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March 16, 2015

Hon. Rick Chandler, P.E.
Commissioner
New York City Department of Buildings
280 Broadway, 7th Floor
New York, New York 10007

Dear Commissioner Chandler:

I am the Principal of School of the Future located at the northwest corner of Lexington and 22nd Street. The school was informed in the middle of January that a developer (Toll Brothers) has acquired the property that surrounds our building and plans to commence a three year residential construction project. Specifically the plan is to build a 12 story building on 22nd Street and an 18 story building on the southwest corner of Lexington Avenue and 23rd Street. This would be Block 878, Lots 15 and 59. It is our understanding that you will need to issue various permits for this construction to happen. As you consider approving these permits, we would like you to focus on the following issues which our school community, having just learned about the potential activity surrounding our school building, is deeply concerned about.

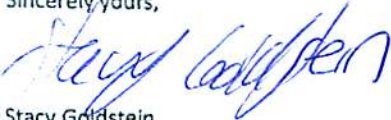
1. **Engineering** – The site would require about 20 feet of excavation along half of the perimeter of our building, which is fully occupied during school hours. Our 10 story building, originally the Manhattan Trade School for Girls, was built in 1905 and our foundation has not been exposed in many years. With the number of building collapses in the recent past and the consequences of any accident that would affect the School, how can we be assured of the safety and integrity of our building during the demolition and excavation process? What special measures can your Department require to protect the School and its students?
2. **Safety** – A construction force of over 200 workers will be congregating around our middle and high school students, including teenage boys and, of particular concern, girls. The construction workers' schedule for lunch, breaks, start of work and day end will coincide with that of our students, who often congregate outside the building. For good reason, the NYCSCA does not allow for work on or around school grounds during school hours. How can the well-being of our students be assured in this environment? Will your Department impose measures to protect the children?
3. **Logistics** – Construction will occur on both sides of our school building. My staff, students and parents will not be able to access the school entrance without walking by active construction activity. Cranes, material delivery, demolition debris removal and construction trailers may impede access on both sides of school entrances. The increased traffic, materials overhead and general confusion of the construction site raise concerns about safety. What special conditions will your Department impose in order to eliminate (or at least minimize) the dangers?
4. **Noise** – We are deeply concerned about the impact of noise on our students during demolition and construction. The NYCSCA prohibits construction during school hours, but I understand that these rules do not apply to the Toll Brothers project. What measures will your Department require to ensure that our

educational setting will not be seriously disturbed when on half of the exterior a significant demolition and construction project is underway? We are particularly concerned about our special needs students being comfortable (18 percent of our students are special needs students).

5. **Dust and Air Quality** - Demolition is a dirty process and our 105 year old building is far from air tight. What are the asbestos and other toxic control systems that will be put in place? What measures can the Department require to protect our classrooms and other spaces against construction dust? How can we assure the health of our students with the site surrounding our space?

The Developer has stated that it can build "as of right". The many safety risks, the significant disturbance of our education mission, and the concern for young women and special needs students should be within our rights as neighbors. Please tell the School of the Future how these concerns will be addressed during your review and prior to your issuance of permits to build and expose my staff, my students and my parents to the hazards and conditions that I have outlined.

Sincerely yours,



Stacy Goldstein
Principal

cc.: Hon. Bill de Blasio, Mayor of the City of New York
Hon. Letitia James, Public Advocate, City of New York
Hon. Carmen Farina, Chancellor, NYC Department of Education
Hon. Melissa Mark-Viverito, Speaker of the New York City Council
Hon. Gale Brewer, Manhattan Borough President
Hon. Rosie Mendez, City Council Member, District 2
Hon. Brian Kavanagh, NY State Assembly Member
Hon. Liz Krueger, State Senator, 28th District
Hon. Scott Stringer, New York City Comptroller
Martin Rebholz, R.A., Manhattan Borough Commissioner, Department of Buildings
Vikki Barbero, Chair, Community Board 5
Mr. Michael Mirisola, Project Support Manager, School Construction Authority
John K. McDonald, General Counsel, Toll Brothers, Inc.
Mr. Garland deGraffenried, Project Manager, Toll Brothers City Living