

1 **CHELSEA LAND USE COMMITTEE**

Item # 1

2
3 June XX, 2014

4
5 Christopher Collins, Vice Chair
6 Board of Standards and Appeals
7 40 Rector Street
8 New York, NY 10006
9

10 **Re: BSA No. 264-13 BZ; Special Permit at 257 West 17th Street, Manhattan**

11
12 Dear XX:

13
14 On the recommendation of its Chelsea Land Use Committee (CLU), Manhattan Community
15 Board 4 (CB4) voted at its regular Board meeting on June 4, 2014 to defer its recommendation
16 regarding the granting of a special permit pursuant to ZR §73-03 to Brick Crossfit for a Physical
17 Culture Establishment (PCE) at 257 West 17th Street pending the resolution of a lawsuit.
18

19 In its letter of December 10, 2013 to the Board of Standards and Appeals, CB4 concluded that
20 because of disturbances to building residences caused by current operations the applicant failed
21 to meet the required finding in ZR §73-03 (a) and recommended denial of the application for a
22 special permit, subject to a number of conditions. During a visit to the facility by board
23 members in May, the applicant reviewed a series of sound mitigation efforts that had been put
24 into place and others that were pending. The applicant said he believed that the great majority of
25 the problems cited by residents had been addressed successfully and that the pending efforts
26 would address the remainder.
27

28 At the May 19 CLU meeting, however, after the applicant described their sound mitigation
29 efforts, sound engineers for the applicant and for the residents presented findings and
30 conclusions that differed dramatically from each other, and a number of residents said that they
31 still were subjected to noise and vibration that adversely affected their lives. Lawyers for the
32 two sides told the committee that final filings in the lawsuit brought by the 257 West 17th Street
33 Condominiums in the New York Supreme Court would be made on May 20 and that a decision
34 was expected in 30-90 days.
35

36 In light of this conflicting evidence, CB4 has decided to defer its recommendation on the
37 application for a special permit under ZR §73-03 for a Physical Culture Establishment (PCE) at
38 257 West 17th Street until the court has ruled and the parties have had a chance to implement
39 whatever remedies the court mandates.
40

41 Sincerely,

42
43 cc: Jeff Mulligan, Executive Director, BSA
44 Council Member Corey Johnson
45 Applicant
46 Residents

1 **CHELSEA LAND USE COMMITTEE**

Item # 2

2
3 June 4, 2013

4
5 Hon. Meenakshi Srinivasan
6 Chair
7 Landmarks Preservation Commission
8 Municipal Building, 9th floor
9 One Centre Street
10 New York, NY 10007

11
12 **Re: 100 West 23rd Street – sidewalk and vault replacement**

13
14 Dear Chair Srinivasan:

15
16 At a regular Board meeting on June 4, 2014 Manhattan Community Board 4 (CB4) by a vote
17 of ___in favor, ___opposed, and ___abstaining and ___present but not eligible, voted to
18 recommend approval of an application for sidewalk and vault replacement . This vote reflects
19 the recommendation of the CB4 Chelsea Land Use Committee which voted on this application
20 on May 19th, 2014.

21
22 The vault structure and the sidewalk above which are in front of the building are seriously
23 deteriorated and require replacement. The failing sidewalk is approximately 23 feet by 5 feet on
24 the western side of the building. According to the applicant, a cast iron glass panel which had
25 covered the vault is totally deteriorated, would be impossible to replicate, and was covered with
26 concrete. According to the applicant, an historic glass and cast iron vault light sidewalk panel is
27 in place beneath the existing concrete sidewalk surface. The cast iron structure is severely
28 deteriorated and its replacement would impose an undue financial burden. Furthermore, historic
29 photos show that the vault light panel has long been covered in concrete. The applicant proposes
30 to repair the sidewalk and install a diamond plate panel with a ribbed steel margin matching a
31 similar plate in front of the adjacent building to the west. This steel construction would match
32 and mark the original vault light location and would be set flush with the surrounding new
33 concrete sidewalk surface.

34
35 CB4 finds the replacement steel plate with border detail to appropriately reflect historic
36 materials, and would be a great improvement over the current sidewalk treatment.

