



NYC Department of Buildings
280 Broadway, New York, NY 10007

Robert D. LiMandri, Acting Commissioner

May 19, 2008

Inspection Report: 732, 734 & 736 West End Avenue

In reference to complaint from Dee Estelle Alpert, Acting Chair, 736 West End Avenue Tenant Association, I inspected the above buildings along with BEST Inspectors, Robert DeMarco & Juan Modice on May 19, 2008. We met with Dee Estelle Alpert and David Erwin and discussed the issues raised in the complaint letter dated May 9, 2008.

The 3-story buildings with basements #'s 732 & 734 are to be demolished by Gaeta and applications (#'s 104940058 & 104940049) have been filed with DOB and BEST are currently reviewing the demo plans. According to Dee Estelle Alpert, there are several issues of concern to tenants of # 736 West End Av (14-story) before demo start:

1. that the party wall may be structurally compromised and damaged during the demo operation;
2. that cracks are visible in some of the apartments and the tenants fear the existing cracks will get larger;
3. that the contractors are working in the buildings unknowing to DOB and the tenants fear that this will continue;
4. that if tenants are affected as a result of the demo, they will inform the press and post information in the internet;

Based on our inspection and discussions, my recommendations are as follows:

- a) that BEST instruct the demo contractor, Gaeta, to meet with Dee Estelle Alpert and jointly take pre-demolition photographs of the party wall and cracks inside the apartments, for example, apartment # 9B and other apartments affected;
- b) That BEST also request that demo contractor submit an 'engineers report' on the structural integrity of the party wall 734/736. The engineers report may require protection of the party wall during demo;
- c) that BEST include a note in the Demo Plan that the demo contractor must take precautions not to damage the party wall during demolition operation;
- d) that the Manhattan Borough Inspection look into the complaint that the contractors are working in the buildings unknowing to DOB;

DEODAT RAMSARRAN

A handwritten signature in black ink, appearing to read 'Deodat', written over a horizontal line.