

1 **Quality of Life Committee**

Item # 1

2
3 March 4, 2015

4
5 Mr. Ward Childs
6 Hudson Hotel
7 353 West 57th Street
8 New York, NY 10019
9

10 Dear Mr. Childs:

11 On Monday, February 9, Mr. John O'Brien, Director of Security, of the Hudson Hotel
12 (hereinafter "the Hudson") met with Manhattan Community Board 4's Quality of Life Committee
13 ("MCB4" and "QoL" respectively) and with members of the community. We discussed past
14 actions taken by management of the Hudson regarding longstanding noise complaints. At that
15 time, Mr. O'Brien made commitments regarding future remediation of noise complaints. MCB4
16 applauds the good faith efforts already taken by the management of the Hudson Hotel to resolve
17 these issues. This correspondence is intended to memorialize the actions needed to ensure that all
18 sound emanating from the Hotel's commercial activities is strictly within legal requirements.

19 Residents and tenants are most concerned with the "human" sounds coming from raucous
20 crowds at 2nd Floor Park Terrace and the 24th Floor Sky Terrace. It is alleged that on many
21 occasions, foot stomping and yelling, screaming, chanting, etc. of exuberant (and perhaps
22 inebriated patrons) contribute to an environment that is not conducive to the quality of life of your
23 tenants and neighboring residents. It is also the contention of the residents/tenants and neighbors,
24 that the previous sound tests engaged by the Hudson did not take into account these oral
25 elements. MCB4 therefore requests, and Mr. O'Brien agreed, that additional tests be undertaken
26 during "live" conditions (i.e., in the course of ongoing commercial activities) to obtain an
27 accurate analysis of the complaints received.

28 As you know, NYC DEP standards mandate that noise (produced by humans), as well as
29 music, be limited to 45 decibels, as measured inside resident units. Further, as the Hudson was
30 not granted a cabaret license, liquor stipulations specifically prohibit dancing at any of the
31 Hudson venues. During the QoL Committee meeting Mr. O'Brien committed to enforcing that
32 ban.

33 MCB4 requests the immediate implementation of the following recommendations by
34 Alan Fierstein of Acoustilog, Inc. as detailed verbatim from his acoustical reports dated, May
35 2010 and January 23, 2015¹:

36 **24th Floor Terrace**

- 37 1. Reinforce the tent top and sides with mass-loaded vinyl. Install 16 small speakers. Limit
38 the sound level to 81 dBC in the center of the terrace. Set the amplifiers to maximum so
39 they cannot be turned up louder ... The sound limiter setting should be readjusted to a
40 **much lower level.** (emphasis added). This simple modification and adjustments will be
41 made by enacted after retesting is conducted inside the apartments. The limiter setting
42 the system will be set to comply with Noise Code limits.

¹ Some of Mr. Fierstein's recommended solutions are not specific in detail but as long as the implementation of same results in all amplified sound emanating from the Hudson falling within legal requirements, MCB4 accepts his recommendations on good faith.

- 43 2. The existing perimeter speakers should be eliminated.
- 44 3. 8 Eight small, thinner speakers should be installed at least 8 feet from the perimeter, in an
- 45 alternating left/right pattern, pointing straight down at from a height of less than 10 feet.
- 46 The speakers can should be hung on the support wires or from new wires supported that
- 47 are supported by the tent structure. Check with the tent company for information on the
- 48 bedt way to hang the speakers as recommended by the tent supplier.
- 49 4. It was recommended that Jeffrey Kwan at Canal Sound & Light be contacted for the
- 50 speaker installation. Call him at (212) 925-6575 x 213. He can suggest speakers but I
- 51 should review Mr. Kwan's recommendation prior to installation.

52 **15th Floor Sky Terrace**

- 53 5. Using a limiter as above, maintain a sound level of 75 dBC measured at the center of the
- 54 covered trellis. The limiter settings should be readjusted.
- 55 6. The speaker zone control panel should be repaired. I managed to temporarily fix the
- 56 control and could work on the panel when setting the limiter.

57 **2nd Floor Park**

- 58 7. Remove the subwoofers. Install and equalizer in the sound system, which will be set to
- 59 roll off the bass frequencies below 200 Hertz. Limit the sound level to 85dBC Slow in
- 60 the center of the area under the skylight. Fine-tune the level by testing noise levels in the
- 61 nearby apartments. The limiter was installed properly, but it is not now set at the proper
- 62 volume. The limiter settings should be readjusted. (emphasis added)

63 In addition to the implementation of Acoustilog, Inc.'s recommendation, Mr. O'Brien

64 agreed that additional sound tests be conducted by Mr. Fierstein at the direction of the Hudson,

65 under specific conditions, at various locations over the next three months in order to get a more

66 representative accounting of the complaints this MCB4 has received.

67 MCB4 and the QoL Committee looks forward to working with the Hudson Hotel, in

68 conjunction with MCB4's District Manager Jesse Bodine and Betsy Eichel of Housing

69 Conservation Coordinators, to assist in the scheduling the aforementioned tests with tenants and

70 neighborhood residents. Once the results of the tests are received, MCB4 requests that all parties

71 convene at the May 2015 QoL Committee to discuss the findings and agree on the remediation of

72 same.

73 It is our belief that the actions taken as outlined above will lead to the final remediation

74 of these longstanding noise complaints.