37
38 Sincerely,

39
40 Christine, Lee, Betty

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1 **CHELSEA LAND USE COMMITTEE**

Item # 3

2
3 June 4, 2014

4
5 Hon. Meenakshi Srinivasan
6 Chair
7 Landmarks Preservation Commission
8 Municipal Building, 9th floor
9 One Centre Street
10 New York, NY 10007

11
12 **Re: 407 West 20th Street – rooftop elevator and stair bulkhead**

13
14 Dear Chair Srinivasan:

15
16 At a regular Board meeting on June 4, 2014 Manhattan Community Board 4 by a vote of ___ in
17 favor, ___opposed, and ___abstaining and ___present but not eligible, voted to recommend
18 approval of an application for a row house rooftop elevator and stair bulkhead as modified:
19 lighter colored bulkhead without an overhanging roof cap. This vote reflects the
20 recommendation of the CB4 Chelsea Land Use Committee which voted on this application on
21 May 19th, 2014.

22
23 The proposed new construction is not visible from the West 20th Street public way, but is visible,
24 across a vacant lot behind the row house which is used for parking, from the 21st Street public
25 way.

26
27 The applicant presented options for the bulkhead including light and dark coloring, and with and
28 without an overhanging roof cap. CB4 only finds the lighter colored option without an
29 overhanging roof cap acceptable because it is less conspicuous than the presented alternatives,
30 and approves of the proposal in this form.

31
32 It should be noted that the applicant referred to a future roof garden which would be accessed by
33 way of the stair bulkhead. (The elevator bulkhead will contain only mechanical equipment and
34 will not provide elevator access to the roof.) However, no roof railings are proposed at this time.
35 CB4 expects that any railings or other added rooftop elements provided in the future will first be
36 presented for review, and CB4 holds the applicant accountable for this.

37
38 Sincerely,

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40 Christine, Lee, Betty

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1 **CHELSEA LAND USE COMMITTEE**

Item # 4

2
3 June 4, 2014

4
5 Hon. Meenakshi Srinivasan
6 Chair
7 Landmarks Preservation Commission
8 Municipal Building, 9th floor
9 One Centre Street
10 New York, NY 10007

11
12 **Re: 220 Twelfth Avenue (Terminal Stores Building) – rooftop mechanical**
13 **equipment**

14
15 Dear Chair Srinivasan:

16
17 At a regular Board meeting on June 4, 2014 Manhattan Community Board 4 by a vote
18 of ___in favor, ___opposed, and ___abstaining and ___present but not eligible, voted to
19 recommend approval of an application for rooftop mechanical equipment . This vote
20 reflects the recommendation of the CB4 Chelsea Land Use Committee which voted on
21 this application on May 19th, 2014.

22
23 The applicant has prepared a master plan for the installation of a rooftop mechanical
24 system to accommodate the transition from storage facilities to retail and office space. A
25 complete upgrade is planned which would be phased in over seven to ten years as spaces
26 are re-used. The new equipment – cooling towers, air handler units, make up air units and
27 generator -- would be located in a zone that is 12 feet to 25 feet from the edge of the roof
28 to minimize views from the street and nearby sites. Two cooling towers would be the
29 largest equipment and would be painted black so the sun would be reflected back.

30
31 CB 4 finds this rooftop equipment master plan to be necessary and appropriate. There are
32 a number of rooftop protrusions already on this industrial building which lacks a
33 consistent roof line. The Starrett-Lehigh building to the south looms over the Terminal
34 Stores building by at least 10 stories and has protruding rooftop equipment.

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36 Sincerely,

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38 Christine, Lee, Betty
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2
3 June 4, 2014

4
5 Carl Weisbrod
6 Chair
7 NYC Department of City Planning

8
9 **Re: Irish Arts Center**
10 **ULURP # 140386HAM**

11
12 Manhattan Community Board 4 ("MCB4") is pleased to recommend approval of an
13 application by the Department of Housing Preservation and Development ("HPD") of the
14 City of New York ("City") for an approval of an Urban Development Action Area Project
15 ("UDAAP") designation and project approval and the disposition of City-owned property
16 located at Eleventh Avenue and West 51st Street on Block 1080, part of Lot 103
17 ("Development Site") in the Clinton neighborhood of Community District 4, Manhattan
18 ("CL").

19
20 The UDAAP designation and project approval, and disposition actions apply to the
21 Development Site, which lies within, but does not occupy all of, the Project Area. (The
22 Project Area is defined as the zoning lot on Block 1080, which consists of the City-
23 owned lot 103 in its entirety, and privately-owned lots 1 and 105.)

