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be well reasoned and in agreement with the apparent trend in New York toward flexible application of the rules of evidence to meet the very practical problems encountered by both parties in a products liability suit.242 As long as the habitual conduct evidence admitted involves a repeated particularized reaction by a person in control of a situation, it would seem that the considerations underlying the exclusion of general habit evidence will not be violated by continued application of the Halloran rule.

**Evidence of subsequent repairs held admissible in products liability action.**

New York courts consistently have ruled that proof of postoccurrence repairs is inadmissible to establish a defendant's negligence.243 The admission of such evidence is deemed contrary to public policy on the ground that it tends to discourage reparative measures.244 Recently, however, in *Barry v. Manglass,*245 the Appellate Division, Second Department, held that these policy considerations do not require that evidence of postaccident repairs be excluded in products liability actions.246


Although subsequent repair evidence is not admissible to establish negligence, it may be used for other relevant purposes such as establishing who controlled a particular instrumentality. See id.

244 See *Causa v. Kenny*, 156 App. Div. 134, 141 N.Y.S. 98 (1st Dep't 1913); *McCormick, Evidence* § 275 at 666 (2d ed. 1972). Postoccurrence repair evidence has also been condemned as prejudicial. For example, in *Fraumberg v. Schmohl*, 190 N.Y.S. 710 (Sup. Ct. App. T. 1st Dep't 1921), plaintiff suffered injuries when she fell on a stairway in a house owned by a defendant. The trial court permitted testimony which established that subsequent to the accident, the owner of the building caused repairs to be made. In overturning this ruling, the appellate court stated: "'[S]uch evidence has universally and most frequently been condemned as inadmissible and highly prejudicial.'" *Id.* at 711. (emphasis added).

245 55 App. Div. 2d 1, 389 N.Y.S.2d 870 (2d Dep't 1976).

246 Strict products liability was recognized as a viable cause of action in New York in *Codling v. Paglia*, 32 N.Y.2d 330, 298 N.E.2d 622, 345 N.Y.S.2d 461 (1973). There, the Court of Appeals held that "under a doctrine of strict products liability, the manufacturer of a
The plaintiffs in Barry were injured when an automobile in which they were riding was struck by a vehicle driven by defendant Manglass. Asserting a cause of action in negligence against Manglass and one in strict products liability against General Motors, manufacturer of the 1969 Chevrolet that Manglass was driving, plaintiffs filed suit in Supreme Court, Rockland County. The action against the manufacturer focused upon whether the collision was caused by a defect in the motor mount of Manglass' car. General Motors conceded that the left motor mount was separated from the automobile's framework after impact, but maintained that this was caused by the accident. Plaintiff's experts, on the other hand, contended that due to a defect the motor mount had separated prior to the impact. In attempting to bolster their experts' testimony at trial, plaintiffs sought to introduce portions of two recall letters which had been distributed by General Motors to owners of 1969 Chevrolets. These letters, sent at least 2 months after the Barry accident, advised owners of a potentially defective motor mount in models such as the Manglass vehicle. Despite General Motors' objections, the letters were admitted into evidence. A verdict was returned adjudging both defendants liable, and judgment was entered upon the verdict.

On appeal, Justice Shapiro, writing for the unanimous appellate division panel, held that "evidence of [General Motors'] post-injury remedial safety measures" had been properly admitted. In so ruling, the court found the policy arguments which militate defective product is liable to any person injured or damaged if the defect was a substantial factor in bringing about [the] injury." Id. at 342, 298 N.E.2d at 628, 345 N.Y.S.2d at 469-70. For a discussion of the Codling decision, see The Survey, 48 St. John's L. Rev. 611, 616 (1974).

Defendant Manglass had filed a cross-claim against General Motors. 55 App. Div. 2d at 3, 389 N.Y.S.2d at 872. Upon a finding by the jury that Manglass was negligent and that this negligence was a proximate cause of the accident, the trial court dismissed the cross-claim. The Appellate Division, Second Department reversed and ordered a new trial, finding that the lower court had improperly admitted evidence concerning defendant's intoxication on another occasion. Id. at 12-13, 389 N.Y.S.2d at 878.

The first recall letter contained the following warning: "'[W]e are sending this letter to call to your attention a possible safety hazard which exists should separation of an engine mount occur on your vehicle.'" It further cautioned that "'[a] sharp left turn during forward acceleration can increase the possibility of engine rotation if the left engine mount has separated.'" Id. at 4-5, 389 N.Y.S.2d at 873, (quoting Letter from General Motors to Chevrolet Owners (March 1972)).

55 App. Div. 2d at 7, 389 N.Y.S.2d at 875.

Id., 389 N.Y.S.2d at 874.
against this type of evidence in negligence cases inapplicable to strict products liability actions.\textsuperscript{252} Faced with potentially enormous liability if a defective product remains on the market, "‘it is manifestly unrealistic to suggest that (a manufacturer) will forego making improvements . . . and risk innumerable additional lawsuits . . . simply because evidence of adoption of such an improvement may be admitted in an action founded on strict liability . . .'\textsuperscript{253} Any prejudice which might result from the admission of the recall letters, Justice Shapiro reasoned, may be minimized by a charge to the jury stressing that the letters do not establish that the defect existed in the particular vehicle involved in the action.\textsuperscript{254} In any event, since the plaintiff in a products liability suit must establish "that the defect existed . . . at the time when the product left the hands of the manufacturer,"\textsuperscript{255} the court concluded, "the relevancy
of the recall letters outweighs any possible prejudice” which might be occasioned by their receipt in evidence. Because the trial court had not attempted to dispell this prejudice via careful jury instructions, however, the cause was remanded for a retrial.