75 Sincerely,

76

77 CB, DP and Tina

78 cc:

79 Jason Kalisman, interim CEO and Chairman of the Board - Morgan's Hotel Group

80 Gale Brewer, Manhattan Borough President

81 Corey Johnson, City Council Member, District #3

82 SLA

March 4, 2015

Honorable Meenakshi Srinivasan
Chair
Landmarks Preservation Commission
Municipal Building, 9th Floor
One Centre Street
New York, NY 10007

**Re: 630 Ninth Avenue (Film Center Building)
Proposed Lobby Improvements**

Dear Chair Srinivasan,

At its regular Board meeting on March 4, 2015, Manhattan Community Board 4 (MCB4) voted to write on an application for proposed lobby improvements at 630 Ninth Avenue (Film Center Building). This vote reflects the discussion of the MCB4's Clinton/Hell's Kitchen Land Use Committee which voiced on February 11, 2015 reservations as to the appropriateness to parts of the application.

The applicant proposes to introduce security enhancements to the lobby by adding turnstiles, a reception desk, glass doors at the side corridor, and a required fire command station. The applicant also proposes to increase the light level in the lobby.

MCB4 has these reservations as to appropriateness:

- The use of turnstiles in the lobby detracts from the art deco motif of the lobby and a further study of other forms/types of security should be initiated before turnstiles are approved.
- The proposed reception desk appears too large for the space and the strong curvilinear outline of the desk top jars with the rectilinearity of the motifs which predominate in the lobby's design.
- Increased illumination would be a desirable improvement. But the Board was unable to determine from the illustrations provided by the applicant if the proposed increase in illumination was appropriate.

An Interior Landmark

Built in 1928-29 to the design of Ely Jacques Kahn, one of the City's most prominent architects working in a modernist style, the building has one of New York's finest surviving Art Deco style interior comprising its main lobby and related spaces. The lobby

of the Film Center Building, 630 Ninth Avenue, was designated an interior landmark on November 9, 1982.

The building still serves film-related businesses as well as technology and office tenants. The applicant informed the Board that valuable equipment used by the tenants is constantly shuttled in and out of the lobby and to and from the upper floors. Currently a reception podium is centered on the elevator hall. According to the applicant, the rope stanchions provide inadequate security for the building.

Turnstiles and Desk

To enhance security, the applicant wishes to add turnstiles and a reception desk to the lobby. The turnstiles would be "strategically placed to work in concert" with the decorative terrazzo floor. The proposed bronze turnstiles would match the decorative lobby trim and grilles. The Board understands the applicant's request for turnstiles instead of rope stanchions and agrees that moving the current reception desk will allow a more unimpeded view of the elaborate and dazzling design on the rear lobby wall. However, the Board wonders if the turnstiles are even needed with the presence of ground floor security. In addition, other options than turnstiles which take away from the lobby should be considered. For examples, elevators could be updated to require key card authorization to go to any floors within the building.

The proposed curvilinear reception desk, according to the applicant, echoes the circular motifs which are a counterpoint to the linear and angular forms in the lobby. The Board feels, however, that a straight-edge reception desk would be a better match for the predominant angular patterns of the wall design. The Board agrees, however, that the black stone top surface would match the lobby wall stones and the bronze of the desk would match the decorative lobby trim and grilles. The desk, we are happy to note, would be raised on legs so as not to disturb the terrazzo pattern on the floor.

According to the applicant, small penetrations of approximately three inches in diameter will be required to connect electrical and signal systems to the turnstiles and desk. These occurrences are located in the terrazzo field color and are repairable should equipment need change.

Fire Command Station

Upgrades to the building's life safety systems require installation of a fire command station. The new station will be located within an abandoned, existing bronze and glass door which sits behind the proposed reception desk. The sign box located above this door, which originally announced entrance to an adjacent shop, will be repurposed for the required "Fire" signal.

Lighting

According to the applicant, the proposed cluster of baton fixtures also evokes the lobby's motifs and will utilize existing junction boxes. The new fixtures will not require new wall penetrations.

90
91 The current light level from the 1980 vintage saucer shaped scones provides only a low
92 level of illumination. Increased lighting on the present rather gloomy interior would be
93 welcome. But the Board is unable to ascertain from the applicant's presentation whether
94 the new lighting is appropriate. In the slide presented the applicant adds the new lights
95 but the lighting represented is the same lighting that presently exists; clearly this will not
96 be the case.

97
98 **New Door**

99 A new glass wall with frameless doors will separate the main lobby from the side
100 corridor which exits to West 44th Street and thus improve building security. Located
101 beyond the confines of the main lobby and under a soffit leading to the side corridor, the
102 glazed wall will allow complete visibility from either space. Clear, frameless glass
103 dividing wall, Herculite type doors with bronze hardware. The Board has no objection to
104 the new glass wall.

105
106
107 Sincerely,

108
109 Christine, JD
110

1 **Clinton\Hell's Kitchen Land Use Committee**

Item# 5

2
3 March 4, 2015

4
5 Kyle Kimball
6 President
7 New York City Economic Development Corporation
8 110 William Street
9 New York, NY 10038

10
11 Dear Mr. Kimball,

12
13 On February 11, 2015 the Clinton/Hell's Kitchen Land Use Committee of Manhattan Community
14 Board 4 (MCB4) heard a presentation by the Empire Development Corporation (EDC) and by
15 Michael Van Valkenburgh Associates of the proposed design of Block 4, between West 36th and
16 West 37th Streets, of the six-block, Hudson Park and Boulevard.

17
18 On the recommendation of the Committee, Manhattan Community Board 4 (MCB4) at its regular
19 Board meeting on March 4, 2015, by a vote of in favor, opposed, abstaining, and present
20 but not eligible, voted to thank EDC for its presentation and to commend the Van Valkenburgh
21 Associates team for its exceptional design for Block 4. The Board commends the design team for
22 its imaginative use of park space, the variety of play and passive areas, the diversity of plantings,
23 and the park's inviting layout and graceful contours. The team packed a lot of park into a small
24 patch.

25
26 Block 4 is the first block of Phase Two of the proposed six-block park, currently named, until a
27 better name is selected, "Hudson Park Boulevard." The park, when completed, will lie between
28 West 33rd Street and West 39th Street and between the new Hudson Boulevard East and Hudson
29 Boulevard West (between Tenth and Eleventh Avenues). Phase One includes blocks one through
30 three.