24
25 These actions will facilitate the development of a five-story, approximately 30,000
26 zoning square foot (approximately 38,500 gross square feet) community facility — The
27 Irish Arts Center (IAC) — and the enlargement of an adjacent community garden,
28 (collectively, the "Proposed Development").

29
30 A public presentation on the Proposed Development and the required zoning actions was
31 presented by the Irish Arts Center to the Clinton/Hell's Kitchen Land Use and Zoning
32 Committee on May 21, 2014. A second public presentation on this application was
33 presented to Manhattan Community Board 4 at its Full Board Meeting on June 4, 2014.
34 The IAC agreed to co-operate with a MCB4 Construction Task Force do deal with effects
35 of the construction on the adjacent community and, when possible, to provide work
36 opportunities to local residents.

37
38 Manhattan Community Board 4 recommended approval of the application by a vote of
39 in favor, against, and present but not eligible to vote. *

40
41 **PROPOSED DEVELOPMENT**

42
43 The Development will contain approximately 30,000 zoning square feet with an FAR of
44 3.50 on Disposition Area 1. (For the purposes of this letter, the 8,797 – square foot
45 portion of city-owned Lot 103 that will be allocated to the community facility will be
46 referred to as "Disposition Area 1" and the 1,255 - square foot portion of Lot 103 that

47 will be used to extend the adjacent community garden will be referred to as “Disposition
48 Area 2” (collectively, the "Development Site"). The remaining portion of Lot 103 is not
49 part of the Development Site.)
50

51 The Development will consist of an L-shaped, three- to five-story building that comprises
52 the following three building segments:
53

- 54 • A five-story, 78-foot tall building segment (93 feet to the bulkhead) along Eleventh
55 Avenue, which will have a 12-foot setback from Eleventh Avenue at a height of 60 feet;
56
- 57 • A three-story, 35-foot tall building segment along West 51st Street; and,
58
- 59 • A two-story, 26-foot tall building segment at the rear yard of the Development that will
60 connect the Eleventh Avenue and West 51st Street building segments.
61

62 The Development complies with both current and pending zoning designations, absent
63 the rear yard obstruction, for which a Mayoral Zoning Override is being sought
64 separately.
65

66 The Development will replace all existing structures on the Development Site (wholly
67 located within Disposition Area 1), but will retain and preserve the existing brick façades
68 of the 2-story building at 726 11th Avenue and the 3-story brick building currently
69 housing the existing Irish Arts Center at 553 West 51st Street. The paved driveway
70 (Disposition Area 2) to the west of the existing Irish Arts Center will be improved as an
71 extension of the Juan Alonzo Community Garden, a publicly-accessible open space, in
72 cooperation with the Clinton Housing Development Company. The garden will provide a
73 secondary public entrance and egress to the Development.
74

75 The proposed building complies with the existing R8A/C2-5 and R8 zoning districts
76 mapped over the Development Site, as well as pending rezoning (C 140181 ZMM et al.),
77 which would amend the R8 designation to R8A.
78

79 **A New Irish Arts Center**

80 The new IAC facility will provide spaces to merge creative disciplines including music,
81 theater, dance, film, comedy, Irish language education and the literary and visual arts.
82 The development program will include a multi-purpose performing arts theater; a dance
83 rehearsal studio, classrooms, administrative space, street-level communal space that will
84 accommodate accessory food and beverage service and small performances, as well as
85 outdoor terraces.
86

87 Founded in 1972, the IAC is a New York based arts and cultural center "dedicated to
88 projecting a dynamic image of the Irish and Irish America for the 21st Century, building
89 community with artists and audiences of all backgrounds, forging and strengthening
90 cross-cultural partnerships and preserving the evolving stories and traditions of Irish
91 culture for generations to come."
92

93 The Board was extremely grateful to the IAC for its intensive consultation and interaction
94 with MCB4's Land Use and Zoning Committee and with its residential neighbors to the
95 north and south of the proposed new building. Over a number of years IAC discussed its
96 plans with MCB4 and the community. As a result of these consultations, the building was
97 lowered more than a story in height and efforts were made by IAC to protect the privacy
98 of residential units in the adjacent buildings.
99

100 **ACTIONS NECESSARY TO FACILITATE THE PROJECT**

101

102 The Project requires approval of certain actions by the City Planning Commission, which
103 are subject to the Uniform Land Use Review Procedure ("ULURP") pursuant to Section
104 197-c of the City Charter:
105

