



March 21, 2025

Hon. Letitia James

Attorney General of the State of New York
Office of the Attorney General
The Capitol
Albany, NY 12224-0341

**RE: Request for Investigation into Developer Tejpal Sandhu and
Proposed Transient Hotel at 4932 Arthur Kill Road**

Dear Attorney General James,

I am writing to formally request that your office **launch a thorough investigation into Tejpal Sandhu and any entities affiliated with him** concerning his involvement in the proposed transient hotel at 4932 Arthur Kill Road in Staten Island, as well as his broader history of real estate development in New York City. Given the **pattern of controversy, violations, and community opposition surrounding his past projects**, it is imperative that New Yorkers are assured that this developer operates transparently, legally, and in good faith.

Background and Concerns:

- **Previous Controversial Projects:** Mr. Sandhu, through his entity 86th Street NY LLC, has been involved in contentious developments, notably a proposed homeless shelter at 2147 Bath Avenue in Brooklyn, which faced significant community opposition and was ultimately halted. [Brooklyn Eagle+2The Brooklyn Home Reporter+2Invisible People+2](#)
- **Permit and Compliance Issues:** In February 2024, Mr. Sandhu initiated construction activities at a proposed shelter site on 86th Street without the necessary permits, leading to community concerns about the legality and safety of the work being performed. [The Brooklyn Home Reporter](#)
- **Building Violations:** The Sandhu Group has been cited for building violations in previous projects. During a New York City Council

Committee on Oversight and Investigations session on December 17, 2024, council members raised concerns about the group's compliance with building regulations. citymeetings.nyc

- **Community Deception Allegations:** There are allegations that Mr. Sandhu has misrepresented the nature of his developments, presenting them as hotels while intending to operate them as shelters, which has led to community distrust and opposition.

Request for Investigation:

In light of these concerns, I urge your office to conduct a comprehensive investigation into Mr. Sandhu and his associated entities, focusing on:

1. **Past Compliance with Building and Safety Regulations:** Reviewing any violations, stop-work orders, or fines associated with his developments.
2. **Transparency in Project Intentions:** Assessing whether there has been any misrepresentation to communities or officials regarding the intended use of his developments.
3. **Financial and Legal Practices:** Examining any legal disputes, financial irregularities, or unethical business practices associated with his projects.

Staten Island's South Shore is a **tight-knit, middle-class community with a unique character and way of life**—one that residents are deeply invested in preserving. A project like this, spearheaded by a developer with a checkered track record, **threatens to fundamentally alter the neighborhood without proper oversight, transparency, or regard for community concerns.**

Your office has long been a champion for accountability and justice in New York State. I urge you to ensure that this developer is held to the highest possible standard and that Staten Islanders are not subjected to another deceptive development that could irreversibly harm their community.

Thank you for your attention to this urgent matter. I look forward to your response and am available to provide any additional information as needed.

Sincerely,

A handwritten signature in cursive script that reads "Frank Morano".

Frank Morano

Candidate for New York City Council
Member, Community Board 3