31
32 In the spring of 2014, several members of MCB4 including members of its Clinton/Hell's Kitchen
33 Land Use Committee and Waterfront, Parks, and Environment Committee, visited the design
34 studio of Valkenburgh Associates in Brooklyn to view a model of Block 4. The Board is grateful
35 that the designers addressed the concerns and incorporated a number of the suggestions members
36 of the Board posed.

37
38 **Features**

39 Although the area of Block 4 is small, interest and variety has been created by different and distinct
40 play and seating areas, a variety of plants and planting areas, a higher grade at one end of the block,
41 and a variety of pavings and building material. An ingenious interior pathway was developed
42 allowing for both circulation through the block as well as along the boulevards.

43
44 A variety of deciduous and evergreen trees and understory shrubs will provide the park with color
45 year-round and perennials and groundcover will soften the surface areas. Park seating of
46 weathered *Robinia pseudoacacia* boards and powder coated ductile iron stanchions with stainless

47 steel arm rests

48
49 Programmatic diversity is achieved by having a single enclosed playground area separated into
50 multiple landscapes offering both play and social opportunities for various age groups. Playground
51 areas for children ages 5-12 include a climbing structure with "Flubber" seating and a swing with 3
52 belt seats and one accessible seat.

53
54 For younger children (ages 2 to 5 years) a "Flower Play Garden" with play house has "daises" of
55 engineered spruce petals, black locust stems and leaves and "tulips" of engineered spruce petals,
56 black locust stems. There's even a sand play area for those who prefer a more elemental play arena.

57 58 **Storm Water Retention**

59 As with all new park designs, MCB4 urges that every effort be made to minimize, either through
60 absorption through the ground underneath the plantings, through the use of permeable surface, or
61 or through recycling, as much storm water runoff as possible to prevent storm water from
62 overwhelming the sewers.

63
64 Because the City's combined stormwater/sewer system cannot handle the increased volume of
65 water from a heavy rain, the untreated overflow goes into the rivers through combined sewer
66 outfalls. Every bit of rain we keep out of the sewer means that much less sewage goes into the
67 river.

68 69 **Pedestrian-Friendly Boulevard**

70 Given the potential for active use of the park by a large number of visitors, MCB4 believes that the
71 boulevard adjacent to the park should be a relatively quiet environment where safety for children
72 and parents is of paramount importance. This is especially important along Block 4 which is
73 designed in large part toward active recreation of younger children.

74
75 The Board is also concerned that drivers going to the Lincoln Tunnel will use the East Boulevard
76 as a shortcut to Eleventh Avenue, thereby encouraging speeding, honking, and back ups. The
77 Board urges DOT to give serious consideration to finding a solution to this potentially dangerous
78 situation by designing Boulevard East and West in such a way that they are unified with, rather
79 than separate from, the park. This can be achieved perhaps by distinctive paving material, raised
80 pedestrian crossings, or pedestrianizing the street by raising the boulevard to sidewalk level
81 thereby giving it more of a plaza feel than of a street.

82
83 Sincerely,

84
85 Christine, JD

86
87 cc

88 Michael Van Valkenburgh Associates

89 Design Commission

90 DOT

91 HYHK Allianc

1 **Housing, Health and Human Services Committee**

Item# 6

2
3 March 4, 2015

4
5 Carl Weisbrod
6 Chair
7 City Planning Commission
8 22 Reade Street
9 New York, NY 10007

10
11 Vicki Been
12 Commissioner
13 Department of Housing Preservation & Development
14 100 Gold Street 10038

15
16 **Re: 520 West 41st Street**
17 **Silverstein Rezoning & Affordable Housing**
18

19
20 Dear Chair Weisbrod & Commissioner Been,

21
22 Manhattan Community Board 4 (MCB4) communicated its concerns to the City Planning
23 Commission regarding the above referenced rezoning in April 2014. We are pleased to hear that
24 both the Department of City Planning (DCP) and Department of Housing Preservation &
25 Development (HPD) have been engaged with the applicant, the Silverstein Companies
26 (Silverstein), to ensure the provision of permanently affordable housing as part of this proposed
27 rezoning. MCB4 requests both the DCP and HPD meet with the Board to update it on those
28 discussions. Further, the Board is concerned that the Mayor's Affordable Housing Plan will
29 continue to balance neighborhood need and context with affordable housing production.
30 MCB4 has been an advocate of affordable housing production and preservation through zoning
31 mechanisms since adoption of the Special Clinton District (SCD) in 1973. Language in that
32 Special Zoning District created the first zoning text in the city to provide a floor area bonus for
33 the building of affordable housing, predating the Zoning Resolution's 1986 Inclusionary Housing
34 provisions by 15 years. At the same time however, the SCD established both height and bulk
35 limits in Preservation Areas while allowing large scale development along major avenues and
36 wide streets. The SCD sought to reconcile a range of development scales and densities,
37 encouraging both preservation and development with the context of the surrounding
38 neighborhood.

39
40 In the same manner, in 2005 the Special Hudson Yards District (SHYD) sought to encourage
41 both preservation and development with the context of the surrounding neighborhood, by
42 establishing subdistricts within the SHYD. In its April 28th, 2014 letter (copy attached), the
43 Board stated,

44
45 "While MCB4 supports the inclusion of additional housing on the 520 West 41st Street
46 site it cannot support the currently proposed site plan and massing which results in an

1100' tower. The proposal also includes 200 accessory parking spaces in violation of The Hudson Yards Parking Text Amendment which resulted from the settlement of a Clean Air Act lawsuit."

