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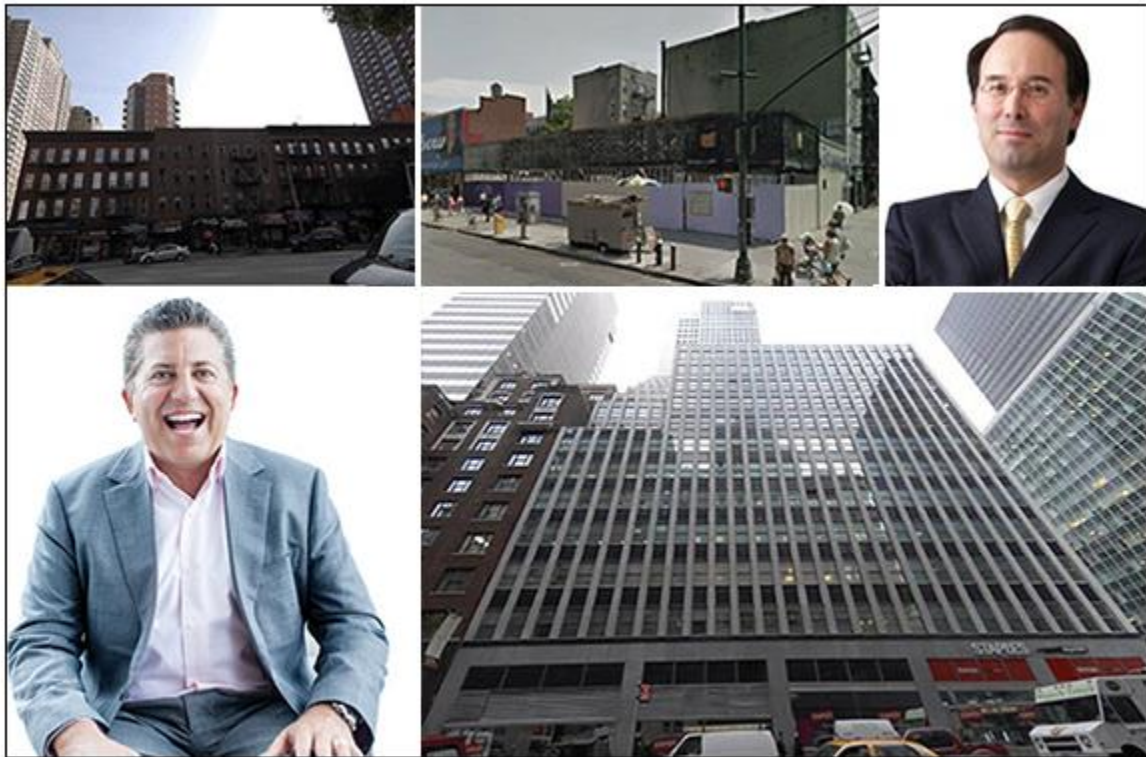
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<http://therealdeal.com/blog/2015/10/22/extell-is-manhattans-most-prolific-demolisher/>

Demolition Men: A look at developers who filed the most demo permits in Manhattan

Extell has filed to bring down 18 buildings since Jan. 2014: TRD data



Clockwise from top left: The Third Avenue block between 94th and 95th streets on the Upper East Side, 500 East 14th Street in the East Village, Gary Barnett, 425 Park Avenue in Midtown and Robert Lapidus

By [Ariel Stulberg](#)

Manhattan's great builders are also its most fearsome destroyers.

Gary Barnett's Extell Development filed a whopping 18 demolition permits between Jan. 1, 2014 and Sept. 30, 2015, twice as many as the next most prolific filer, Icon Realty Management, according to an analysis of Department of Buildings filings for Manhattan projects by *The Real Deal*.

All together, Extell has looked to bring down buildings with over 235,000 square feet of space, the filings show. Still, the single largest demolition permit filed in the period – for 425 Park Avenue in Midtown – gave L&L Holding the right to demolish nearly 585,000 square feet of floor space, more than all of Extell’s permits combined.

Most Demolition Permits Filed

Show entries Search:

Rank	Firm	No. of permits	Sum of Gross Square Footage
1	Extell Development	18	235,360
2	Icon Realty Management	9	70,114
3	Chetrit Group	8	77,140
4	NYC HPD	7	57,600
5	Related Companies	7	74,275
6	SL Green Realty	7	720,231
7	Hap Investments	6	33,241
8	L+M Development	6	132,730
9	World Wide Group	6	112,413
10 (tie)	Anbau Enterprises	5	56,452
10 (tie)	Ian Schrager Company	5	3,6735
10 (tie)	Riese Organization	5	44,098
10 (tie)	Toll Brothers	5	173,945

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A grand total of 369 demolition permits were filed in Manhattan during the period, with developers looking to knock down a combined 7.8 million square feet of space.

Extell’s largest permit was for 66,000 square feet at 142 West 24th Street in Chelsea, one of the properties in the 14-building Ring portfolio that it [purchased in 2014](#). [Barnett’s firm](#) is reported to be planning a hotel at the address, though no building permits have been filed.

But the secret to Extell’s high total is that many of the permits the developer filed were for rows of adjacent buildings. Two sites — [1681-1693 Third Avenue on the Upper East Side](#) and [500-524 East 14th Street in the East Village](#) — accounted for 15 of Extell’s 18 permits. The East Village site will become a 240,000 square

foot residential complex, with retail at the base. The Upper East Side site is slated to become a 203,000-square-foot residential building.

Terrence Lowenberg and Todd Cohen’s Icon Realty’s nine permits also included many adjacent buildings. Six of the company’s permits pertained to a site at 1538-1546 Second Avenue on the Upper East Side, and two more were for properties just up the street at 1562-1564 Second Avenue. No permit applications have been filed yet for the first site. A 14-story luxury residential building is planned for the second, northern site.

The Chetrit Group was the next greatest demolisher, with eight permits filed during the period. SL Green Realty, the Related Companies and the city’s Housing and Preservation Department each filed seven demolition permits.

Largest Demolition Permits Filed

Show entries Search:

Rank	Gross Square Footage	Pre-Filing Date	Address	Firm
1	584,750	11/3/14	425 Park Avenue	L&L Holding
2	417,679	3/12/15	317 Madison Avenue	SL Green Realty
3	246,106	12/19/14	74 Trinity Place	Trinity Real Estate
4	228,535	5/19/14	1 Main Street	NYCEDC
5	202,576	7/22/14	214 East 44th Street	BLDG Management
6	162,307	8/27/14	520 West 41st Street	Silverstein Properties
7	160,482	3/12/15	51 East 42nd Street	SL Green Realty
8	150,000	5/28/14	525 West 52nd Street	Taconic Investment Partners
9	145,525	6/30/14	101 Murray Street	Fisher Brothers
10	139,761	6/11/15	1865 Broadway	AvalonBay Communities

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Ranked in terms of square footage, though, the list looks quite different. L&L’s 425 Park Avenue site – slated to become [a 42-story, 650,000-square-foot Norman Foster-designed office tower](#) – is just the beginning.

SL Green filed permits in March to demolish a 22-story, 418,000-square-foot office building at 317 Madison Avenue, part of the developer's One Vanderbilt project. A collapsed wall at the site [injured two workers](#) this summer.

The third largest permit was for Trinity Real Estate's [74 Trinity Place in the Financial District](#), where a 25-story, 300,000-square-foot residential and office tower is set to rise.

The New York City Economic Development Corporation's 1 Main Street Street site, BLDG Management's 213 East 44th Street and Silverstein Properties' 520 West 41st Street also placed highly.