

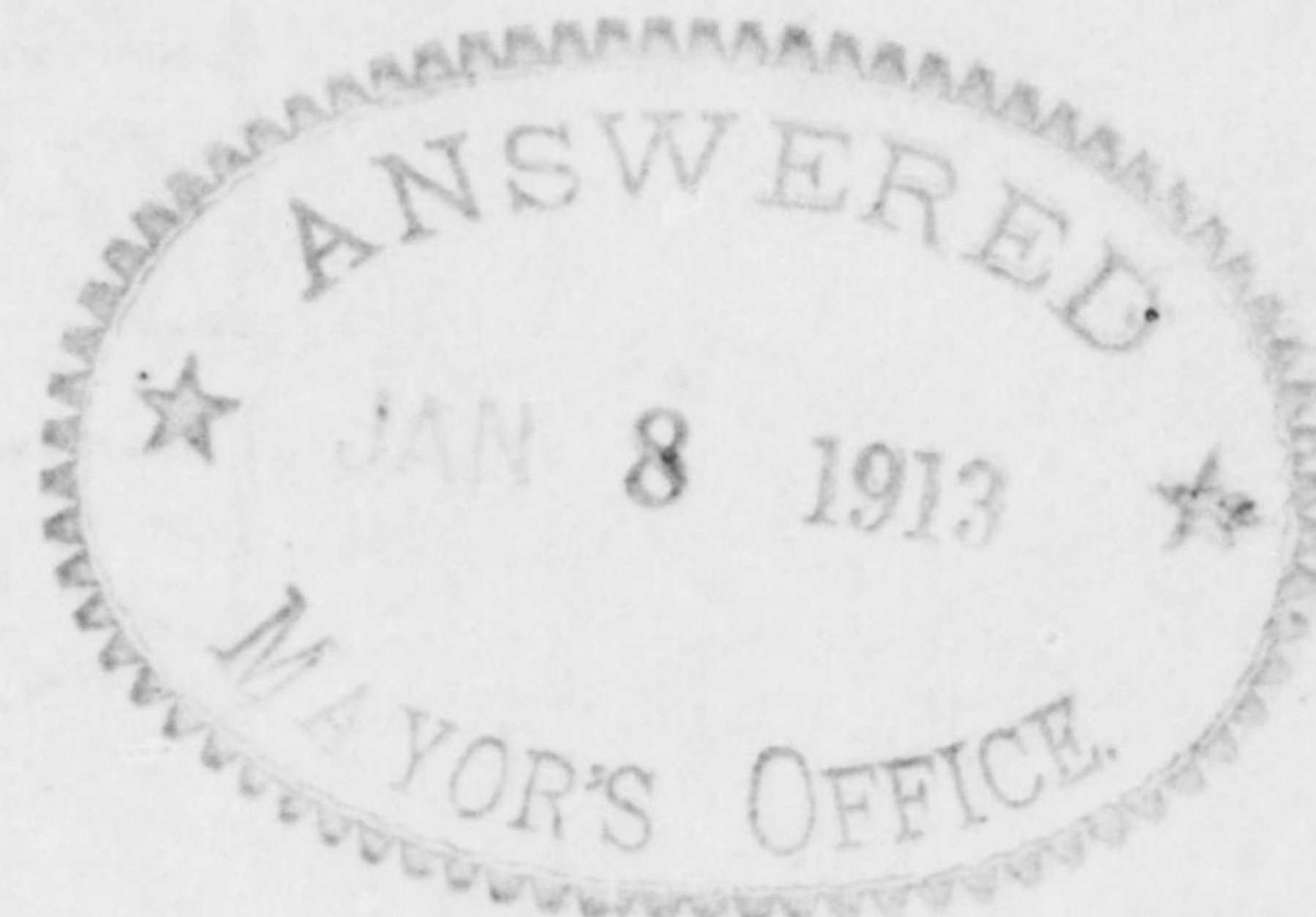
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Borough President [Bronx]

1913

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT



January 6, 1913

Hon. William J. Gaynor,
Mayor of the City of New York,
City Hall, New York City

Dear Sir:

The New York Retail Grocers Association
has asked that Mr. Charles Haslop, of 537 West 46th
Street, be appointed on the Advisory Committee of the
Mayor's Market Commission. Will you kindly appoint him
and also Mrs. Lewis Nixon, of 22 East 53rd Street, on
the Advisory Committee, and oblige,

Yours very truly,

President of the Borough of the Bronx,
Chairman, Market Commission.

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
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CYRUS C. MILLER
PRESIDENT

January 6, 1913

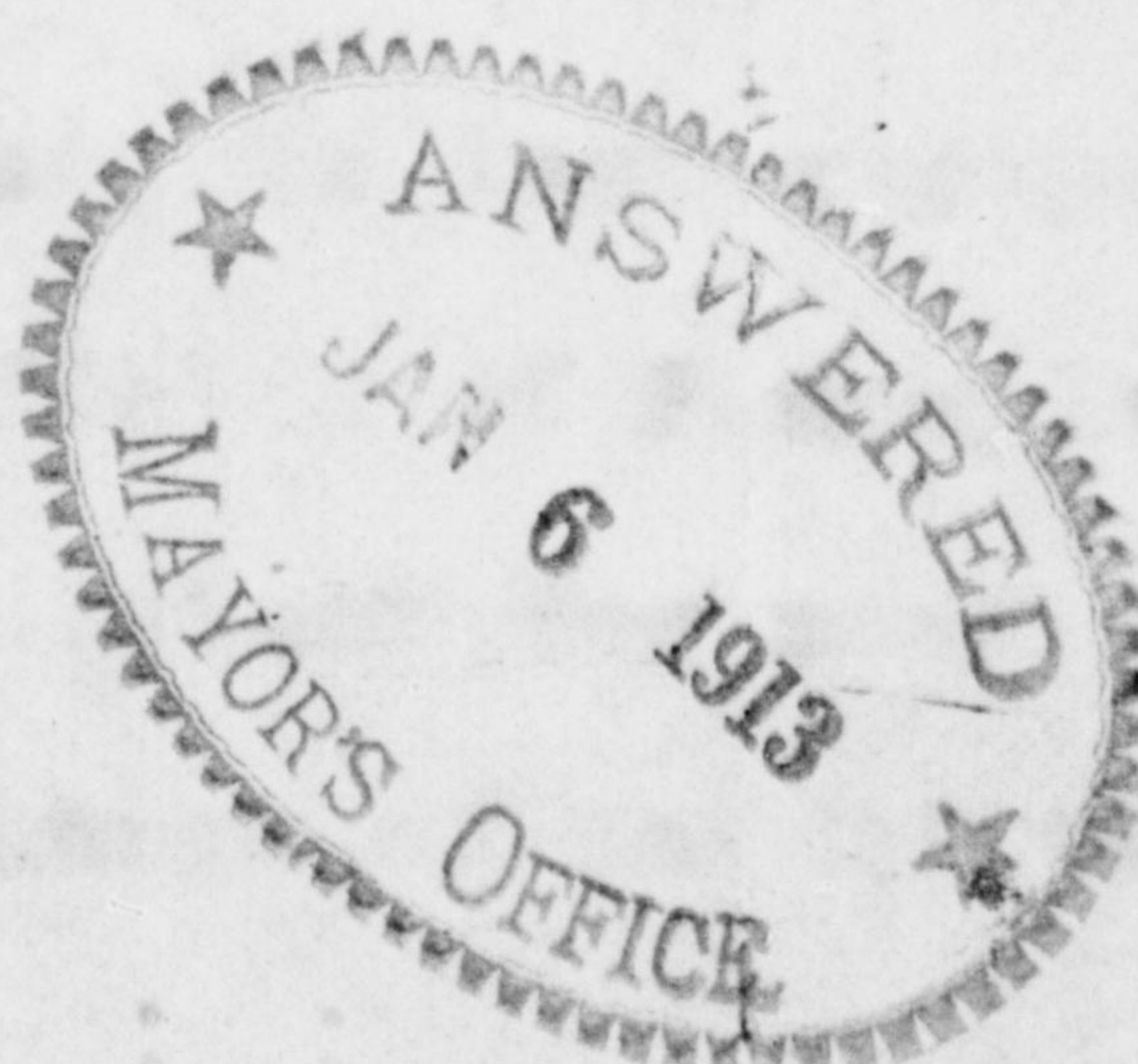
Mr. Robert Adamson,
Secretary to the Mayor,
City Hall, New York

My dear Mr. Adamson:

Will you kindly give to the press
the statement that President John Purroy Mitchel and
President George McAneny have been added by His Honor,
the Mayor, to the Mayor's Market Commission, which now
consists of myself as Chairman and the two gentlemen
named; also that he has appointed to the Mayor's
Pushcart Commission Mr. William A. Cokeley of 2879
Coddington Avenue, Bronx.