Plainly put, the current Silverstein proposal seeks to unlock a portion already upzoned commercial floor area, **at a dense 20 FAR**, from Commercial Use to Residential Use. That change in use, given the location will create an increase in value. Given this value increase to the Applicant, MCB4 consider it appropriate that a portion of the value increase should be captured for public benefit, namely Affordable Housing. But that public benefit must occur within the neighborhood context.

In its April 28th, 2014 letter, MCB#4 raised the following issues of context and reiterates them below:

- **Decrease in proposed height**

The proposed site plan included in the PAS currently includes plazas, driveways, a two story streetwall and other mechanisms which result in a smaller building footprint. The smaller footprint and lack of strong streetwall therefore produces a substantially taller building. The proposed height at 1100 feet would be out of context even for the 400 and 500 foot towers currently built along the adjacent 42nd Street Perimeter Area of the Clinton Special District. MCB4 requests that the development have full lot coverage and a strong streetwall, therefore reducing the proposed height to be in context with surrounding buildings.

- **Inclusionary Housing Program**

The proposed text amendment must include Inclusionary Housing text provisions requiring at least that 20% of the entire FAR be used for affordable housing. The Board supports a higher percentage of Affordable Housing, especially if it would include Affordable Housing for Moderate and Middle Income households (with income bands between 80% to 165% of Area Median Income). However, while additional Affordable Housing should be sought as benefit resultant from the change of use from Commercial to Residential, the height must remain in context with high density residential uses along the West 42nd Street corridor immediately to the north at 400 to 500 feet.

Further, that any Inclusionary Housing apartments must be evenly distributed in location and type throughout the building and contain an equal level of apartment finish and equal and affordable access to all building amenities. This applicant **is the sole developer in Manhattan Community District #4 which built a "Poor Door"** at its prior development at Silver Towers (600 West 42nd Street), segregating the low income units from the high rise on West 42nd Street into a separate building on West 41st Street with an entrance facing the MTA Quill Bus Garage.

- **On Site Parking**

The Hudson Yards Parking Text Amendment, adopted April 14, 2010, resulted from a Stipulation and Order of Settlement in the case *Hell's Kitchen Neighborhood Association v. Bloomberg* filed on May 5, 2009. The underlying purpose of the amendment is to limit and monitor parking spaces within the HY District to ensure that the area is in compliance with

the Clean Air Act. As per the settlement, the decision to allow additional parking spaces in the HY District must be made with regards to the existing reservoir surplus which as of January 17, 2014 is 3,264 spaces, MCB4 requires all proposed HY text amendments to meet the requirements of this settlement.

Jesse Bodine, MCB4 District Manager, will follow up with your offices to schedule a meeting with MCB4 to ensure full community input prior to ULURP Certification

As always, MCB4 looks forward to working with the Commission, the Department and the applicant as this proposal moves through the public approval process.

Sincerely,

Christine Berthet
Board Chair

Jean Daniel Noland
Chair, Clinton/Hell's Kitchen Land Use Committee

Cc: Manhattan Borough President Gale Brewer
NYC Councilmember Corey Johnson

Waterfront, Parks & Environment Committee

Item # 7

March 4, 2015

Mr. William T. Castro
Manhattan Borough Commissioner
City of New York Parks & Recreation
Arsenal West
24 West 61st Street
New York, NY 10023

Re: DeWitt Clinton Park

Dear Commissioner Castro,

Manhattan Community Board 4 (MCB4) is pleased to learn of the planned It's My Park Day for DeWitt Clinton Park this May in conjunction with Clinton Housing Development Corporation and local stakeholders. (CHDC). MCB4 supports this opportunity to help further activate this wonderful 5.83 acre park in our Clinton/Hell's Kitchen neighborhood.

CHDC's Cultivate HKNY unit has a great deal of experience bringing together members of the community to get involved with green spaces in Hell's Kitchen. MCB4 is confident the It's My Park Day will be a great success and it is our hope the event will allow current active users of DeWitt Clinton Park to enlist more volunteers to help transform DeWitt Clinton to an exceptionally beautiful and inviting place and live up to its full potential.

DeWitt Clinton Park has had a small number of very dedicated volunteer gardeners over the years. The planned It's My Park Day will allow these gardeners to showcase their work to their neighbors as well as receive new materials to work with and extra helping hands to get the work done. These dedicated volunteer gardeners have expressed some general concerns about the park which MCB4 hopes to have the opportunity over the upcoming months to discuss with the Department of Parks and Recreation (DPR) and generate ideas on how to improve DeWitt Clinton Park.

MCB4 is grateful DeWitt Clinton will be receive additional attention through the planning and execution of an It's My Park Day event this year. We look forward to working with DPR, CHDC and the Hell's Kitchen gardening community to beautify and celebrate DeWitt Clinton Park.

Sincerely,

Christine Berthet
Chair

Maarten de Kadt Co-Chair
Waterfront, Parks &
Environment Committee

Delores Rubin Co-Chair
Waterfront, Parks &
Environment Committee

47
48 cc: Ashleigh Eubanks, Clinton Housing Development Corporation
49 Elliott Sykes, City of New York Parks & Recreation
50 Brad Hoylman, NY State Senator
51 Richard Gottfried, NY State Assemblymember
52 Jerrold Nadler, Congressman
53 Gale Brewer, Manhattan Borough President
54 Corey Johnson, NYC Councilmember

DRAFT

1 **Chelsea Land Use Committee**

Item #: 08

2
3 March 4, 2015

4
5 Hon. Margery Perlmutter, Chair
6 Board of Standards and Appeals
7 250 Broadway, 29th Floor
8 New York, NY 10007

9
10 **Re: BSA Cal. # 340-05-BZ**
11 **Variance at 270 W17th Street**
12 **(AKA 124-128 Eighth Avenue)**

13
14 Dear Ms. Perlmutter:

15
16 On the recommendation of its Chelsea Land Use Committee, following a duly noticed
17 public hearing at the regular Board meeting on March 4, 2015, Manhattan Community
18 Board No. 4 (CB4), by a vote of ___ in favor, ___ opposed, ___ abstaining and ___ present
19 but not eligible to vote, voted to recommend the granting of an extension of a variance to
20 allow the continued operation of New York Sports Club (NYSC) at 270 W17th St.,
21 subject to the condition regarding noise set forth below.

