowak@citi-urban.com



309 East 69th Street, Apt. 1-RE | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,650 | Limited
 Available: Immediate | Term: 12 - 24 months
 Listed: 10/21/2009 | Updated: 11/8/2011
 Features: Kitchen - Total Renovation; Bathroom - Total Renovation;

Peter Rohani
 AJ Clarke Real Estate Corp.
 D: 646-695-7087
 E: prohani@ajclarkeny.com

309 East 61st Street, Apt. 13 | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side

Gatsby Leasing Office
 Gatsby Enterprises
 D: 212-686-5588



Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,725 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 1/22/2010 | Updated: 8/30/2011

E: info@qatstyreality.com



318 East 62nd Street, Apt. 2-R | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,800 | Ours Alone
 Available: Immediate | Term: 12 - 24 months
 Listed: 2/17/2010 | Updated: 10/1/2011
 Features: Kitchen - Dishwasher; Hardwood Floor.

Sara Gayer
 DJK Residential
 D: 212-367-0404
 E: sara.gayer@djkresidential.com
 Sudi Schorr
 DJK Residential
 D: 212-367-0420
 E: sudi.schorr@djkresidential.com



406 East 64th Street, Apt. 2 | Status: Rented
 Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 2/1/1
 Rent: \$1,600 | Cof
 Available: Immediate | Term: 12 - 12 months
 Listed: 3/12/2010 | Updated: 9/23/2011
 Features: Bathroom - Total Renovation; Wood Floors; Wood Floor.

Gloria Rosa
 Luxor Homes & Investment Realty, LLC
 D: 212-362-7557
 E: gloria@luxor.nyc.com



435 East 65th Street, Apt. 3-B | Status: Rented
 Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Co-op | Full Time Doorman | Elevator
 Size: Alcove Studio | 2.5/0/1 | SF: 550
 Rent: \$2,000 | Furnished Rent: \$2,200 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 5/3/2011 | Updated: 10/10/2011
 Features: Kitchen - Total Renovation; Dishwasher; Custom Closets; Custom Closets.

Michelle Bourgeois
 Citi Habitats
 D: 212-685-7777
 E: mbourgeois@citi-habitats.com



1158 First Avenue, Apt. 3-B | Status: Rented
 Cross Streets: East 63rd Street and East 64th Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,750 | Co-Broke
 Available: Immediate | Term: 12 - 24 months
 Listed: 6/14/2011 | Updated: 7/25/2011
 Features: Exposed Brick; Oak Floor; Exposed Brick.

Steve Hakimzadeh
 HH Realty Group
 D: 212-461-4277
 E: steveh@hhrealtygroup.com



403 East 65th Street, Apt. 3-A | Status: Rented
 Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1

MaryEllen Nowak
 Citi-Urban Management
 D: 516-466-3588 [ext 233]
 E: mnowak@citi-urban.com



Rent: \$2,000 | Open
Available: Immediate | Term: 12 - 24 months
Listed: 7/4/2011 | Updated: 9/23/2011



309 East 61st Street, Apt. 11 | Status: Rented
Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: Two Bedroom | 4/2/1
Rent: \$2,000 | Open
Available: Immediate | Term: 12 - 24 months
Listed: 7/12/2011 | Updated: 8/30/2011

Gatsby Leasing Office
Gatsby Enterprises
D: 212-686-5588
E: info@gatsbyreale.com



315 East 69th Street, Apt. 6-G | Status: Rented
Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Co-op | Full Time Doorman | Elevator
Size: Studio | 2/0/1
Rent: \$1,900 | Cof
Available: Immediate | Term: 12 - 24 months
Listed: 8/9/2011 | Updated: 10/24/2011
Features: Kitchen - Windowed;

John Foreman
Halstead Property
D: 212-381-3269
E: jforeman@halstead.com



344 East 65th Street, Apt. 1-D | Status: Rented
Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: One Bedroom | 3/1/1
Rent: \$1,750 | Co-Broke
Available: Immediate | Term: 12 - 12 months
Listed: 5/3/2008 | Updated: 9/13/2011
Features: Kitchen - Total Renovation; Bathroom - Total Renovation; Window - New Windows;

David G. Gotthelf
David Gotthelf, LREB
D: 718-392-4975



438 East 66th Street, Apt. 6 | Status: Rented
Cross Streets: First Avenue and York Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: Junior-1 | 2.5/0/1
Rent: \$1,750 | Co-Broke
Available: Immediate | Term: 12 - 12 months
Listed: 8/11/2011 | Updated: 8/14/2011
Features: Kitchen - Dishwasher; High Ceiling; Wood Floors; High Ceilings; Wood Floor.