Yours very truly,

Grastelulle
President of the Borough of the Bronx



CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX

THIRD AVENUE AND E. 177TH STREET
OFFICE OF CHIEF ENGINEER OF SEWERS AND HIGHWAYS

RICHARD H. GILLESPIE
CHIEF ENGINEER
JOSIAH H. FITCH
ENGINEER OF SEWERS

February 25, 1913.

Hon. William J. Gaynor,

Mayor of the City of New York.

Sir:

The fact that the Board of Estimate and Apportionment were considering the establishment of a Bureau of Efficiency was brought to my attention some time ago and I have made application to the Budget Committee of the Board of Estimate and Apportionment, who have the matter in hand and who are to report to the Board of Estimate and Apportionment as to the organization of such Bureau of Efficiency, for appointment as the head of such Bureau.

I have based my application for this position upon the results obtained in my present position. I venture to call your attention to this matter and to my application for the position as the head of this proposed Bureau of Efficiency, hoping that when you have read what I have been able to accomplish in my present work I shall not be alone in the opinion that I am fitted for the position I seek.

I am a graduate of the School of Mines of Columbia University and have been employed in the Bureau of Sewers in the Borough of The Bronx for the last nineteen years. Prior to that I had considerable experience with the Standard Oil Company in laying pipe lines and erecting pumping stations in the oil fields of Pennsylvania and West Virginia, and prior to that was an Assistant Engineer upon the construction of the Croton Aqueduct in charge of one of the tunnel sections.

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Hon. William J. Gaynor,

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February 25, 1913.

I entered the City employ in the Borough of The Bronx as a Computer in 1894 and was placed in charge of the Bureau of Sewers in 1900. I was in charge of such Bureau until the end of 1902. From 1902 to 1910 I was second in charge of the Bureau of Sewers, and from the beginning of 1910 until the present time I have been in charge of such Bureau. My present salary is \$4000 per annum.

Now, as to what I have accomplished in the Bureau of Sewers since the beginning of 1910:

During the year 1909 there was \$134,000 spent for the maintenance of sewers, basins, drains, open ditches, etc., in the Borough of The Bronx. In the year 1912 I was able to take care of the maintenance of the sewers, basins, drains, etc., in the Borough of The Bronx for the sum of \$72,000. These are round numbers.

It must be remembered that there was an added increment to the amount of sewers, basins, drains, etc., to be cared for in 1912 over that of 1909 due to the natural increase of three years.

I have reduced the cost of cleaning Receiving Basins in the Borough of The Bronx from \$4.60 per basin per cleaning in 1909 to \$2.60 per basin per cleaning in 1912, and have made a corresponding decrease in the cost of cleaning and maintaining sewers, drains, and open ditches in this Borough.

We have practically 300 miles of sewers under maintenance in the Borough of The Bronx and nearly 200 miles of drains and open ditches,

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ENGINEER OF SEWERS

Hon. William J. Gaynor,

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February 25, 1913.

and nearly 4000 receiving basins.

I have been able to make this saving by the application of newer and more efficient methods, which have resulted in the material reduction of the number of laborers employed and the substitution of simple mechanical aids and the application of common-sense methods.

I realize fully that a Bureau of Efficiency of the City of New York can be of no benefit to the City, nor could such a Bureau accomplish anything towards increasing the efficiency of the work of all the various departments, boroughs and bureaus in the City, unless the head of such Bureau of Efficiency received the active, earnest and hearty co-operation of the various heads of departments, boroughs, bureaus, etc.; and the work of the Bureau of Efficiency would be of no avail if it was to meet with antagonism and opposition from various department heads.

It would be a simple matter to increase the efficiency and make a saving to the City in the matter of supplies by installing a central purchasing department, but when one should attack the labor end of it one would be apt to be met with opposition from heads of departments and boroughs in the matter of reduction of force. Therefore the work done by such a Bureau of Efficiency would have to be carried on with the greatest diplomacy.

There is no doubt that the City of New York is behind the times in the use of modern and labor saving devices and machinery in the maintenance of its various public improvements, and the adoption of

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Hon. William J. Gaynor,

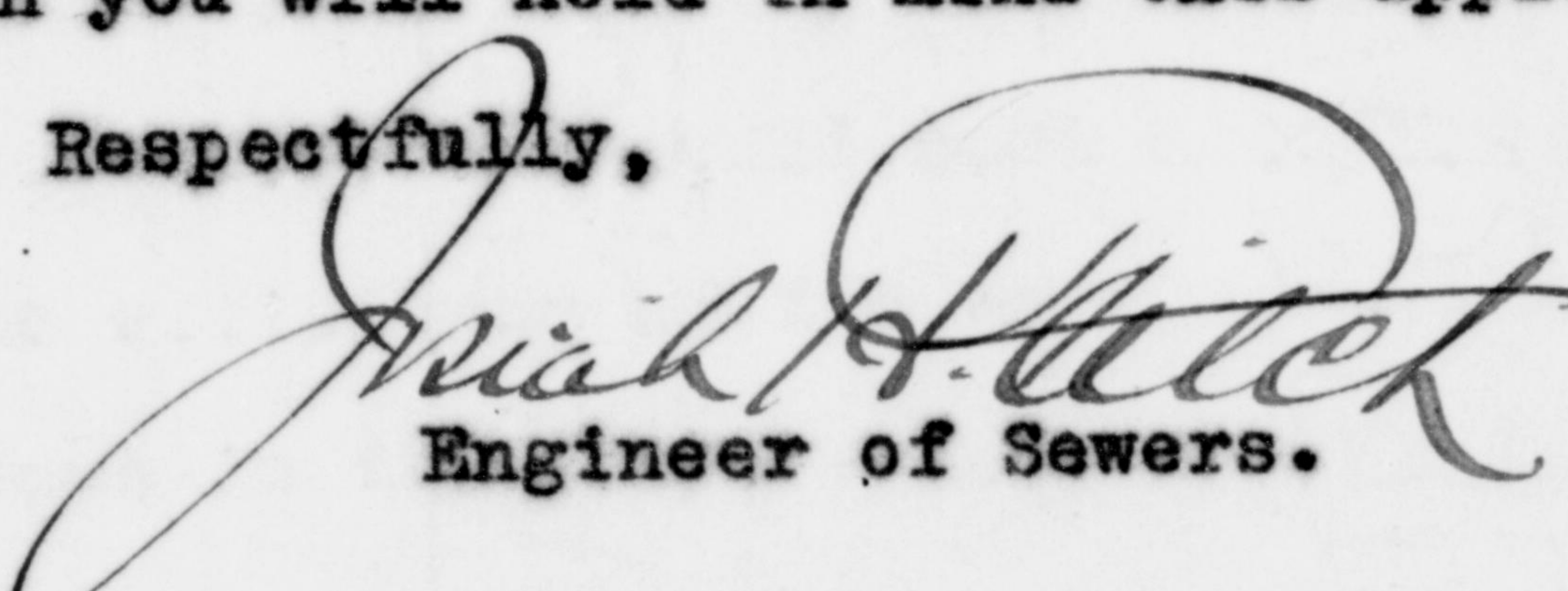
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February 25, 1913.

up-to-date methods would inevitably result in a material reduction in the number of employees. Whether this can be accomplished remains to be seen.

I trust the expression of these few views will not have bored you and I hope that if the organization of this proposed Bureau of Efficiency comes under your consideration you will hold in mind this application.

Respectfully,


Engineer of Sewers.

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CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