22
23 NYSC operates a physical culture establishment (PCE) at 270 W17th Street, with an
24 entrance on the east side of Eighth Avenue between 16th and 17th Streets. The facility is
25 located primarily in the cellar and is accessed by a stairway and an elevator. The
26 majority of the facility is located in a C6-1A district, which does not permit PCEs, with a
27 small portion in the cellar located in the adjacent C6-2A district. Programming includes
28 exercise and weight machines, aerobics classes and free weights, but does not include
29 Olympic-style lifting where weights are dropped from standing positions.

30
31 The Board of Standards and Appeals (BSA) first granted a special permit for a PCE in
32 this location in 1994 when the zoning was C2-8. In 2001 BSA granted a change in
33 operator to NYSC, which continues to operate the facility. When the ten year term of the
34 initial special permit expired, the owner was unable to apply for an extension because
35 CB4's 197-a plan, signed into law in 2000, had rezoned the location to C1-6A/C6-2A.
36 The owner applied to BSA for a use variance, and with CB4's January 2006 unanimous
37 recommendation for approval, BSA granted the variance, allowing the continued
38 operation of the PCE.

39
40 The Board is aware of only one complaint regarding the NYSC facility. One business
41 located on Eighth Avenue reported several years ago loud, disruptive music from the
42 facility below. During visits in February 2015, businesses above the facility reported no
43 disturbances.

44
45 The applicant stated that they are aware of the possibility of disruptive noise, most likely
46 from overly enthusiastic aerobics instructors, but have had no complaints. They stated
47 that the businesses located above the facility have phone numbers to contact on-site
48 managers and that managers are instructed to take whatever steps are necessary to resolve
49 any issue quickly.

50
51 CB4 believes that this NYSC facility is a well-run operation and recommends approval of
52 the extension to the variance allowing the continued operation of the PCE with the
53 condition that on-site managers continue to monitor noise levels, make themselves easily
54 available to those who might be disturbed by noise from the facility and rectify problems
55 as quickly as possible once they are brought to their attention.

56
57 Sincerely,

58
59 Christine, JLC, Betty

1 **CHELSEA LAND USE COMMITTEE**

Item # 9

2
3 March 4, 2015

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

10
11 **Re: Application for Townhouse Renovation at 471 West 21st Street**

12
13 Dear Chair Srinivasan:

14
15 At a regular Board meeting on March 4, 2015, Manhattan Community Board 4 by a vote
16 of ___in favor, ___opposed, and ___abstaining and ___present but not eligible to vote, voted
17 to recommend approval of an application for a townhouse renovation at 471 West 21st
18 Street. This vote reflects the recommendation of the CB4 Chelsea Land Use Committee
19 which voted on this application on February 17, 2015.

20
21 The proposed townhouse renovation would include the rebuilding of the basement level
22 and the replacement of a two-story wood addition in the rear yard. The replacement
23 extension would consist of large, modern windows with wood frames painted black. New
24 cladding would be buff-colored limestone. The proposed work would maintain the
25 existing footprint of the building; the number of stories would remain unchanged. The
26 frames of the existing double-hung windows on the upper fourth and fifth stories would
27 be painted black and would match the windows in the new two-story rear extension.

28
29 The rear yard additions to townhouses along the north side of West 21st Street between
30 Ninth and Tenth Avenues back up on Clement Clarke Moore Park and exhibit a variety
31 of styles. The proposed extension replacement for 471 West 21st Street is not out of
32 character.

33
34 CB4 recommends to the Landmark Preservation Commission approval of this
35 application.

36
37 Sincerely,

38
39 Christine, Lee, Betty

2
3 March 4, 2015

4
5 Bryony Chamberlain
6 Director of Megabus Operations, Coach USA
7 160 South State Rt. 17
8 Paramus, New Jersey 07652
9

10 **re: Megabus Curbside Operational Guidelines**

11
12 Manhattan Community Board 4 (CB4) has been pleased with the cooperation of Megabus over
13 the past few years since their intercity curbside bus operation moved to 34th Street between 11th
14 and 12th Avenues. Furthermore we are grateful that Megabus has shown a desire to be good
15 neighbors and have agreed to comply with the requests made below. CB4 thanks Megabus for
16 attending the CB4 Transportation Committee meeting held on February 18, 2015 and addressing
17 many of our concerns. CB4 requested Megabus attend the meeting because the board had
18 received complaints about the Megabus operation, particularly with the blocking of the
19 pedestrian right of way. With the opening of an access point to the new segment of the High
20 Line, the Hudson Blvd, and the new 7 line subway station CB4 anticipates the conflicts with
21 pedestrians at this location will increase. Therefore to continue the mutual cooperation between
22 Megabus and the community, CB4 requests that Megabus comply with the following operational
23 guidelines for their curbside operations. Megabus has agreed to return to the committee on
24 March 18, 2015 to update us on their progress.
25

- 26 ● CB4 requests that Megabus shut down their bus engines while loading and unloading
27 passengers.
- 28 ● The passenger queue should be on the sidewalk with a minimum width of 14 feet. The
29 passenger queue should be no larger than four feet wide (one passenger width), delimited
30 by stanchions and leave a minimum of nine feet and six inch width for pedestrian right-
31 of-way. This is the standard width used to ensure safe pedestrian travel in spite of other
32 sidewalk obstructions in the city.
- 33 ● The queue boundaries should be marked on the sidewalk for easy recognition and
34 enforcement. The queue should be established at the curb (rather than against the
35 building) to avoid creating constant obstruction to the pedestrian right-of-way at the
36 loading point.
- 37 ● The Megabus que should maintain a distance of 100 feet from the new High Line□ Park
38 entrance and the M34 bus stop. In both cases, a pedestrian path of nine feet and six inches
39 will not be sufficient to absorb the volume of pedestrians entering or exiting such spaces,
40 causing pedestrians to step in traffic. It is important to leave a buffer for the crowds to
41 disperse before they are constrained into a narrow passageway.