106 **Designation as an Urban Development Action Area Project**

107 The Development Site consists of underutilized land that tends to impair or arrest the
108 sound development of the surrounding community, with or without tangible physical
109 blight. Incentives are needed in order to induce the correction of these substandard,
110 unsanitary, and blighting conditions. The project activities would protect and promote
111 health and safety and would promote sound growth and development. The Development
112 Site is therefore eligible to be an Urban Development Action Area making the proposed
113 project eligible to be an Urban Development Action Area Project pursuant to Article 16
114 of the General Municipal Law.
115

116 **Disposition**

117 The Development Site is proposed for disposition to a developer(s) selected by HPD.
118

119 **Mayoral Override**

120 A mayoral override with two components is necessary for the project to be completed.
121 The first will allow the front facade of the building to be two feet below the required 60-
122 foot minimum street wall height.
123

124 HPD also will request a Mayoral Zoning Override to waive the requirements of Zoning
125 Resolution §24-33(b)(3) that allows a maximum height of a permitted rear yard
126 obstruction to reach 23 feet above curb level. The Development includes the expansion of
127 an existing 3-story building that will connect in the rear to a newly constructed 5-story
128 building. A portion of the Development that is a permitted rear yard obstruction will have
129 a height of 26 feet above curb level, 3 feet higher than what zoning permits. The
130 additional 3 feet is needed in order to meet the minimum height distances required for the
131 stage area.
132

133 Thank you, Christine, JD
134

135 * Joe Restuccia, who serves on the Clinton/Hell's Kitchen Land Use and Zoning
136 Committee and is the Executive Director of Clinton Housing Development Company,
137 acted as an unpaid consultant to help ICA navigate the City's ULURP process. Mr.
138 Restuccia recused himself from voting.

1 **Waterfront, Parks & Environment Committee**

Item #: 6

2
3 May XX, 2014

4
5 Steve Simon
6 Chief of Staff
7 New York City Parks & Recreation
8 Arsenal West
9 24 West 61st Street, 5th Floor
10 New York, NY 10023

11
12 **Re: Mathew's Palmer Park Design**

13
14 Dear Mr. Simon:

15
16 Manhattan Community Board 4 (CB4) thanks you for your presentation of the new
17 design for Mathews¹ – Palmer Park. The installation promises to be a great improvement
18 over the present configuration of the playground. It is light and airy with trees and other
19 plantings. There are areas for all ages from the young to the senior. Its elements are
20 inventive with basketball courts, a hand ball area, play equipment, seating for families
21 with toddlers and infants, and seating for adults. The rest rooms, while not to be
22 renovated, are adequately separated from the rest of the park. And finally, you've
23 managed to figure out how to replace the concrete 'train' feature with a new version
24 conforming to up-to-date safety requirements yet reminiscent of the long existing
25 installation. Both the members of the Waterfront, Parks and Environment Committee and
26 the public attending its Tuesday May 8th meeting offered their whole-hearted approval of
27 the new design. No doubt this approval results in part because you incorporated the
28 community's ideas arising out of the visioning day you sponsored and by giving
29 members of the public a preview of the new design before Tuesday's meeting.

30
31 Nevertheless, there was a long discussion of the new park's design during which the
32 Committee and the Public expressed a number of concerns. Those concerns cover a wide
33 range of issues and are listed below without indication of priority.

34
35 Concern was expressed for the preservation of the mural on the east wall near the
36 basketball court. Your team indicated that you shared this concern. You noted the mural
37 is on a building not owned by Parks. The committee hopes in future conversations we
38 will find the money needed for preservation and enlist the help of the building owner and
39 the community more generally to achieve that goal.

40

¹ We note this is the correct spelling (one 't'). Here is the url to Harley House History -
<http://www.socialwelfarehistory.com/organizations/hartley-house-settlement/> - and it states:

Residents. Women 14. Volunteers. Women 30, men 6. Head Res1dents. Helen French
Green, Jan., 1897-Sept., 1905; May Mathews, Sept., 1905-.

41 Interest was expressed for the installation of electric power enabling the periodic showing
42 of movies and other activities requiring electricity. We hope you will be able to install
43 this amenity in a secure fashion enabling appropriate members of Parks and the
44 community to turn it on and off when needed.

45
46 The committee was pleased to understand that you have more than doubled the
47 permeable area of the park in this design. However, we believe there is more you can do.
48 You indicated your plan to install artificial turf for a ball playing area. You are also
49 installing new basketball courts. Both of these installations should be of permeable
50 materials.