March 1, 1913

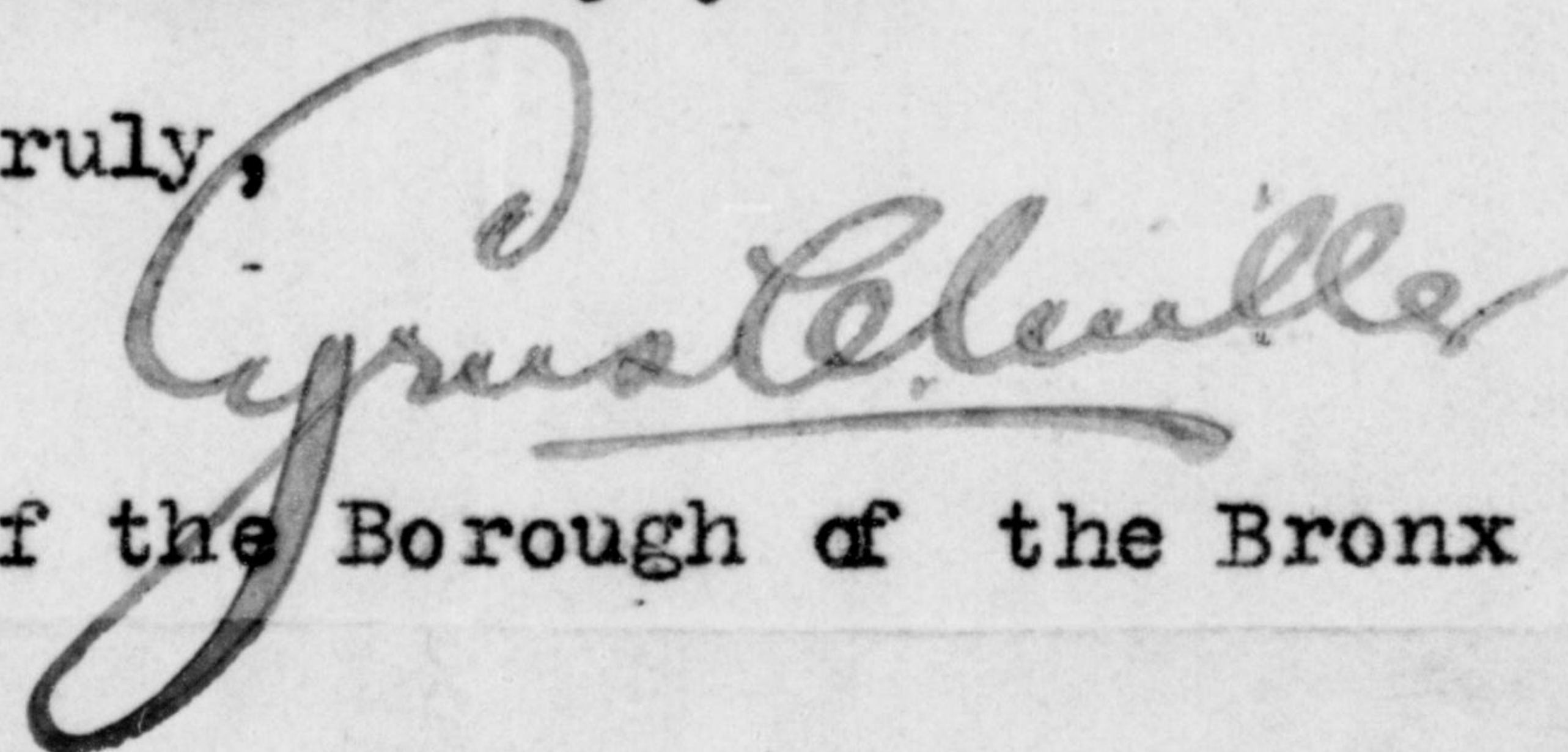
Hon. William J. Gaynor,
Mayor of the City of New York,
City Hall, New York City

Dear Mayor Gaynor:

On January 15, 1913, I wrote you a letter requesting the appointment of Monroe Goldwater, Esq., on the commission for acquiring title to Fordham Road, and was told that the letter had been forwarded to the Corporation Counsel's office. Apparently the request was ignored by that office as the name was not handed to the Judge who was to make the appointment. On Thursday you took a memorandum of the matter and said you would call it to the Corporation Counsel's attention. Yesterday morning I received a telephone from Mr. Watson stating that it would be impossible to suggest the name to the Judge at this time although the Judge has not made the appointments.

It has been a well recognized courtesy for years accorded to the borough president that he have the nomination of one member of such a commission. This courtesy appears to have been ignored even against your wishes. Some of the appointments made in this Borough have been political hacks of very low grade, and our people are suffering from their being on the commissions. This is the third or fourth request that has been ignored by the Corporation Counsel's office although forwarded by you.

Yours very truly,



President of the Borough of the Bronx

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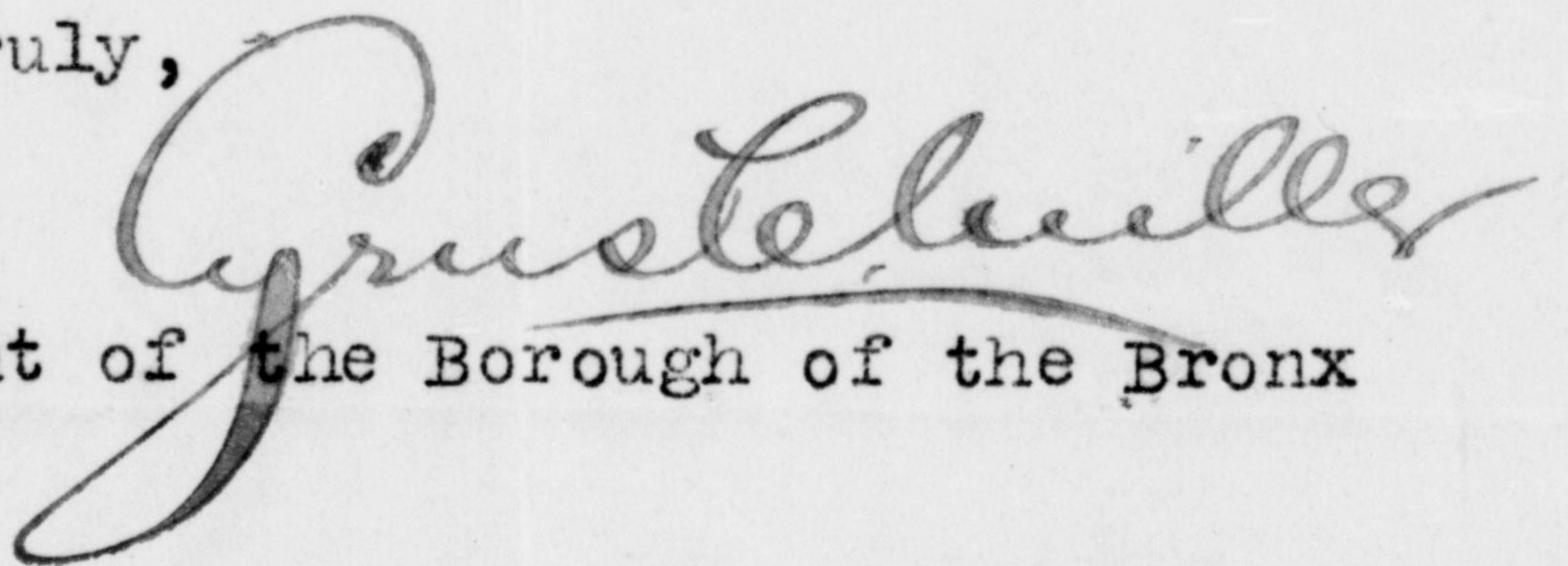
March 21, 1913

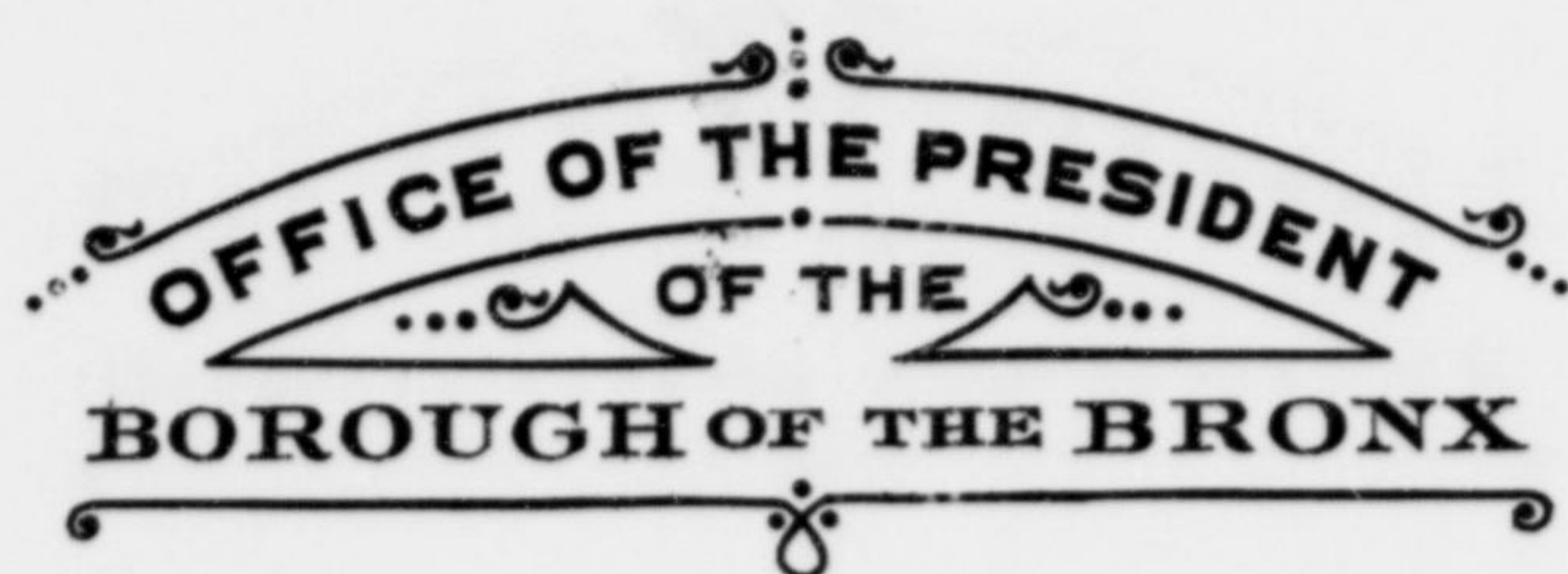
Mr. Robert Adamson,
Secretary to the Mayor,
City Hall, New York City

My dear Sir:

I have your letter of March 7th regarding the all-night liquor license requested for Arthur Wolff at 1431 Broadway. I know nothing of the place and made the request for a friend who assured me that it was all right. I find this is the result of going into things outside my own Borough where I can speak with authority and knowledge. It strikes me, however, as being very strange that the police of the di strict would allow such a place to exist if it were of the kind indicated.