- Ticket Sales should be forbidden in the street and instead tickets should be issued on board or on the web to prevent further obstructions of the pedestrian right-of-way.
- Destination panels should be installed to prevent loud announcements that create noise nuisance and health problems for neighbors.
- Nearby bathrooms should be identified or Portosans installed to prevent urinating in the street, which is unhealthy for others.
- Buses should use Eleventh Avenue to arrive from the Lincoln Tunnel and the West Side Highway and West 40th Street to leave for their destination, thus, having no impact on residential or more commercial streets.
- Megabus should have a minimum of two (2) staff people during all hours of operation and additional at peak hours.
- Megabus should keep the sidewalk area free of litter and ensure ongoing clean up.

CB4 understands that Megabus has a concern about loading passengers from the curbside of the sidewalk, but CB4 does not believe this would be unsafe, since this is the practice of most curbside bus operations. CB4 has requested that Megabus attempt the curbside loading configuration, or develop another solution acceptable to the board. Megabus has agreed to return and discuss this during its next meeting on March 18, 2015. In addition CB4 requests that the above proposed operational guidelines and configuration for passenger waiting and departing sidewalk space be part of a written agreement between Megabus and CB4. We thank you in advance for your cooperation and we appreciate your assistance on this matter.

cc

Megabus Customer Service 349 First St. Elizabeth, NJ 07206

DOT

High Line

HY / HK Bid

Manhattan Borough Commissioner Margaret Forgione

Council Member Cory Johnson

Manhattan Borough President Gale Brewer

State Senator Brad Hoylman

Assemblymember Richard Gottfried

Congressman Jerry Nadler

Joshua Knoller, Account Executive, Nicholas & Lence Communications 28 West 44th Street,
Suite 1217

1 **Transportation Planning Committee**

Item # 11

2
3 March 4, 2015

4
5 Julie Menin
6 Consumer Affairs Commissioner
7 Department of Consumer Affairs
8 42 Broadway 5th Floor
9 New York N.Y. 10004

10
11 Dear Commissioner Menin,

12
13 **re: Saturation of Street Vendors at 34th street and 11th Avenue**

14
15 At its February 18, 2015 meeting the Transportation Committee of Manhattan Community Board
16 4 (CB4) received complaints about the saturation of food vendors on the corner of 34th Street
17 and 11th Avenue. We are writing to the Department of Consumer Affairs to request their
18 assistance in controlling the amount of food vendors permitted at this intersection. CB4 is
19 particularly concerned because this sidewalk is already congested by the Megabus curbside
20 operation, who share this concern, and because of the opening of an access point to the new
21 segment of the High Line, the nearby Hudson Blvd, and the new 7 line subway station. CB4
22 anticipates the congestion will worsen as the summer approaches and the conflict with
23 pedestrians will increase. Therefore we request that DCA ensure the food vendors at this location
24 are operating within DCA guidelines, and that some effort be put towards eliminating the
25 concentration.

26
27 Sincerely

28
29 Chrstine Berthet
30 Chair
31 Manhattan Community Board 4

32
33 cc: DOT
34 High Line
35 HY / HK Bid
36 Council Member Cory Johnson
37 Manhattan Borough President Gale Brewer
38 Megabus
39 Javits Center

1 **Transportation Planning Committee**

Item # 12

2
3 March 4, 2014

4
5 Ms. Margaret Forgione
6 Manhattan Borough Commissioner
7 NYC Department of Transportation
8 59 Maiden Lane, 35th Floor
9 New York, NY 10038

10
11 **Re: Bench Request on Ninth Avenue Between 42nd and 43rd Streets**

12
13 Dear Commissioner Forgione:

14
15 Manhattan Community Board 4 (CB4) requests that the Department of Transportation (DOT)
16 study the possibility of installing a sidewalk bench on the west side of 9th Avenue between 42nd
17 and 43rd Streets. We believe this is an appropriate location for a bench because of the
18 concentration of seniors who live in Manhattan Plaza, located on this block, and because of the
19 location of two MTA bus stops on this street, the M11 and the M34A. Due to the limited width
20 of the sidewalk a bus shelter would not be appropriate but a bench may provide relief to those
21 waiting for the bus without blocking too much of the sidewalk. Please review the possibility of
22 installing a bench at this location and report back to us with your findings. We appreciate your
23 cooperation on this matter.

24
25 cc

26 Council Member Cory Johnson
27 Manhattan Borough President Gale Brewer
28 Manhattan Plaza

2
3 March 4, 2015

4
5 To Borough President

6
7
8 **Re: Proposed plan for relocation of Link installations**

9
10 Dear Borough President Brewer,

11
12 Manhattan Community Board 4 (CB4) is very grateful for your efforts in securing
13 meaningful community input in the conversion of phone booths and new installation of
14 Links.

15
16 As part of this process, the Department of Information Technology and
17 Telecommunication (DoITT) asked that the Community Boards provide by March 1,
18 2015 a list of installations they wish to see removed and a list of possible sites to relocate
19 them. Please find enclosed the lists for CB4. Due to time constraints this letter is subject
20 to ratification by the Full Board on March 4, 2015.