51
52 A suggestion was made that benches not be placed near the swings. The committee
53 understands that Parks has a no smoking policy for all of its facilities. Even so, the hope
54 here is to keep potential smokers away from children using the swings. A hope was
55 expressed that you would increase the area for storage not only for the equipment of your
56 agency, but for the equipment of community groups using the park.

57
58 In your presentation you promised plantings in various parts of the new park. Once
59 planted, these patches of garden need to be maintained. You promised ample park
60 personnel to maintain these plantings. In addition we hope you will coordinate these
61 gardens' maintenance with members of an active local gardening community. [We should
62 here insert the names of the Block Association individuals that would promote this
63 coordination – *Chana Widaski*]

64
65 Some participants at Tuesday's meeting expressed surprise that even though space is
66 limited there were no tables with opposite seats thus promoting visitors' communication
67 and activities with each other.

68
69 CB4 believes these are all worthy concerns and express our hope that you will be able to
70 incorporate them in your final design. Paying attention to them can only result in an even
71 better project than the one you presented at the Waterfront, Parks and Environment
72 Committee meeting. We again thank you for your presentation and look forward to
73 further interaction with you about this new park for our community.

74
75 Sincerely,
76 Christine Berthet Maarten de Kadt Co-Chair Delores Rubin

77
78
79 CC: Allen Sholl
80 George Blumer

1 **Waterfront, Parks & Environment Committee**

Item #: 7

2
3 May XX, 2014

4
5 Tom Lindon
6 Vice President of Marketing & Events
7 Hudson River Park Trust
8 Pier 40, 2nd Floor
9 353 West Street
10 New York, NY 10014

11
12 Wayne Goldberg
13 Vice President
14 Live Nation
15 XXX
16 New York, NY

17
18
19 **Re: Pier 97 Summer Concert Series**

20
21 Dear Mr. Lindon & Mr. Goldberg:

22
23 Manhattan Community Board 4 (CB4) greatly appreciates, and welcomes, having been
24 kept up to date about the series of 12 to 15 music events you are planning for Pier 97 this
25 summer. These events are intended as fund raisers for the Hudson River Park Trust,
26 which is in need of the funds likely to be generated by these events.

27
28 You visited with the Waterfront, Parks and Environment Committee first in February and
29 again in May of 2014. The shows will feature top name artists. With your configuration
30 of the stage and entrance/exit for the audience, the pier's capacity is 5,250 people. Your
31 design faces the stage toward the west, away from the nearby residential community.
32 Your sound design intends to buffer the sound that might travel across Manhattan. You
33 have worked with the New York City Police Department to design a way to move
34 attendees as they come to and leave the events safely by having them cross under the
35 highway at about West 59th Street and use the service road between West 59th Street and
36 the pier. Your intention is to keep attendees off of the bicycle path except at the entrance
37 to the pier where there will be security personnel to direct the flow of pedestrians and
38 bicycles. You indicated that there will be security personnel all along the probable
39 entrance routes for folks coming to and leaving the event. All of your events will end by
40 10 pm.

41
42 MCB4 is an active supporter of the Hudson River Park Trust and what it does for our
43 community. The Hudson River Park is enabling members of our community to come to
44 the Hudson River Estuary, enjoy its beauty, find moments of relaxation and places to
45 play, and enjoy recreation along its bicycle path. We have expressed our concern about
46 the large amounts of funds needed for the upkeep of the park not only because of the

47 damage caused by Sandy, but by the ordinary damage caused by the sea to the pilings
48 underpinning much of the park.

49
50 However, we are also gravely concerned by the disruption a periodic inflow of 5,250
51 people through our community will cause. Members of the WPE Committee and the
52 public attending the meeting expressed a number of concerns and suggestions that we list
53 below.

54
55 While you have assured us the sound will not disturb our neighborhoods, events of this
56 kind have caused noise disruption before. In addition, with you directing the sound across
57 the estuary, we wonder what the effect will be on our neighbors in New Jersey.

58
59 While you have assured us users of the bicycle path will not be disrupted by the flow of
60 people coming to and leaving the event, we cannot see how that is possible with the
61 movement of so many people. Members of the WPE Committee do not pretend to be
62 expert on this issue. Therefore we suggested that you visit with CB4's Transportation
63 Planning Committee and attend the local Police Precinct Council meetings.