Yours very truly,


President of the Borough of the Bronx



March 31, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

Dear Mayor Gaynor:

Happy the man who
has a fidus Achates like Dr. Hale.
I send you a clipping from the
City Record showing the kind
wishes of the learned Doctor
for His Honor, the Mayor.

Yours very truly,

President of the
Borough of the Bronx

McConnell

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

APR 15 1913
MAJORS OFFICE
ANSWERED

April 2, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

Dear Mayor Gaynor:

I wish to call your attention to Ordinances G. O. No. 424, Int. 3001, and G. O. No. 425, Int. 3002, for establishing the width of the roadway of Baker Avenue and Mead Street respectively, and Ordinance G. O. No. 430, Int. 3095, for establishing the width of the roadway of 241st Street, the Bronx, which were adopted by the Board of Aldermen at its meeting on April 1st, 1913. What authority has the Board of Aldermen to fix the widths of streets? I call your attention to the Charter, - §§47, 242, 438, 439 and 442, - which reposes this power in the Borough President and the Board of Estimate and Apportionment.

Yours very truly,

Cyrus C. Miller
President of the Borough of the Bronx

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

April 10, 1913.

Hon. William J. Gaynor,
Mayor of the City of New York.

Dear Sir:

Relative to an act by the legislature of the State of New York "To amend 'An act to provide for a commission to investigate and consider means for protecting the waters of New York Bay and vicinity against pollution and authorizing the City of New York to pay the expenses thereof,' in relation to the term of said commission," which act is now before your Honor for consideration and which would extend the life of the Metropolitan Sewerage Commission (which under the present law will terminate on May 1, 1913) until May 1, 1916, consideration is respectfully asked of the following matters:

The Metropolitan Sewerage Commission was originally created under chapter 639 of the laws of 1906, and the constituting act made it the duty of such board to continue the work of the New York Bay Pollution Commission established by chapter 539 of the laws of 1903 and to extend such work so as to include certain further duties. These duties were all confined to investigation and report and in no wise did this act authorize such commission to go further than investigations, recommendations and reports.

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CYRUS C. MILLER
PRESIDENT

Hon. William J. Gaynor,

- 2 -

April 10, 1913.

The several other acts which have provided for the continuance of this commission in force have never given such commission any power to execute any of its recommendations. So, at the present time, the law is that it is to make certain investigations as to the problem of the disposal of sewage in the Metropolitan District and embody the result of such investigations in a report and to submit such report to the Mayor of the City of New York.

It would seem that the Metropolitan Sewerage Commission has submitted a very full and complete report as to the result of its investigations and embodying also **its** recommendations.

The Metropolitan Sewerage Commission could not proceed with the preparation of plans and the letting of contracts for the construction of any sewage disposal works or any sewer work of any character without conflicting with the provisions of the Charter of the City of New York, which clearly places the duties of all sewer construction and the preparation of all sewerage plans in the hands of the respective Borough Presidents. The charter provides also that all sewerage plans must be submitted to the Board of Estimate and Apportionment for adoption. Therefore under the existing charter the Board of Estimate and Apportionment is the body that governs absolutely the sewerage plans for the City of New York; and it would seem that such provision of the charter is

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Hon. William J. Gaynor,

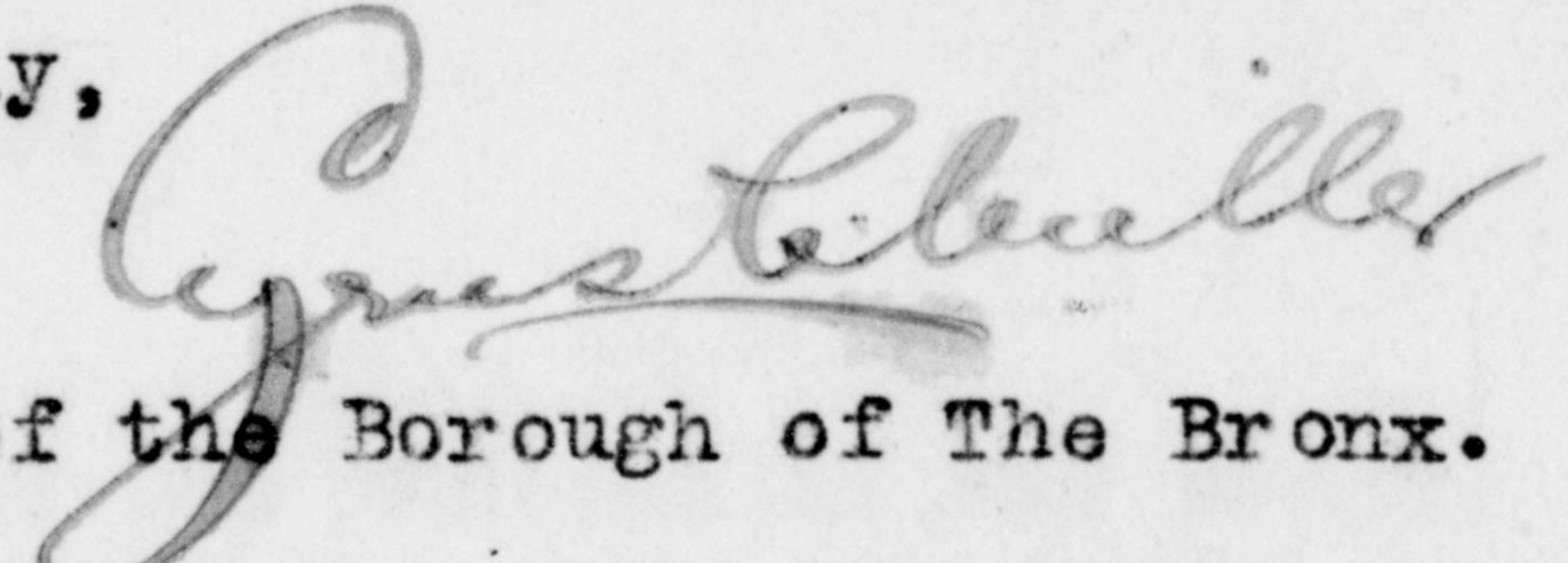
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April 10, 1913.

a wise one and that the Board of Estimate and Apportionment is fully competent to perform such duties. It would also seem that the Board of Estimate and Apportionment could, under the authority given it by the charter, require perfect co-operation between the various boroughs in the preparation of sewerage plans contemplating the ultimate disposal of the sewage of the City of New York.

It would further seem that the continuation of the Metropolitan Sewerage Commission in office would necessarily bring to such commission work not contemplated as part of its duties in the act creating such commission, and also that in proceeding along the lines of execution it would necessarily be doing work which the charter provides shall be done by the Borough Presidents under the approval of the Board of Estimate and Apportionment.

Very respectfully,


President of the Borough of The Bronx.

CITY OF NEW YORK
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CYRUS C. MILLER
PRESIDENT

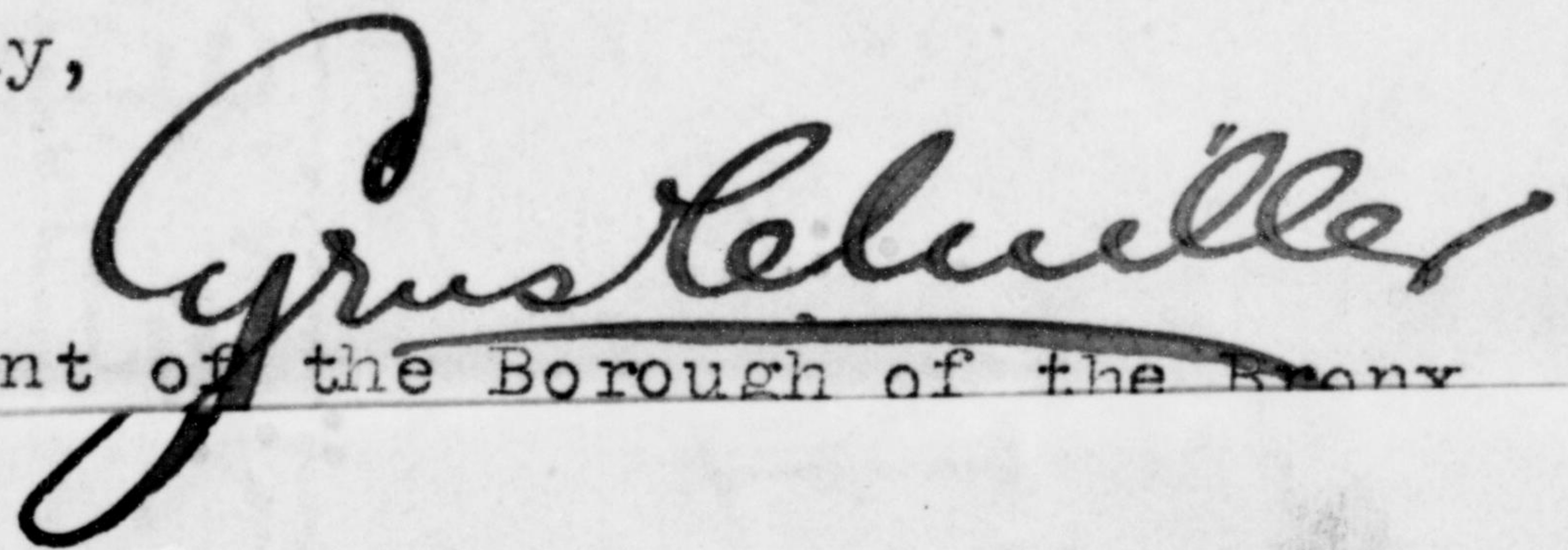
April 18, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

