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Friday, December 11, 2009

Letter #4862

Mircea Fersedy
32-49 37 Street
Astoria, NY 11103

Re: 32-49 37 Street, Queens
Sidewalk Shed

Dear Mr. Fersedy:

Original Filing:

The original filing of the sidewalk shed was by the contractor, Gurcharan Singh of Lakji General Contracting, Inc per HPD OMO #D600051 for the purpose of steam wash cleaning. The permit was issued on October 12, 2005. The action by HPD was in response to a Unsafe Building violation that was issued on January 14, 2005.

Complaint History:

There have been 37 complaints made against the property at 32-49 37 Street from 1991 to the present. 32 of those have been since 2001. 26 of those complaints were resolved without a violation being issued or warranted. This indicates a pattern of complaints by neighbors that are either unwarranted or overly exaggerated. Many of the complaints are about broken windows. It is very easy to vandalize a house by breaking a window or two and then to call it in as a complaint.

Sidewalk Shed:

The DOB inspection made after the 2005 Unsafe Building violation was issued, gave this account of the facade:

"Building is not vacant, it's in good structural condition, no debris."

This inspection was made prior to the installation of the sidewalk shed. Since that time, a number of violations were issued due to the sidewalk shed being erected by HPD. Work with a permit violations were issued as the sidewalk shed was not filed until after it was installed. The permit was issued on October 12, 2005 and expired on December 31, 2005. The permit was never reissued by HPD. Furthermore, the sidewalk shed was never maintained by HPD as well which resulted in further ECB violations.

Professional Opinion:

From my examination of the building, I have found that it has suffered from deferred maintenance as well as from local vandalism. However, I found that the building walls are straight and intact. No walls or parapets are leaning, bulging or out of plumb and do not threaten the public. They are not on the verge of collapse and are still considered to be structurally stable at this time. There is remediation required and a sidewalk shed will be required when the work is done. However, the sidewalk shed is not required at this time.

Yours truly,

Brian E. Flynn, PE

