



Christopher Marte

紐約市市議員馬泰 Council Member, District 1

district1@council.nyc.gov

Office location pending

February 3, 2022

Robert Cohen
President, R.A. Cohen and Associates
250 Park Ave Suite 1901
New York, NY 10177

Subject: Heat and Safety Concerns at 151 Norfolk Street

Dear Mr. Cohen,

I write to you on behalf of the residents at 151 Norfolk Street (also known as 149-151 Norfolk), demanding that your management company, R.A. Cohen, immediately resolve the requests laid out below regarding heat and safety in the building.

Tenants at 151 Norfolk have been living with insufficient and inconsistent heat since R.A. Cohen acquired the property in 2016. Every night the heat shuts off between the hours of 11PM and 6 or 7AM. Because of these conditions, tenants have to wear winter clothing in their own apartments, and cover windows that cannot close with blankets to keep cold air out.

Residents also claim that when representatives of R.A. Cohen are made aware of these issues, they are met with manipulative and evasive language shifting blame to tenants themselves. Both the lack of heat and these types of responses from your company are clear examples of tenant harassment and are unacceptable and illegal.

I have also been made aware of additional safety concerns throughout the building. Without a security system, residents have had their packages stolen and their mail opened. The front door lock repeatedly breaks and residents are afraid of people trespassing at night. In one instance, the front entrance door knob broke and fell inwards, resulting in tenants relying on buzzing people into the building in order to exit. Because the superintendent lives far away and is not regularly available, this incident was only addressed the following day.

Additionally, several residents have reported holes in their floors and ceilings. All apartments must be inspected and renovated to meet safety standards of the City and to resolve all outstanding threats to tenants' wellbeing.

Therefore, to ensure the living conditions at 151 Norfolk are up to living and legal standards, I demand that:

- 1) R.A. Cohen abides by the law that landlords must provide heat so that when it is below 55 degrees Fahrenheit outside, it is at least 68 degrees inside from 6AM to 10PM, and from 10PM to 6AM, it must always be at least 62 degrees Fahrenheit inside;
- 2) R.A. Cohen installs a security camera system for the whole building, in the lobby, by the mailbox, in the elevator, and on each floor;
- 3) R.A. Cohen fixes and upgrades the intercom system by the outside entrance and within each apartment;
- 4) R.A. Cohen repairs the front door properly so that the doorknob does not fall off;
- 5) R.A. Cohen complies with the law that requires a superintendent for residents within 200 feet of the building;
- 6) R.A. Cohen replaces all old radiators with the newer model existing in some apartments;
- 7) R.A. Cohen replaces all room temperature sensors so that they function properly; and
- 8) R.A. Cohen addresses any needed repairs to walls, floors, ceilings, plumbing, electrical wiring, and provided appliances in individual apartments with the consent of the tenant.

I demand that R.A. Cohen resolves these requests immediately to ensure 151 Norfolk is habitable and safe for all tenants. My office will continually follow up and work with tenants and City agencies until all of the demands are met. If you would like to discuss this matter further, please contact Jennifer Chiao at jchiao@council.nyc.gov or 212-587-3159. I look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Marte', with a large, sweeping flourish extending to the right.

Christopher Marte
New York City Council Member, District 1
Co-Chair of the Manhattan Delegation