Dear Mayor Gaynor:

I send you herewith an objection to the bill now in the Legislature providing for the payment by owners ceding land of the cost of searching the title. You will remember that this bill was approved by the Board of Estimate on the understanding that anyone opposing it reserved the right to appear before you at the hearing and oppose it. I send in the protest ahead of time as it might happen that I could not attend the hearing.

Yours very truly,


President of the Borough of the Bronx

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

April 17, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

S i r:

Assembly Bill No. 2182 (Cuvillier), amending Section 992 of the Greater New York Charter, provides that owners ceding land within street lines to the City must furnish to the City a title policy with a deed of cession or pay the cost of searching the title. The present law was designed to encourage owners to cede their land and thus avoid the heavy expenses of condemnation proceedings. It requires the Corporation Counsel to examine the title and accept or reject the cession within sixty days after the delivery of the deed to him. No expense beyond the cost of preparing the deed is caused to the owner. The result of this has been to increase the number of cessions from 149 in 1910 to 2523 in 1911.

The first important change proposed by the new bill requires the cession to be made "prior to the adoption of a resolution by the Board of Estimate and Apportionment directing the acquisition of title thereto," instead of as now "before the appointment of the commission." In fact ^{than the statutory} even more time is given the owner by a resolution of the

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Board of Estimate directing the acceptance of the deed any time before vesting of title upon payment of a pro rata share of expenses of the proceeding to the date of the cession. The provision of the bill that deeds of cession may not be received after the adoption of the resolution of the Board of Estimate and Apportionment directing the acquisition of title will prevent many cessions, as many owners do not wake up to the proposed action until after the resolution of the Board of Estimate and Apportionment is passed and assessment lawyers acquaint the owners of the fact by canvassing for retainers.

The bill further provides that the owner must deliver to the Corporation Counsel full abstracts of title and complete searches or in lieu thereof to deposit a sum of money fixed by the bill. The title companies have monopolized the title business and the owner must deliver a policy or pay the money. The word "deposit" is a misnomer as the money is not to be repaid to the depositor. Any assurance of title other than a policy or cash is not allowed.

On the face of it the requirement that an owner must pay the necessary cost of examining the title which he cedes to the City so as to escape the expenses of condemnation proceedings seems fair, but if it discourages cessions it is bad policy for the City. Let us examine into the matter to see if the City does not gain more through cessions than it pays out.

The proceeding for the condemnation of land for street purposes is initiated by the local board of the improvement district in which the land is located, and by

their action is started on its course of procedure which terminates when the land becomes a legally opened street and title in fee is vested in the City of New York.

It has been demonstrated that the procedure followed in condemnation requires from two to five years from the initiation in the local board, to vest title in the City of New York, when title is vested by resolution of the Board of Estimate and Apportionment; and upwards of seven years when the confirmation of the commissioners' report is the beginning of City ownership. In other words, the public is required to wait for an improvement two years or more from the date when it realized the necessity of having these lands converted to public use, to the date when the same are acquired by commissioners in condemnation proceedings.

The final map of the City of New York shows what property is necessary for the street system, and this map must be filed in the several offices prescribed by statute before proceedings can be had to acquire any land for street purposes. The property owner immediately on the filing of this map, can convey to the City of New York, pursuant to the provisions of the said Section 992 of the Charter, all his interest in the premises required for street uses, and the vesting of title will be co-incident with the tendering of his conveyance. This method of acquiring title is, without doubt, more convenient than that by proceedings to condemn.

Theory of benefit in condemnation proceedings:
The commissioner of assessment in preparing his report as

to benefit in condemnation proceedings to legally open a street, is supplied with a map adopted by the Board of Estimate and Apportionment, showing all those lands which the said Board deemed to be benefited by the opening. This collation of lands is called the area of assessment for benefit.

The said commissioner of assessment, having in mind that upon the vesting in the City of New York of the title to this street the lands included within the area of assessment abutting on and in close proximity to the said street, which has been converted from a "paper" street to a legally opened street, will be entitled to receive the improvements which are necessary to a well ordered city street, such as sewers, curbing, catch basins, sidewalks, regulating, grading and paving, police and fire protection, and the maintenance of the street by the Highway Department and the Department of Street Cleaning, assesses each and every parcel within the area of assessment its share of the cost and expense of acquiring the land for street purposes in proportion to the benefit received by reason of the said proceeding.

The foregoing theory of benefit is, in reality, only applicable to unencumbered, or virgin, soil; that is land not subject to the easements of light, air and access of the adjoining owners. In the majority of street opening proceedings, the land acquired is burdened with easements, as aforesaid, and in many cases, has already been accepted by the City of New York as a public highway; so

that the cost of acquiring, which constitutes the cost of benefit, is an unnecessary burden upon the land, unless the consideration of vesting the fee can be shown to be of such value that a balance is acquired by the comparison.

In some proceedings there is an actual taking of land; in other proceedings a widening to a width consistent with the policy adopted for certain sections of the city, or to meet peculiar conditions; or a complete opening through some undeveloped portion of a borough, which is required as a connecting link to bring together well improved developments, or to join outlying districts to the city proper.

In both of these cases of widening or complete opening, the cost of acquiring is very heavy, and they are considered to be more than an immediate local benefit, so the area of assessment is extended on all sides for such a distance as in the opinion of the Board of Estimate and Apportionment is the extension of benefit. In such cases the Board is very often unable to determine the exact area that is benefited, and meets this condition by having the City or a borough assume a certain percentage of the cost and expense of acquiring the land. This varies in amount in proportion to the importance of the proceeding, as in the case of Delancey Street in Manhattan, and Livingston Street in Brooklyn, where the total cost was borne by the City of New York.

The City's holdings within the area of assessment are very often deemed to be benefited by the improvement, and we find that the City will receive a small or nominal award for the damage sustained and be substantially

assessed for the benefit received by its properties, which in some cases is of doubtful value, as for instance, where a park fronts on the improvement. Then, again, the area of assessment often includes non-assessable lands, as in the case of cemeteries and religious institutions, and where this occurs, the remaining lands and tenements are compelled to bear the amount which the cemeteries and religious institutions are relieved of.

As often as necessity requires, the City of New York acquires an easement in certain lands, generally lying in the bed of streets, for the purpose of sewage and drainage, by condemnation, so as to relieve some congested section, or to provide for future needs; the same procedure is followed as in the condemnation of lands for street purposes, and to expedite the improvement, title is vested in the improvement by resolution of the Board of Estimate and Apportionment, and any awards that are made draw interest from the date of the vesting of title.

In the beginning of this article, it was stated that Section 992 of the Charter permits owners of land lying in the bed of streets to convey the same to the city without compensation, and thereby escape the expenses of condemnation. It is true that the consideration for the conveyance, i.e., the exemption from assessment, is a substantial equivalent, and also the resultant increase of value of the adjoining property; but this benefit is shared in by the City at large by allowing for an increased taxable amount; and as the same result can be obtained immediately, as I said before, on the tender of

a deed to the City, the City has the benefit of at least four tax levies (under new amendment) by the application of the provisions of Section 992 of the Charter, instead of by condemnation.

In theory, the street is converted from a "paper" street into a legally opened street, but the actual change is not discernible on the ground until the other improvements, as aforesaid, are lodged in and upon the street, and each of them is an additional charge on the land, which the property owner meets as an assessment, and as to police and fire protection, and care and maintenance of the streets by the public authorities, the tax payers are aware that they have been enjoying those benefits since consolidation, as evidenced by the increased in taxes to meet the appropriations for those departments. This is particularly true of streets where the public acquired rights by prescription, and which the City by overt acts acknowledged its acceptance as a street dedicated to public use under the common law.

