

DANIEL R. GARODNICK
COUNCIL MEMBER, DISTRICT 4

DISTRICT OFFICE:
211 E. 43RD ST., SUITE 1205
NEW YORK, NY 10017
TEL: (212) 818-0580
FAX: (212) 818-0706

CITY HALL OFFICE:
250 BROADWAY, ROOM 1880
NEW YORK, NY 10007
TEL: (212) 788-7393
FAX: (212) 442-1457



THE COUNCIL
OF
THE CITY OF NEW YORK

CHAIR
ECONOMIC DEVELOPMENT

COMMITTEES
LAND USE
EDUCATION
TRANSPORTATION
WATERFRONTS
RULES, PRIVILEGES & ELECTIONS
ZONING & FRANCHISES

Via U.S. and Electronic Mail

January 30, 2014

Mr. Andrew MacArthur
Vice President
CWCapital Asset Management LLC
810 Seventh Avenue, 40th Floor
New York, NY 10019

Dear Mr. MacArthur:

We are writing to you today about the construction work that is underway for your new management office, abutting 272, 274, 276 and 278 First Avenue. We are increasingly concerned about the absence of information for affected residents, and lack of clarity on your plans and timeframe.

As you know, the Stuyvesant Town/Peter Cooper Tenants Association organized a meeting last October to express the residents' frustration, even at that time, about the lack of transparency of this project. They even gave an opportunity to CompassRock representatives to participate in order to answer questions directly.

Since then, there has been no follow up from CompassRock. No plans have been released to the community, and no formal opportunity given to comment on work that is contemplated.

Accordingly, we ask that you provide to us, and to residents of the community (1) an explanation of the purpose of the project; (2) the schedule for commencement and completion of the work; (3) a detailed design of the project, including what will be included on the roof of your new structure, any changes to the area between the building and Playground 8, and any renovations that are planned for the playground; (4) the anticipated work hours; (5) any information about whether utilities will be affected during the construction; (6) how security for T and M level residents of the affected buildings will be addressed; (7) the plan for any environmental impacts, such as dust and soil removal; (8) the anticipated steps to mitigate

against the presence of rodents; and (9) the name of an on-site manager or management representative that residents can call when they have questions or concerns about the construction.

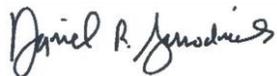
As has been expressed to your staff, absent the most extenuating circumstances, it is not appropriate for any work to be done on this project outside of the normal construction hours of Monday to Friday. This is a densely populated residential community, and residents should be free from disruption during early mornings, evenings and weekends. It is also appropriate, and important, that CompassRock find ways to compensate residents for the aggravation that they are about to experience here -- such as by abating rent during the period of active work.

We also ask that CompassRock initiate a meeting with affected residents to explain directly what is happening, and how you intend to address these concerns. Workers are already in the buildings, and appear to have been instructed not to communicate with residents. The lack of information at all levels has only added to an air of mistrust.

Finally, please know that we are in touch with the appropriate City agencies, and are asking them to do a complete audit and review of the plans, to ensure compliance with all applicable rules.

Thank you for your attention to this matter. If you have any questions about this request, as always, please do not hesitate to contact Councilmember Garodnick directly at (212) 818-0580.

Sincerely,



Daniel R. Garodnick
City Council Member



Brad Hoylman
State Senator



Brian Kavanagh
State Assemblymember

cc: John Marsh, Stuyvesant Town/Peter Cooper Village Tenants Association President
Susan Steinberg, Stuyvesant Town/Peter Cooper Village Tenants Association Board Chair