Jasmine Wang
Level Group
D: 646-236-2291
E: jwang@levelgroup.com

438 East 66th Street, Apt. 3-FE | Status: Rented
Cross Streets: First Avenue and York Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: Junior-1 | 2.5/1/1
Rent: \$1,750 | Co-Broke

Jasmine Wang
Level Group
D: 646-236-2291
E: jwang@levelgroup.com



Available: Immediate | Term: 12 - 12 months
Listed: 8/15/2011 | Updated: 8/19/2011
Features: Kitchen - Dishwasher;



309 East 61st Street, Apt. 12 | Status: Rented
Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: One Bedroom | 3/1/1
Rent: \$1,825 | Open
Available: Immediate | Term: 12 - 12 months
Listed: 8/29/2011 | Updated: 9/30/2011
Features: Wood Floor.

Gatsby Leasing Office
Gatsby Enterprises
D: 212-686-5588
E: info@gatsbyrealty.com



344 East 65th Street, Apt. 2-B | Status: Rented
Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: One Bedroom | 3/1/1
Rent: \$1,800 | Co-Broke
Available: Immediate | Term: 12 - 12 months
Listed: 8/31/2011 | Updated: 9/14/2011

David G. Gotthelf
David Gotthelf, LREB
D: 718-392-4975



324 East 61st Street, Apt. 5-RW | Status: Rented
Cross Streets: Second Avenue and First Avenue
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: One Bedroom | 3/1/1
Rent: \$1,950 | Open
Available: Immediate | Term: 12 - 24 months
Listed: 9/6/2011 | Updated: 9/13/2011
Features: Kitchen - Original Upgraded; Dishwasher; Bathroom - Original Upgraded; Exposed Brick; Exposed Brick.

Leasing Office
AIMCO
D: 212-448-9720



1146 Second Avenue, Apt. B-1 | Status: Rented
Cross Streets: East 60th Street and East 61st Street
Neighborhood: Upper East Side
Rental Property | Voice Intercom | Walk-Up
Size: One Bedroom | 3/1/1
Rent: \$1,950 | Co-Broke
Available: Immediate | Term: 12 - 12 months
Listed: 9/12/2011 | Updated: 9/26/2011
Features: Recessed Lighting; Recessed Lighting.

Dan Marrello
Citi Habitats
D: 212-434-5210
E: dmarrello@citi-habitats.com



425 East 63rd Street, Apt. W-5B | Status: Rented
Cross Streets: First Avenue and York Avenue
Neighborhood: Upper East Side
Condominium | Full Time Doorman | Elevator
Size: Junior-1 | 2.5/0/1 | SF: 530
Rent: \$2,000 | Co-Broke

Debra Forest
AIB Management, Corp.
D: 212-755-6364
E: royalyork2@aol.com



Available: Immediate | Term: 12 - 36 months
 Listed: 8/30/2002 | Updated: 10/21/2011
 Features: Kitchen - Dishwasher; Dressing Area; Abundant Closets; Dressing Area; Abundant Closets.



313 East 60th Street, Apt. 4-B | Status: Rented
 Cross Streets: Second Avenue and First Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Studio | 2/0/1
 Rent: \$1,600 | Open
 Available: Immediate | Term: 12 - 24 months
 Listed: 11/9/2011 | Updated: 11/21/2011

Leasing Office
 General Property Management
 D: 212-757-5180



438 East 66th Street, Apt. 1-A | Status: Rented
 Cross Streets: First Avenue and York Avenue
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: Junior-1 | 2.5/0/1
 Rent: \$1,800 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 11/10/2011 | Updated: 11/17/2011
 Features: Kitchen - Dishwasher; High Ceiling; High Ceilings.