The commercial world has an axiom that the shortest and quickest way is the best. Railroads cross mountains at great initial expense merely to cut down their running time between large cities. Merchants and large corporations are constantly employing men of the up-to-date school of efficiency to devise systems of simplicity and directness. The City of New York, through Section 992 of the Charter, has the key to efficiency in developing its unimproved sections, and thereby receive an immediate

increase in revenue, and enable itself to provide for urgent public necessities.

In those proceedings in which there are substantial takings, we find individual property owners conveying the portion of their lot which is required to widen the street, often leaving their remaining land substantially damaged, but glad to escape the oppressive assessment, which, by reason of its size, is frequently confiscatory.

We will find in suburban districts institutions for the instruction of the young dependent for sanitary purposes on cesspools; and in cases of this character, as a matter of public policy, these conditions should have immediate remedy, and that can be obtained only by encouraging the adjoining property owners to convey their interest in the street to the City, so as to allow for the construction of sewers, not for their benefit only, but for that of the whole community; for if a particular public school building is closed for the reason that it is unsanitary, the pupils will be compelled to forego instruction, to their intellectual detriment, or they must seek knowledge at some other assembly to their own inconvenience and the discomfort of pupils in the already overcrowded institutions.

Where the area of assessment includes property held and owned by the City, the City must bear its share of the assessment in proportion to the benefit (in theory) which it receives. This amounts to thousands of dollars yearly, all of which can be saved by inducing the holders of the fee of the streets to act as provided for by Section 992

of the Charter. Why compel a property owner to pay the expense of improving the exterior of a cemetery or religious institution, which receives substantial awards for the damage to its possessions, when the same end can be obtained by a cession of the necessary lands?

It is a well known fact that large awards are paid for easements through old streets for trunk sewers, which are for the benefit of whole sections of the City, and indirectly of benefit to the borough in which it is located, and subsequently the City finds it necessary to acquire the fee of the land for other street purposes, entailing a double burden on the taxpayer for a dubious benefit, when the same could be acquired by statutory dedication at a cost to the City for the whole property of an amount less than the assessment on a single lot in either of such proceedings by condemnation.

The report of the engineer of the Board of Estimate and Apportionment on the proposed amendment to Section 992 of the Charter, introduced by the Comptroller, states that the benefit is for the abutting property only, and he should pay the cost of examining the title to land which he gives to the city. This statement does not agree with the principles of political economy, or the facts, as already stated, in this article. The Comptroller gives the amount of \$48,000 which has been appropriated to cover the cost of examining such titles as a burden which should be carried by the grantor of the land to the city, and not by the city at large.

The following is a statement of some proceedings

confirmed during the year 1912 with expenses exclusive of awards, and the number of linear feet of streets acquired, which have been filed in the County Clerk's offices of New York and Queens Counties:

<u>Proceedings</u>	<u>Costs</u>	<u>Linear Ft.</u>
East 174th Street	\$3634.97	828.63
Gilbert Place	1548.44	276.30
Sedgwick Avenue)		
Bailey Avenue)		
Albany Road)	26,774.24	6721.24
Heath Avenue, etc.)		
Northern Avenue, Man.	20,119.80	2610.48
Magenta Street)		
Bartholdi Street)	10,597.18	3596.81
Taylor Street	6,139.10	8142.08
Main Street	33,247.98	6778.93
Greene Avenue, Queens	3,579.90	961.18
High Street, Queens	3,490.71	973.34
Van Alst Avenue, Queens	6,480.34	4525.44
Stockholm Street, Queens	3,292.92	1295.85
East 222nd Street	35,953.79	4851.92
East 211th Street	2,471.89	2301.49
West Farms Road	46,279.57	11300.00
	<u>\$203,610.83</u>	<u>55163.66</u>
	20,361.08 per mile	10 1/17 miles.

Here the City acquires about 11 miles at an average cost of about \$13,500 per mile; of the total amount the City bears a large share by reason of resolutions adopted by the Board of Estimate and Apportionment directing that so much shall be borne and paid by the City of New York, and also in consequence of the ownership by it of land located within the area of assessment of a particular proceeding. The costs assessed against the city directly through condemnation proceedings, and in addition thereto, the revenue which the city loses in increased taxes, which would accrue to it through an immediate transfer of title, and the enormous interest which is lost and can never be collected when an appeal is taken from confirmation of the assessment, totals a sum greatly in excess of the amount which the Comptroller states should not be borne by the City.

The acquisition of land by dedication for street purposes, pursuant to the provisions of the said section 992 of the Charter, has been approximately 18 miles and at a cost of \$31,196.68, which is the amount asked for by the Corporation Counsel in an application to the Board of Aldermen for the purpose of reimbursing the Street and Park Opening Fund, from which this money was obtained, brings the average cost per mile of acquiring by dedication to about \$1,700.00.

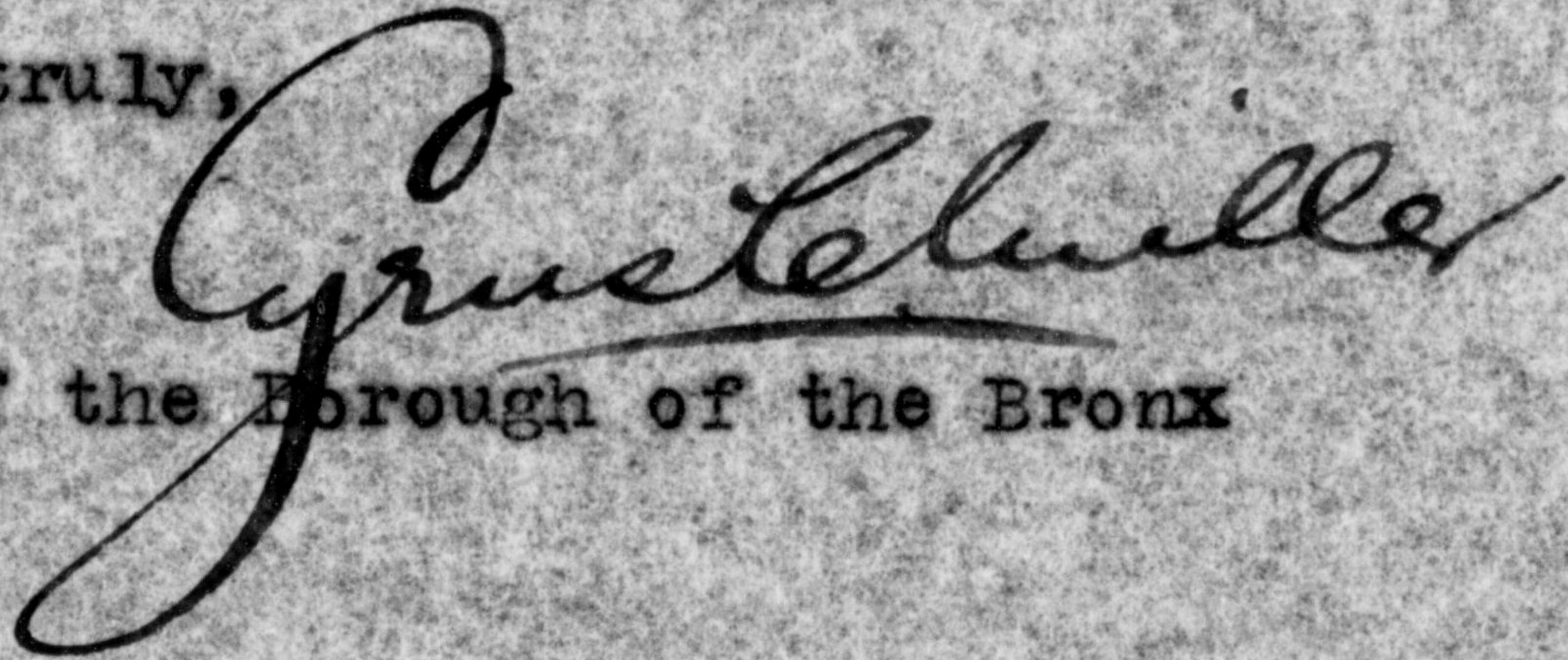
The total amount of \$31,196.68 would probably not equal the cost of appeals and the interest on assessments uncollected by reason of same, and the benefit to City

which caused the expenditure necessary to acquire the land by dedication, is greater than that received by the property owners.

To be sure not all these condemnation proceedings could be avoided by cession, as some owners will not and others cannot cede, but every cession lessens the cost of the proceeding to condemn, while in many cases the proceeding to condemn will be avoided altogether.

I am forced to the conclusion that it is cheaper for the City to pay the expenses of searching the titles to lands ceded than to require owners to pay them, and that this bill proposes a bad policy for the city as it will discourage ceding.

Yours very truly,


President of the Borough of the Bronx

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

April 30, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

Dear Mayor Gaynor:

You may be interested in the
enclosed statement.