21
22 CB4 requests that 76 phone booths be removed and not replaced at their current location
23 because of the current over-concentration of phone booths on 8th and 9th Avenue. Instead
24 DoITT will chose 76 sites out of the possible 118 new sites proposed by CB4 to relocate
25 them. Any installation beyond the 76 relocations will be subject to the new installation
26 process DoITT has agreed to follow that includes consultation with the Borough
27 President's office. (Memorandum of Understanding between DoITT and Borough
28 Presidents, dated 12/17/ 2014)

29
30 DoITT received in 2013 the list of seventy-six (76) removals that had been vetted by CB4
31 after an extensive outreach. These installations are mostly in oversaturated areas with
32 very narrow sidewalks. The list with a justification for each of the removals is included.

33
34 The proposed list of possible one hundred and eighteen (118) relocation sites is enclosed.
35 It was published via email for the community at large to review and property owners of
36 the Hudson Yards/Hell's Kitchen Alliance Business Improvement District where we
37 propose to locate a large proportion of the new installations. It was also discussed at the
38 Transportation Committee. [See the map of proposed new installations .](#)

39
40 Most of the chosen locations proposed are in recently rezoned areas, on 11th and 12th
41 Avenue that are experiencing residential and commercial rapid development. Some are
42 also located around parks and plazas. The following guidelines were used to select sites:

- 43
44
 - One Link per block (each Wi-Fi Link has a range of 100 to 150')

45

- To avoid cluttering, the installations alternate between east and west, or north and south sidewalks. As result a pedestrian walking on one side of the street would see one installation every two blocks
- The Links will be located in the middle of the block where there is less competition for space
- In no case the Links will be closer than 25 ft. from the corner, measured from the corner quadrant (the lines projecting from the corner buildings) to preserve pedestrian space at crossings
- The Links will not be located in front of building entrances or service doors
- Each installation will comply with the siting guidelines in the regulation

We thank you and DoiTT for consulting the community on the roll out of this new technology. We are available for further consultation should there be any questions.

Sincerely,

Christine Berthet

Ernest

Jay

Chair

Manhattan Community Board 4

Enclosure

CC Morris Chan, BP

Cc Stanley Shor, DoiTT

cc- Patrick Ferguson DoiTT

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/ W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
138	MN	10 AVENUE	W	14/15	from middle of block to 25 ft. from corner quadrants	park , pier 77	park
136	MN	10 AVENUE	W	16/17	from middle of block to 25 ft. from corner quadrants	Gallery district , Highline	park
135	MN	10 AVENUE	E	17/18	from middle of block to 25 ft. from corner quadrants	Gallery district , Highline	park
132	MN	10 AVENUE	W	20/21	from middle of block to 25 ft. from corner quadrants	Gallery district , Highline	park
131	MN	10 AVENUE	W	22/23	from middle of block to 25 ft. from corner quadrants	Gallery district , Highline	park
122	MN	10 AVENUE	E	30/31	100 ft. North from southern corner quadrant	commercial mall,	
120	MN	10 AVENUE	E	30/33	100 ft. South from northern corner quadrant	commercial mall ,	
121	MN	10 AVENUE	W	30/33	300 ft. south from northern corner quadrant	commercial mall ,	
113	MN	10 AVENUE	W	35/36	from middle of block to 25 ft. from corner quadrants	Hotel in construction ,	
112	MN	10 AVENUE	E	36/37	from middle of block to 25 ft. from corner quadrants	Baryshnikov theater ,	
111	MN	10 AVENUE	W	37/38	from middle of block to 25 ft. from southern corner quadrant - coordinate with art installation	Large Scale Residential buildings ,	
109	MN	10 AVENUE	W	39/40	from middle of block to 25 ft. from southern corner quadrants	Dog run ,	Community Garden
108	MN	10 AVENUE	E	40/41	from middle of block to 25 ft. from corner quadrants	New residential and commercial tower ,	
142	MN	10 AVENUE	E	42/41	from middle of block to 25 ft. from corner quadrants - Keep free Hotel entrance	in front of a hotel ,	
53	MN	11 AVENUE	E	14/15	from middle of block to 25 ft. from corner quadrants	in front of 14th street park , access to meatpacking district	Wi-Fi for Hudson river greenway
52	MN	11 AVENUE	E	15/16	from middle of block to 25 ft. from corner quadrants	taxi stand and buses line for new pier 57 - with entertainment space ,	Wi-Fi for Hudson river greenway
51	MN	11 AVENUE	E	16/17	from middle of block to 25 ft. from corner quadrants	taxi stand and buses line for new pier 57 - with entertainment space ,	Wi-Fi for Hudson river greenway