Jasmine Wang
 Level Group
 D: 646-236-2291
 E: jasmine@levelgroup.com



1274 First Avenue, Apt. 17 | Status: Rented
 Cross Streets: East 68th Street and East 69th Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,795 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 11/21/2011 | Updated: 1/12/2012

Artak Amiryan
 Citi Habitats
 D: 212-794-1133
 E: aamiryan@citi-habitats.com

Christopher James
 Citi Habitats
 D: 212-434-5231
 E: cjames@citi-habitats.com



1274 First Avenue, Apt. 25 | Status: Rented
 Cross Streets: East 68th Street and East 69th Street
 Neighborhood: Upper East Side
 Rental Property | Voice Intercom | Walk-Up
 Size: One Bedroom | 3/1/1
 Rent: \$1,441 | Co-Broke
 Available: Immediate | Term: 12 - 12 months
 Listed: 12/3/2011 | Updated: 12/16/2011

Artak Amiryan
 Citi Habitats
 D: 212-794-1133
 E: aamiryan@citi-habitats.com

Christopher James
 Citi Habitats
 D: 212-434-5231
 E: cjames@citi-habitats.com

All information furnished herein is from sources deemed reliable. No representation is made nor is any to be implied as to the accuracy thereof and all information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please hire your own architect or engineer.



Emily Rich

From: Desiree Lowe [dsrlw9393@gmail.com]
Sent: Sunday, January 22, 2012 11:22 PM
To: Public Info
Subject: Demolition of 429 East 64 and 430 East 65

Dear Landmarks Preservation Commission:

I urge you to deny the application by the Stahl Corporation to demolish two Landmarked buildings at 429 East 64 Street and 430 East 65 Street.

As was brought out in the Community Board 8 Landmarks Committee meeting on Jan. 9 at Marymount College, Stahl has pleaded insufficient economic return from the buildings and a huge economic burden if needed repairs are done. The Stahl application states that market rents do not exceed \$600 per month, yet renters in these buildings actually pay between \$500 and \$1500 per month. I live up the block in a rent-stabilized apartment in the same complex and pay \$1537 per month. The vacancy rate in 429 and 430 is 50 percent even though the complex has a full-time rental office. Needed repairs are extensive because the owners of the complex damaged the two buildings during a brief period when the landmark status was lifted. Also, in the Stahl application the prices given for the materials needed for renovation are grossly exaggerated.

If the Stahl Corporation is experiencing financial hardship, it should be allowed to sell the property. It should not be allowed to demolish landmarked buildings and displace people from their homes based on an inaccurate application.

Thank you.

Desiree Lowe
403 East 64 Street, Apt 2-B
New York, NY 10065

Emily Rich

From: C. Alexandra Berns [cberns74@yahoo.com]
Sent: Sunday, January 22, 2012 5:49 PM
To: Public Info
Subject: Save the First Avenue Estate!

Dear Chairman Tierney,

Please stop the demolition of our homes! Stahl York Avenue Co. has presented you with a false application of economic hardship... ALL RUBBISH!
429 E. 64th Street and 430 E. 65th Street are beautiful, *LANDMARKED* bulidings on the Upper East Side of Manhattan; one of the most desireable neighborhoods in the world! Yet, Stahl says they can't rent the apartments for more than \$600-\$800. *Seriously?* They could easily get more then 3x that amount with just a coat of paint!

If this application goes through, a heinous crime against the building residents, the community and the preservation of New York will have been committed. I ask you to make the only decision, the right decision.... to **SAVE THE FIRST AVENUE ESTATE!**

Sincerely,

Charlie Berns
cberns74@yahoo.com
Resident of E. 64th Street
Save The first Avenue Estate

Emily Rich

From: Bonnie Portnoy [bonniep61@gmail.com]
Sent: Monday, January 23, 2012 8:24 AM
To: Public Info

Good morning-

To whom it may concern:

I am writing in regards to the potential demolition of the landmarked buildings First Avenue Estates on the corners of 64th and 65th Streets and York Avenue.

I understand that the owners have filed a hardship application in an attempt to demolish the buildings. They most recently spent money to alter the outside of the buildings, and have left multiple apartments empty in lieu of cleaning them up and renting them, which they have also done in other buildings in the complex.

The apartments are very much needed in the neighborhood, and especially for those lower income/elderly population on fixed incomes.

Where will they go? I URGE you not to approve the demolition of the 2 buildings.

Sincerely

Bonnie

Emily Rich

From: Meng, Charis [MengC@HSS.EDU]
Sent: Monday, January 23, 2012 10:54 AM
To: Public Info

Dear Mr. Tierney,

I am writing to communicate my concerns about the application to demolish 429 E. 64th and 430 E. 65th Streets. I am a resident living in an apartment building across the street, with children attending the neighboring PS183 public school. Such plans would demolish 96 year old landmarks of housing for working people. They would also create unhealthy noise, pollution and disturbance for our quiet residential and academic community. I urge you to support rejecting the owner's application.

I appreciate your attention to this urgent matter.