Yours very truly,


President of the Borough of the Bronx

Enc.

The present administration of the Borough of the Bronx took office January 1, 1910. In 1903 the budget appropriation for current expenses for the Borough of the Bronx was \$1,026,000; in 1908, \$1,512,975, an increase of 47.46%; and in 1913 it was \$1,157,826.17, a decrease of 23.47%. The appropriation for 1913 is less than for any year between 1906 and 1910, inclusive. Population increased in the Borough between 1903 and 1908 at an average rate of about 11% a year, and between 1908 and 1913 at an average rate of about 12% a year, or 60% in the five years between 1908 and 1913. It is to be noted, therefore, that while population increased 60% in the Borough from 1908 to 1913, expenditures decreased 23.47%. In 1903 the cost of Borough government per capita was \$3.82; in 1906 it was \$4.62; and in 1913 it is \$1.98, a decrease of 93%. In 1903 the cost of Borough government compared with the assessed valuation was .00427%; in 1908 it was .00343%; and in 1913 it is .00101%.

Taking \$1,512,975, the budget appropriation of the year 1908 as a standard, we find the budgets of the four years beginning with January 1, 1910, as follows:

1910	--	\$1,225,466.25	--	saving of	\$287,509.60
1911	--	1,115,468.60	--	saving of	397,507.25
1912	--	1,128,332.19	--	saving of	384,643.66
1913	--	1,157,826.17	--	saving of	355,149.68

The total saving in the four years amounts to \$1,424,810.19.

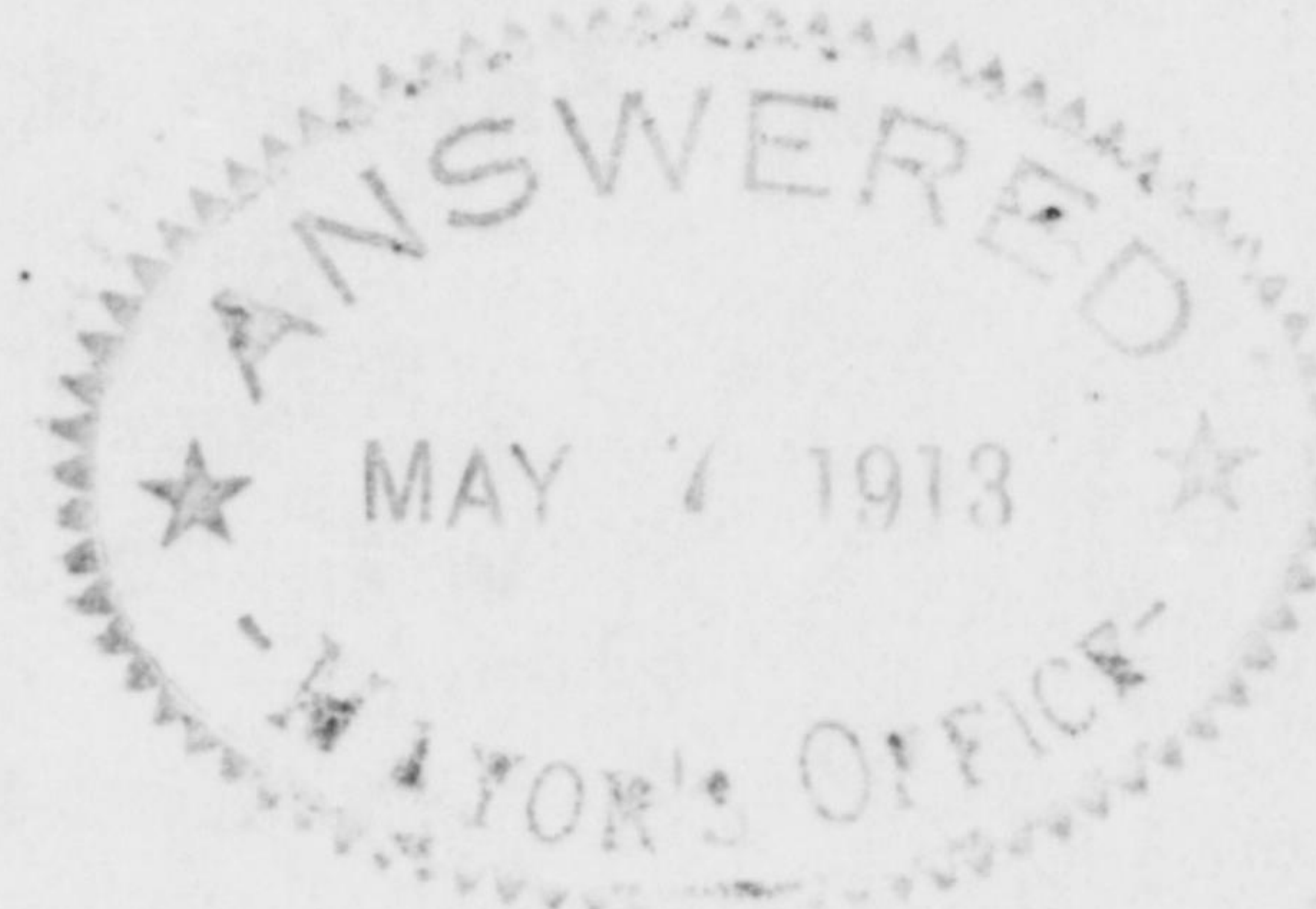
Out of the foregoing appropriations, the following sums were unexpended and were returned to the City treasury:

From appropriations,	1910	--	\$113,481.73
"	"	1911	-- 62,043.21
"	"	1912	-- 34,403.97

			209,928.91
Total savings	----	\$1,634,739.10	

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CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT



May 1, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

Dear Mayor Gaynor:

I send you herewith letter from Mr. N. P. Sloan,
Proprietor of Stonybrook Farmstead, and a copy of my letter
to him, dated May 1, for such action as you may think fit to
take on the matter contained therein.

Yours very truly,

President of the Borough of the Bronx

Enc.

-COPY-

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

May 1, 1913

Stonybrook Farmstead,
Mr. N. P. Sloan, Proprietor,
Third and Chestnut Streets,
Philadelphia, Pa.

Dear Sir:

Your letter of April 26th addressed to the Mayor's Terminal Market Commission, concerning a transaction with Nathan Schweitzer of 291 Washington Street, received. The Mayor's Market Commission is a commission of the Board of Estimate and Apportionment looking into market conditions in the City for the purpose of recommending such changes in our market system as may seem wise. I will forward your letter to the Mayor for such action as might seem possible by him.

Yours very truly,

CYRUS C. MILLER,

President of the Borough of the Bronx,
Chairman, Mayor's Market Commission

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
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CYRUS C. MILLER
PRESIDENT