64
65 While you promised to end every event by 10 pm, the committee was concerned with the
66 noise of concert goers leaving the event and by the noise of entertainers removing their
67 equipment.

68
69 The committee made several suggestions we hope you will work to implement:

- 70
- 71 ▪ Use solar energy as much as possible for each event. Here the Clearwater
72 organization was cited as a likely source of information as they use solar energy at
73 their annual Great Hudson River Revival event.
 - 74 ▪ Use other sustainable practices including recycling and having vendors provide
75 their product in reusable, recyclable materials.
 - 76 ▪ Devise a mechanism so that some of the funds raised by these events will go to
77 Clinton Cove and its boathouse
 - 78 ▪ Some participants at the WPE Committee meeting in May suggested a more
79 varied series of performers including classical.
- 80

81 And finally, as yours is a new event in our district, and as you have been very
82 forthcoming with information about your plans, we ask that your report back to CB4
83 periodically (as you have been doing) about the progress of your planning and the success
84 (or failure) of the various elements of your planning and implementation of these events.

85
86 We thank you for your forthrightness, and look forward to continuing to work with you to
87 make this a successful summer on Pier 97.

88
89 Sincerely,

90
91 Christine Berthet

Maarten de Kadt

Delores Rubin

1 **QUALITY OF LIFE COMMITTEE**

Item #: 8

2
3 May XX, 2014

4
5 Cristin D. Burtis
6 Street Activity Permit Office
7 100 Gold Street, 2nd Floor
8 New York, NY 10038

9
10 **Re: Street Activity Permit Application 2014**

11 Applicant: Manhattan Plaza Tenants Association
12 Location: West 43rd Street between Ninth and Tenth Avenues
13 Date: Saturday, September 20, 2014
14 Time: 9:00 a.m. – 6:00 p.m.
15 Appl. #: 158754

16
17 Dear Ms. Burtis:

18
19 Manhattan Community Board 4 recommends approval of the application for a Street Activity
20 Permit for Manhattan Plaza Tenants Association on West 43rd Street between Ninth and Tenth
21 Avenues on Saturday, September, 20, 2014, as long as the following stipulations are agreed to
22 and met by the operators:

- 23
- 24 • Hours of operation are 10 a.m. to 5 p.m. w/set up starting at 9 a.m. and clean-up
being completely finished by 6:00 p.m.
 - 25 • To reach out weeks in advance of the event to all residences and businesses on
26 West 43rd Street. between 9th and 10th Avenues to alert them to the event, and to
27 provide phone and email contact information for the operators in case
28 residents/businesses have questions or concerns on the day of the event. Said
29 contact number will be manned and answered by event operators during the
30 course of the event.
 - 31 • CB4 specifically requests that the operators reach out to the Funeral Home and
32 the Westside Theater.
 - 33 • Amplified sound/music at the event will only be allow between the hours of 12:00
34 p.m. and 4:00 p.m. The volume of the amplified sound will be kept at a low
35 enough level to not intrude and negatively affect businesses, neighbors and
36 residents who remain indoors during the event. It is recommended that the area to
37 be used for public performance be moved as far from the Funeral Home on the
38 street as possible.
 - 39 • The organizers will reach out to the New York City Police Department in advance
40 of the event to make sure all security issues including crowd control are discussed
41 and agreed to.

- 42 • Will work with Department of Sanitation regarding all clean-up issues associated
43 with the Street Fair. Organizers commit to the goal of leaving the street cleaner at
44 the end of the event than how they found it on the morning of.

45 Sincerely,

46

47

48 cc: Local Electeds, NYPD, DOT, DOS

DRAFT

1 **QUALITY OF LIFE COMMITTEE**

Item #: 9

2
3 May XX, 2014

4
5 Cristin D. Burtis
6 Street Activity Permit Office
7 100 Gold Street, 2nd Floor
8 New York, NY 10038
9

10 **Re: Street Activity Permit Application 2014**

11 Applicant: Rubin Museum Neighbor Celebration
12 Location: West 17th Street between Sixth and Seventh Avenues
13 Date: Sunday July 20, 2014
14 Time: 11:00 a.m. – 5:00 p.m.
15

16
17 Dear Ms. Burtis:

18
19 Manhattan Community Board 4 recommends approval of the application for a Street Activity
20 Permit for Rubin Museum Neighbor Celebration – on West 17th Street between Sixth and
21 Seventh Avenues to be held on Sunday July 20, 2014, as long as the following stipulations are
22 agreed to and met by the operators:

