



**Department of
Housing Preservation
& Development**

Nyc.gov/hpd

Office of Asset & Property
Management
Division of Housing
Supervision
100 Gold Street
New York, N.Y. 10038

ADOLFO CARRIÓN, JR.
Commissioner

JULIE WALPERT
Assistant Commissioner

July 12, 2023

Fran I. Lawless, Esq.
Kagan Lubic Lepper Finkelstein & Gold, LLP
200 Madison Avenue, 24th floor
New York, NY 10016-4001

Re: Esplanade Gardens, Inc.

Dear Ms. Lawless:

HPD has reviewed the corporation resolution increasing community room rentals, key fob fees, parking fees and storage fees. The fees are approved as follows:

- Effective September 1, 2023, the community room rental will increase from \$800.00 to \$900.00, and for Repasses, \$50.00 to \$250.00.
- Effective September 1, 2023, the key fob fee will be \$25.00 for ages 13-17, and \$50.00 for ages 18 and over.
- Effective September 1, 2023, the monthly parking fee for outside spots will increase from \$87.50 to \$100.00.
- Effective September 1, 2023, the monthly parking fee for inside spots will increase from \$100.00 to \$125.00.
- Effective September 1, 2023, monthly storage room fees will increase from \$52.00 to \$60.00.

Please make sure that the notice of the increases is posted in the lobby of each building, and on each floor near the elevators at least 30-days before the increases become effective.

If you have any questions, please call HPD's Director of Mitchell-Lama Portfolio, Carl Hicks at 212-863-7511 or by email at hicksca@hpd.nyc.gov.

Sincerely,

Peter Donohue
Executive Director of Operations

cc: Julie Walpert
Carl Hicks
Board of Directors
John Chen
Renee Wigfall