Sincerely,
Charis Meng

Charis F. Meng, MD
Assistant Professor of Clinical Medicine
Weill Cornell Medical College
Rheumatology Attending
Hospital for Special Surgery
(w) 212 774 2656
(f) 212 774 7875

To My Patients: By choosing to use e-mail to communicate with me, you understand and agree to the following: The use of e-mail poses risks to the confidentiality of my health information. The Internet is an open network and provides no inherent protection for confidential information. I accept these risks. E-mail must not be my primary means of communication with my health care provider. In particular, I agree that I will talk with my health care provider by telephone or in person about critical or time-sensitive issues. Please note that there will be times when Dr. Meng will not have access to e mail- because of technical or travel related matters. Please contact the office by telephone if necessary or for urgent matters.

Emily Rich

From: michael weiss [mcwcars@usa.net]
Sent: Tuesday, January 24, 2012 1:24 PM
To: Public Info
Subject: First Avenue Estate - NO to demolition request

This is to voice my concern and strongly held belief that the Stahl First Avenue Estate (FAE) request for demolition of the landmarked buildings on East 64th and East 65th streets must be denied. I am a 34 year tenant of the FAE complex (403 East 64th) and totally support our Community Board's rejection of the illegitimate hardship claim that has been submitted. The claim is, of course, belied by the millions spent defacing the buildings (stucco and window installation) in an attempt to evade landmark status (losing) and then leaving them unfinished - and therefore with a preponderance of vacant apartments. The Stahl effort would be laughable if this weren't such a serious issue. To grant the demolition would seriously undermine the legitimacy of landmark status, richly deserved by our complex. The entire "City and Suburban" FAE complex is a critical remaining bastion of affordable housing for the middle class in Manhattan and must be preserved intact. I urge you to do the right thing for our city and our neighborhood and reject the Stahl request.

Sincerely,
Michael Weiss
403 East 64th Street
(tel) 212-472-2118

JEFFREY W. & JENNIFER GRAMBS
444 East 66th Street
New York, NY 10065-6927
212.737.7168

The Hon. Robert B. Tierney, Chairman
New York City Landmarks Preservation Commission
One Centre Street
9th Floor
New York, NY 10007

RE: The First Avenue Estate

23 January 2012

Dear Mr. Tierney,

Please add us to the list of those opposed to Stahl's application for a hardship bailout from the landmark designation accorded to City & Suburban Homes.

We watched with amazement as the landlord warehoused apartments in this complex starting several years ago and then proceeded to vandalize the buildings in a desperate attempt to stave off landmark designation. The sidewalk bridges that Stahl erected for this defacing work remain up three years later, an eyesore to the neighborhood that one suspects is a deliberate effort to make the property unattractive.

The landlord's hardship excuse is ludicrous.

Sincerely,

Jeffrey W. Grambs

Jennifer Grambs

JOYCE MATZ ASSOCIATES

PUBLIC RELATIONS

**460 EAST 79TH STREET
NEW YORK, N.Y. 10021**

(212) 744-3958

Jan. 24, 2012

PROTECT & PRESERVE ALL OF CITY & SUBURBAN, by Joyce Matz

Good afternoon. I am Joyce Matz, a Member of the Board of Friends of the Upper Eastside Historic Districts, a Member of the Board of Defenders of the Upper East Side Historic Districts and a member of many other preservation organizations, all of whom I know are strongly supporting the preservation and the designation of the entire model tenement complex on East 64th and 65th Streets.

This hardship application is reminiscent of one that came before you almost 30 years ago when a similar hardship application was heard concerning the 78-79 Streets York Avenue City & Suburban Estate. At that time, I devoted more than ten years of my life, as did hundreds of community and preservation groups as well as public officials and religious organizations as we struggled to save that landmarked block.

There, too, the owner did the same thing as now—keeping buildings empty, not renting apartments, not fixing and repairing apartments and thusly creating a self imposed hardship.

Tenants lived in fear, buildings deteriorated. And the sadest thing of all, was that these wonderful and historic buildings which were considered by most to be historically important, lost their importance, lost their grace and graciousness

and became dangerously empty. So, we see the same thing happening now. But the Landmarks Commission, in its wisdom then, realized how important they were to the history of our country, the history of our living conditions, the history of important buildings and designated them all. Not only do these buildings fill the requirement for being designated because they are both culturally and historically important, but because they are all symbolic of where and how immigrants lived in our country's early days and were genuinely affordable. We trust you will not dismember this block of historic buildings and keep them as one. Thank you.

#