- 23 • Hours of operation are 1 p.m. to 4 p.m. w/set up starting at 11:00 a.m. and clean-
24 up being completely finished by 5:00 p.m..
- 25 • To reach out weeks in advance of the event to all residences and businesses on
26 West 17th Street between 6th and 7th Avenues to alert them to the event, and to
27 provide phone and email contact information for the operators in case
28 residents/businesses have questions or concerns on the day of the event. Said
29 contact number will be manned and answered by event operators during the
30 course of the event.
- 31 • Will reach out to the parking garage located on the block and work out with that
32 business the placement of traffic barricades so as to not adversely affect their
33 business.
- 34 • There will be no amplified sound/music at the event. Public performance will
35 take place between 1:30 and 3:30 p.m. The organizers will reach out to the New
36 York City Police Department in advance of the event to make sure all security
37 issues including crowd and traffic control are discussed and agreed to.
- 38 • Event organizers will make every effort to open the Rubin Museum for viewing at
39 no charge to members of the public during the course of the event.

- 40 • Will work with Department of Sanitation regarding all clean-up issues associated
41 with the Street Fair. Organizers commit to the goal of leaving the street cleaner at
42 the end of the event than how they found it on the morning of.

43 Sincerely,

44

45

46 cc: Local Electeds, NYPD, DOT, DOS

DRAFT

1 **Transportation Planning Committee**

Item #: 16

2
3 June 4, 2013

4
5 Margaret Forgione
6 Manhattan Borough Commissioner
7 NYC Department of Transportation
8 59 Maiden Lane, 37th Floor
9 New York, NY 10038

10
11 **Re: Hotel Loading Zone Installation - Best Western 522 W. 38th Street**

12
13 Dear Commissioner Forgione:

14
15 Manhattan Community Board 4 (MCB4) would like to recommend the installation of a 25 foot
16 loading zone in front of the Best Western Hotel at 522 W. 38th Street. We feel the provision of
17 this zone will reduce the amount of double parking and other disruptions that frequently occur
18 with hotel entrances. We also note that no member of the community voiced opposition to the
19 proposed hotel loading zone.

20
21 However, we note that the hotel has agreed to provide landscaping to improve the streetscape
22 and has agreed to look into installing public seating, along the set-back area of its building.
23 CB4's approval is conditioned on that commitment. The hotel was agreeable with improving the
24 streetscape in the front of their hotel and we feel this will be an improvement to a desolate street.

25
26 Thank you very much for your consideration and assistance.

27
28 Sincerely,

29
30 Christine, Jay, Ernest

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32
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34
35

1 **Transportation Planning Committee**

Item #: 17

2
3 June 4, 2013

4
5 Jonathan Mintz
6 Commissioner
7 Special Application Unit
8 Department of Consumer Affairs
9 42 Broadway 5th Floor
10 New York N.Y. 10004

11
12 **Re: Newsstand Application at S/W/C of Tenth Avenue & 20th Street**
13 **Application: 6276-2014-ANWS**

14
15 Dear Commissioner Mintz,

16
17 Manhattan Community Board 4 supports the application for a newsstand on the southwest corner
18 of Tenth Avenue and W. 20th Street 17.5 feet north of the parking lot entrance. We note that this
19 sidewalk is extremely wide and even with the newsstand, will leave over 17 feet of clear path for
20 pedestrians. We also note that the proposed location has minimal sidewalk obstructions, no other
21 newsstands currently in the area, and no major subway or stops nearby. This newsstand will also
22 be a resource for pedestrians entering and exiting the High Line and nearby residents.

23
24 As always, thank you for your consideration.

25
26 Sincerely yours,

27
28 Christine, Jay, Ernest

1 **Transportation Planning Committee**

Item #: 18

2
3 June 4, 2013

4
5 Thomas F. Prendergast
6 Chairman and Chief Executive Officer
7 Metropolitan Transportation Authority
8 347 Madison Avenue
9 New York, NY 10017

10
11 **Re: Reopening the Pedestrian Underpass at West 14th Street and Seventh Avenue**

12
13 Dear Chairman Prendergast,

14
15 Manhattan Community Board 4 (CB4) requests that the MTA investigate the possibility of
16 reopening the MTA pedestrian underpass tunnel at West 14th Street and Seventh Avenue, and
17 report the findings back to CB4. We understand that the underpass was originally closed on
18 account of security concerns, which may not exist today. We are also aware that the MTA has
19 reopened other similar underpasses in other communities.