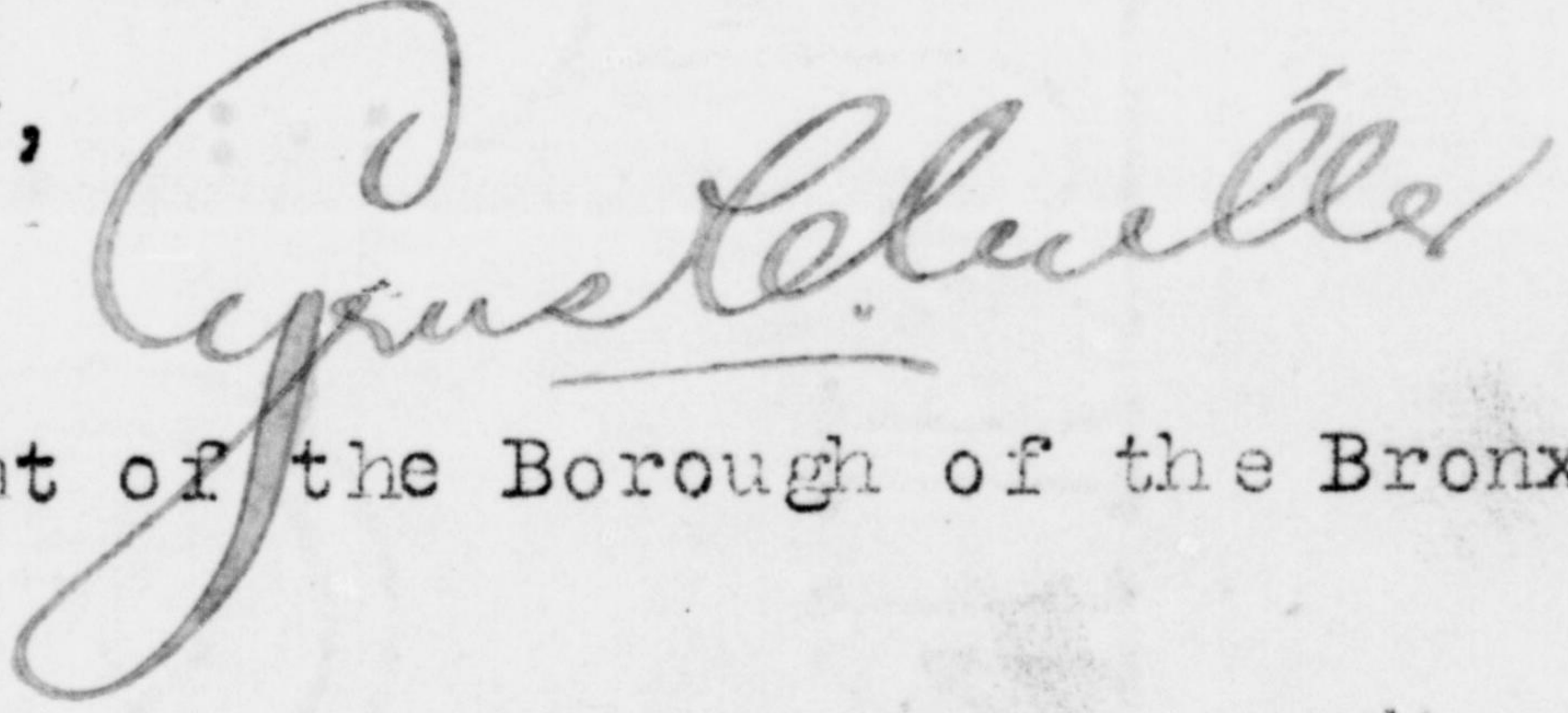
May 21, 1913

Hon. William J. Gaynor,
Mayor of the City of New York

Dear Mayor Gaynor:

I promised some time ago to send you a memorandum of the work of Mr. Joseph O'Malley in the Fire Prevention Bureau. He has applied for the position of Assistant Chief Inspector of the Bureau of Fire Prevention in the Boroughs of Brooklyn and Queens. I think the public records will show that the services of Mr. O'Malley in the department have been very valuable. Enclosed is a memorandum of the reasons for the establishment of the position of Assistant Chief Inspector of the Bureau.

Yours very truly,


President of the Borough of the Bronx

Enc.

THE GUARDIAN REALTY COMPANY OF NEW YORK

44 COURT STREET

A. H. O'MALLEY, President.

BROOKLYN, NEW YORK

May 14th, 1913.

Hon. Cyrus C. Miller,
President of the Borough of Bronx,
New York City, New York.

Dear Mr. Miller:-

I beg to give you the following reasons for the establishment of the position of Assistant Chief Inspector of the Bureau of Fire Prevention in the Boroughs of Brooklyn and Queens.

The field force consists of 24 men, who are engaged in inspecting all classes of buildings, vessels, and enclosures in the Boroughs of Brooklyn and Queens, which comprises an area of upwards of 194 square miles. Proper supervision of these inspectors must be had, in order that the work of the Bureau be conducted in a businesslike way, to see that the inspectors observe proper attention to their duties, to supervise the various statistics necessary to be kept relative to the quantity and quality of work performed by the field forces, and to impartially investigate complaints of citizens, relative to the provisions of the orders served on them, and the conduct of the inspectors, and to act in a confidential capacity towards the heads of the Department.

The position should also be created for the reason that during the absence of the Deputy Chief, someone responsible should be in control, exercising all his powers and prerogatives. The Deputy Chief in Brooklyn and Queens is absent from his office during the month of the vacation of the Chief of the Bureau, during the month of his own vacation, and at all other times that the chief of the Bureau is absent from the New York office. At such times he must be present at the New York Headquarters. He also is a member of all Boards of Survey, which necessitates his personal inspection of buildings, thus, requiring a large amount of his time.

I have had entire supervision of the office and field forces of the Bureau of Fire Prevention in the Boroughs of Brooklyn and Queens, which includes the Division of Combustibles, and the Division of Violations and Auxiliary Fire Appliances, from the 1st of April, 1912, until May 1st, 1913.

During the absence of the Deputy Chief from the Brooklyn Headquarters, I was acting Deputy Chief. The Deputy Chief was engaged in the New York Headquarters almost continually

THE GUARDIAN REALTY COMPANY OF NEW YORK

44 COURT STREET

A. H. O'MALLEY, President.

BROOKLYN, NEW YORK

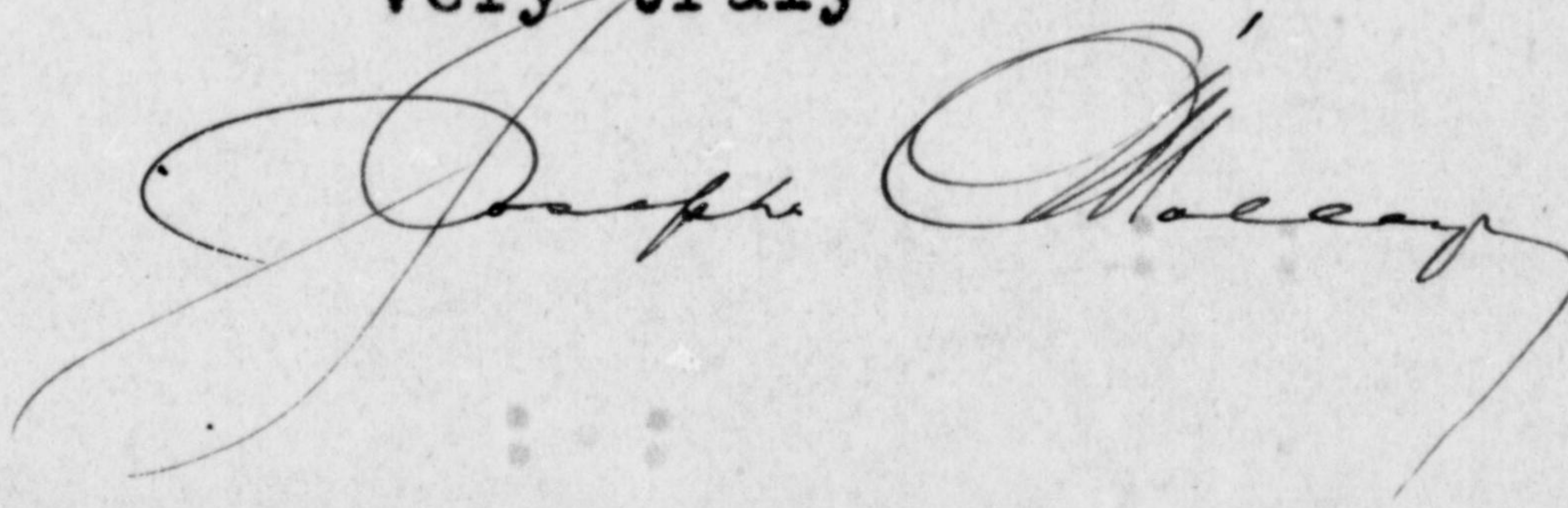
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for nearly a year, spending very little time in Brooklyn. I have been repeatedly informed by the Chief of the Bureau, that the work of the Brooklyn Office met with his entire satisfaction. With a force in Brooklyn half the size of that in Manhattan, more field work has been accomplished, which will be shown by a reference to the Annual Report of the Fire Department. I do not consider myself egotistical, when I say to you that the credit for this condition belongs to me, and I think that the Heads of the Department will acquiesce in this assertion.

The position of Assistant Chief Inspector should be established so that proper discipline can be maintained in the field and office forces, and so that citizens seeking information or redress in the Department may be properly received and taken care of.

In order that the system inaugurated by me in the Brooklyn and Queens office may be maintained, I would suggest early action in the above matter. Adjournment of the Board of Estimate and Apportionment and the Board of Aldermen will take place shortly.

Very truly

A handwritten signature in cursive script, appearing to read "Joseph M. Maloney", written in dark ink.

100-26

CITY OF NEW YORK
PRESIDENT OF THE BOROUGH OF THE BRONX
THIRD AVENUE AND 177TH STREET
OFFICE OF THE PRESIDENT

CYRUS C. MILLER
PRESIDENT

August 29, 1913

Hon. William J. Gaynor,
Mayor of the City of New York,
City Hall, New York City

Dear Mayor Gaynor:

The property owners in Bathgate Avenue north of Wendover Avenue, complain about the pushcarts which block up the street and are very troublesome. There is no excuse for this in that neighborhood, as there are three markets in Bathgate Avenue which would house all the pushcarts necessary for the trade and keep them off the street. The business, however, is conducted by a pushcart syndicate, I am told, in Manhattan, which sends the pushcarts and their vendors up from Manhattan to the Bronx. The property owners' places are vacant, as are the stores, because the people will not go into them while they can buy from the pushcarts on the street. I examined the matter personally and found that the pushcarts constituted an illegal obstruction on the street and are a nuisance and menace from various points of view. The police will not act unless they get positive orders to do so. I shall be pleased to direct the Bureau of Encumbrances to co-operate with the police and clear the streets if the police will act.

Yours very truly,

Cyrus C. Miller

President of the Borough of the Bronx