It is submitted that the result reached in Barry is both desirable and just. The postoccurrence repair doctrine recently has been sharply attacked by a commentator who maintained that it deprives many deserving litigants of relevant and often crucial evidence. Courts of some jurisdictions, perhaps in recognition of this severe effect of the rule, have refused to apply it in products liability actions. Beyond its adverse impact on the truth-seeking process, the doctrine's principal justification may be unfounded; no empirical data exists to substantiate the claim that admission of subsequent repair evidence would discourage reparative measures. By refusing to extend the rule, the Barry court has ensured that a jury in a products liability action will not be unreasonably “deprived of a complete picture” of the case's factual setting. Hopefully, Barry is the first step towards the elimination of the harsh subsequent repairs doctrine from New York's law of evidence.

Sale of cooperative stock held subject to real property statute of frauds.

An individual purchasing shares of stock in a cooperative housing corporation receives a proprietary lease entitling him to occupy an apartment in a housing complex. The combination of stock and

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224 55 App. Div. 2d at 10, 389 N.Y.S.2d at 876. Additionally, the court, taking judicial notice of the millions of recall letters already issued by car manufacturers, reasoned that if the letters were not admitted, the jurors “might well . . . believe that no such letters were issued and that the claimed defect was a solitary one and did not in fact exist.” Id. at 11, 389 N.Y.S.2d at 877.

225 The trial court’s failure to properly charge the jury prompted the appellate division to order a new trial. The charge was prejudicial, the court held, because it was not made clear to the jurors that the letters were not admissions that the vehicle involved in the case was defective. Id.


228 Schwartz, supra note 258, at 6.

229 Id. at 7.

230 Apparently, other New York courts have reached the same conclusion as the Barry court. See Murphy v. General Motors Corp., 55 App. Div. 2d 486, 391 N.Y.S.2d 24 (3d Dep’t 1977), wherein the appellate division observed, without comment, that the trial court had admitted a recall letter into evidence.

231 See 2 P. ROHAN & R. RESKIN, COOPERATIVE HOUSING LAW AND PRACTICE § 2.02(5)(e)
leasehold interests which the purchaser acquires creates difficulties for those attempting to define the nature of the interest possessed by the tenant-stockholder.264 Recently, in Sebel v. Williams,265 the Civil Court, Queens County, held that the sale of cooperative stock involves the transfer of an interest in real property and that the real property statute of frauds266 thus requires such a transaction to be in writing.267

In Sebel, defendants entered into an oral contract to purchase shares of stock in a housing cooperative and the accompanying proprietary lease which was allocated to that stock.268 Defendants failed to purchase the stock, however, and plaintiffs instituted an action for breach of contract.269 Contending that the cooperative stock and lease consistently have been held to be personal property,270 plaintiffs asserted that the sale did not represent the exchange of an interest in real estate. Arguing, therefore, that the statute of frauds was not applicable to the sale, plaintiffs maintained that the oral agreement was enforceable notwithstanding the absence of a written contract.271

While agreeing with plaintiffs' argument that the stock and lease were personal property, the transfer of which did not constitute a sale of an interest in real estate, the Sebel court nevertheless

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265 N.Y. GEN. OBLIG. LAW § 5-703(2) (McKinney 1964 & Supp. 1976-1977) provides: "A contract for the leasing for a longer period than one year, or for the sale, of any real property, or an interest therein, is void unless the contract . . . is in writing . . . ."
266 Id. at 412, 388 N.Y.S.2d at 494.
267 88 Misc. 2d at 414, 388 N.Y.S.2d at 496.
268 Id. at 416, 388 N.Y.S.2d at 496.
269 Id. at 413, 388 N.Y.S.2d at 495. In support of their contention that the sale of cooperative stock and the accompanying lease constituted the sale of personal property, plaintiffs cited Silverman v. Alcoa Plaza Assocs., 37 App. Div. 2d 166, 323 N.Y.S.2d 39 (1st Dep't 1971), and State Tax Comm'n v. Shor, 84 Misc. 2d 161, 378 N.Y.S.2d 222 (Sup. Ct. N.Y. County 1975), aff'd per curiam, 53 App. Div. 2d 814, 385 N.Y.S.2d 290 (1st Dep't 1976). In Silverman, the appellate division determined that cooperative stock qualifies as a "good," the sale of which is governed by article 2 of the Uniform Commercial Code. 37 App. Div. 2d at 172, 323 N.Y.S.2d at 45. Subsequently, in Shor, the Supreme Court, New York County, in the course of determining lien priorities, concluded that cooperative stock is personal property. 84 Misc. 2d at 164, 378 N.Y.S.2d at 224.
270 88 Misc. 2d at 413, 388 N.Y.S.2d at 495.