



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

November 3, 2010

Derek Lee, R.A.
Manhattan Borough Commissioner
New York City Department of Buildings
280 Broadway
New York, NY 10007

RE: 233 West 15th Street Rooftop Parties

Dear Commissioner Lee:

The residents of the 200 Block of West 15th Street have raised many concerns over the past year about private parties with excessive noise being held on the rooftop at 233 West 15th Street. The West 15th Street 200 Block Association engaged Community Board Four's Quality of Life committee to provide assistance in resolving this problem. The residents have also repeatedly attended the 10th Precinct Community Council meetings to discuss this issue. We are writing to you to make you aware of the situation and request any aid you can provide to mitigate this disruptive situation for the tenants of West 15th Street.

Tenants on the top two staggered floors are holding late night parties on the two staggered rooftops. The party noise continues frequently until three or four in the morning. A majority of the parties consist of the use of barbecue and professional catering including a full bar. There are typically two to three dozen people attending, sometimes with music and dancing. Residents have reported the problem to 311 and have called the 10th Precinct but have seen no action taken by either entity.

This building was reconstructed approximately between 2002-2003, but with no noticeable reinforcements for the rooftop to support added live weight like this. Neighboring property owners have advised that Fire Insurance companies prohibit permission to use the rooftops for cooking fires. The property seems to be owned without any mortgage attached to it, so it has been difficult finding information about the insurer of the property to pursue that issue further.

The Block Association has met with the tenants of 233 West 15th Street who are hosting the parties but were advised by those tenants that they were permitted by the landlord to use this leased space as their private property and therefore were free to make any disturbance they wish at any time. The landlord, Superior Management, has been equally uncooperative and unresponsive.

The Block Association has been successful in resolving similar problems throughout the block but have been, as of now, unsuccessful with resolving this problem.

CB4 requests the Department of Buildings' assistance in handling this situation by sending an inspector to check to the property to determine the legal use and capacity of the space. We also wanted to alert your Department to a potentially dangerous situation.

CB4 thanks you for any assistance you can provide to the residents of the 200 block of West 15th Street to help them deal with an ongoing situation.

Sincerely,

Sincerely,

John Weis
Chair

Corey Johnson
Quality of Life

Gretchen Minneman
Quality of Life

CC: Elected Officials
Chelsea Council of Block Association
West 15th Street Block Association
10th Precinct
Commissioner of the FDNY, Public Safety Unit
Department of Sanitation
Department of Buildings
Department of Environmental Protection
Mayor's Community Assistance Unit Commissioner
Building Owner