20
21 We thank you for your time and consideration of this request.

22
23
24 Sincerely yours,

25
26



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

CHRISTINE BERTHET
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

8 May 22, 2014

Item #: 19 RATIFICATION

9
10 Ms. Nancy Clifford, Administrator
11 Saint Joseph Residences
12 425 West 44th Street
13 New York, NY 10036

15 Re: Saint Joseph Immigrant House rent increase

16 Dear Ms. Clifford,

18 Thank you very much for attending the Housing Health and Human Services (HHHS) committee meeting
19 of Community Board 4 meeting in April. The Board is very interested in working with you and the
20 tenants of the St. Joseph's Immigrant Home. We appreciate your efforts to work with the tenants who
21 may be struggling with the rent increases, and we want to assist you in any way we can.

23 The tenants are, understandably, very anxious about the rent increase. At our HHHS committee meeting
24 in May, thirteen (13) tenants attended the meeting. They are concerned that they may not be able to
25 remain at the St. Joseph's. where some have resided for 20 years. Finding comparable housing in the
26 neighborhood would be next to impossible for many of the tenants.

28 Community Board 4 requests that you meet with the tenants and their representatives from Housing
29 Conservation Coordinators and Goddard Riverside SRO Law Project and together to find a compromise
30 that both allows curent residents to remain in the building and helps to address any financial concerns. As
31 we discussed, we also urge you to look at existing programs, such as the Weatherization Assistance
32 Program to defray building expenses and explore rental subsidies to address operating deficiencies. To
33 that end, we urge you to meet with not-for-profit organizations such as Clinton Housing Development
34 Co., or others familiar with potential subsidies.

36 In the meantime, we ask that you defer the rent increases scheduled to go into effect on June 1, until such
37 time that you have met with the tenants and that a plan can be implemented to keep current residents in
38 their homes. Please let us know if we can be of further assistance. Thank you again for your assistance
39 and patience.

41 Sincerely,

[Handwritten signature]

[Handwritten signature]

42 [signed 5/21/2014]
43 Barbara Davis, Co-Chair
44 Housing, Health &
45 Human Services Committee

Joe Restuccia, Co-Chair
Housing, Health &
Human Services Committee

Christine Berthet
Chair
Community Board 4

CC: Brad Hoylman, NYS Senator
Richard Gottfried, NYS Assemblymember
Jerrod Nadler, Congressman

Gale Brewer, Manhattan Borough President
Corey Johnson, NYC Councilmember
Mother Mary Jennifer, Mother General

1 **CLINTON/HELL'S KITCHEN LAND USE COMMITTEE**

Item #: 21

2
3 June 5, 2014

4
5 Carl Weisbrod
6 Director
7 Department of City Planning
8 22 Reade Street
9 New York, New York 10007

10
11 **Re: ULURP #N 120376 ECM**
12 **DCA # 1299629**
13 **Greek Kitchen Inc.**
14 **d/b/a The Greek Kitchen**
15 **885-889 Tenth Avenue, Borough of Manhattan**
16

17 Dear Director Weisbrod:

18
19 After a duly held public hearing on June 4, 2014, Manhattan Community Board 4 voted to recommend
20 approval of the renewal application by Greek Kitchen Inc. for an enclosed sidewalk café with 13 tables
21 and 26 seats.

22
23 This recommendation, however, does not contravene the Board's fundamental opposition to enclosed
24 sidewalk cafes. We remain opposed for three reasons:

25
26 One: Enclosed sidewalk cafes are permanent structures that appropriate public property for private use
27 without providing a public benefit;

28
29 Two: Unlike unenclosed sidewalk cafes which can add to community ambiance and create more vibrant
30 streetscapes, enclosed sidewalk cafes isolate diners from sidewalk activity and the community; and,

31
32 Three: As permanent structures, they are difficult to remove when warranted.
33

34 Sincerely,

35
36 Christine Berthet, Chair, Community Board 4
37 Jean-Daniel Noland, Chair, Clinton/Hell's Kitchen Land Use and Zoning Committee
38

39 cc: Steve Gagliano, Project Manager - DCP
40 NYC Council Member Helen Rosenthal
41 NYS Senator Brad Hoylman
42 NYS Assemblywoman Linda Rosenthal
43 MBP Gale Brewer's Office - Michael Sandler
44 The Greek Kitchen Inc.
45
46