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/ W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
50	MN	11 AVENUE	W	17/18	spaced by 200ft	Chelsea pier road -exit ,	Wi-Fi for Hudson river greenway
49	MN	11 AVENUE	W	18/19	spaced by 200ft	Chelsea pier road -golf club ,	Wi-Fi for Hudson river greenway
48	MN	11 AVENUE	W	19/20	spaced by 200ft	Chelsea pier road - sports center ,	Wi-Fi for Hudson river greenway
46	MN	11 AVENUE	W	21/22	spaced by 200ft	Chelsea piers road ,	Wi-Fi for Hudson river greenway
95	MN	11 AVENUE	W	22/23	from middle of block to 25 ft. from corner quadrants	park	park
94	MN	11 AVENUE	W	23/24	from middle of block to 25 ft. from corner quadrants	park	park
93	MN	11 AVENUE	W	24/25	from middle of block to 25 ft. from corner quadrants	Gallery district	
85	MN	11 AVENUE	W	30/31	500 ft. south from northern corner quadrant	in front of residential and pavilion ,	
84	MN	11 AVENUE	E	31/32	300 ft. south from northern corner quadrant	in front of residential and pavilion ,	
83	MN	11 AVENUE	W	32/33	100 ft.south from northern corner quadrant	in front of residential and pavilion ,	
82	MN	11 AVENUE	W	33/34	from middle of block to 25 ft. from corner quadrants	access to Javits center , long distance bus queues	
80	MN	11 AVENUE	W	34/35	from middle of block to 25 ft. from corner quadrants	access to Javits center ,	
79	MN	11 AVENUE	W	35/36	from middle of block to 25 ft. from corner quadrants	access to Javits center ,	
78	MN	11 AVENUE	W	37/36	from middle of block to 25 ft. from corner quadrants	access to Javits center ,	
77	MN	11 AVENUE	W	37/38	from middle of block to 25 ft. from corner quadrants	access to Javits center ,	
76	MN	11 AVENUE	W	38/39	from middle of block to 25 ft. from corner quadrants	access to Javits center ,	
75	MN	11 AVENUE	W	39/40	from middle of block to 25 ft. from corner quadrants	access to Javits center , future residential development	
74	MN	11 AVENUE	E	40/41	from middle of block to 25 ft. from corner quadrants	new extell residential building ,	
73	MN	11 AVENUE	E	42/43	from middle of block to 25 ft. from corner quadrants	future site of commercial / residential building- ,	
72	MN	11 AVENUE	W	43/44	from middle of block to 25 ft. from corner quadrants	new residential in construction , car traffic moving at pedestrian speed at peak hours	
68	MN	11 AVENUE	E	46/47	from middle of block to 25 ft. from corner quadrants	night club ,	

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/ W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
64	MN	11 AVENUE	W	49/50	from middle of block to 25 ft. from corner quadrants	nightclub , car traffic moving at pedestrian speed at peak hours	
63	MN	11 AVENUE	W	51/52	from middle of block to 25 ft. from corner quadrants	John Steward show , car traffic moving at pedestrian speed at peak hours	
62	MN	11 AVENUE	W	52/53	from middle of block to 25 ft. from northern corner quadrant	de Witt clinton park - sports center, access to Pier 92- 94 trade show	
61	MN	11 AVENUE	W	53/54	from middle of block to 25 ft. from southern corner quadrant	de Witt clinton park - sports center, access to Pier 92- 94 trade show	
60	MN	11 AVENUE	E	54/55	from middle of block to 25 ft. from corner quadrants	bus stop - shopping residential,	Open space for affordable
58	MN	11 AVENUE	E	56/57	from middle of block to 25 ft. from corner quadrants	in development future high end residential ,	
57	MN	11 AVENUE	W	57/58	from middle of block to 25 ft. from corner quadrants	BMW - high end retail - high end residential , car traffic moving at pedestrian speed at peak hours	
55	MN	11 AVENUE	E	58/59	from middle of block to 25 ft. from corner quadrants	John Jay college ,	
45	MN	12 AVENUE	W	22/23	spaced by 200ft	Exit for buses , taxi drop off , access to Chelsea piers , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
43	MN	12 AVENUE	E	23/24	from middle of block to 25 ft. from corner quadrants	in front of Chelsea water park park , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
44	MN	12 AVENUE	W	23/24	spaced by 200ft	buses , taxi drop off , access to Chelsea piers , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
42	MN	12 AVENUE	E	24/25	from middle of block to 25 ft. from corner quadrants	access to Chelsea piers and gallery district , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
41	MN	12 AVENUE	E	25/26	from middle of block to 25 ft. from corner quadrants	access to pier 66 park and gallery district , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
40	MN	12 AVENUE	E	26/27	from middle of block to 25 ft. from corner quadrants	access to gallery and Starleigh business center , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
39	MN	12 AVENUE	E	27/28	from middle of block to 25 ft. from corner quadrants	access to gallery district , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/ W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
38	MN	12 AVENUE	E	28/29	from middle of block to 25 ft. from corner quadrants	access to gallery district , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
37	MN	12 AVENUE	E	29/30	from middle of block to 25 ft. from corner quadrants	access to gallery district , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
36	MN	12 AVENUE	W	30/31	on Heliport access road	Heliport customers , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
35	MN	12 AVENUE	E	30/33	200Ft south of 33rd street corner Quadrant	in front of Highline and western rail yards complex , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway and highline
34	MN	12 AVENUE	E	32/33	100 ft. south of Northern corner Quadrant	in front of Highline and western rail yards complex , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway and highline
33	MN	12 AVENUE	E	33/34	from middle of block to 25 ft. from corner quadrants	bus stop - future development - highline, car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway and highline
31	MN	12 AVENUE	W	34/35	Across 35th street on tow pound loop	access to tow pound , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway and highline
30	MN	12 AVENUE	W	35/36	Across 36th st on tow pound loop	access to tow pound , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
29	MN	12 AVENUE	W	36/37	Across 37th st, on tow pound loop	access to tow pound , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
28	MN	12 AVENUE	W	37/38	on NY waterway commuter loop	at city sightseeing terminal , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
27	MN	12 AVENUE	W	39/38	on NY waterway commuter loop	NY waterway commuter port , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
26	MN	12 AVENUE	W	40/39	on NY waterway commuter loop	NY waterway commuter port , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/ W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
25	MN	12 AVENUE	E	40/41	from middle of block to 25 ft. from corner quadrants	Circle line and yacht harbor , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
24	MN	12 AVENUE	E	41/42	from middle of block to 25 ft. from corner quadrants	Circle line and yacht harbor , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
22	MN	12 AVENUE	E	42/43	from middle of block to 25 ft. from corner quadrants	visitor path to circle line , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
21	MN	12 AVENUE	W	42/43	north of circle line loop	pier 84 park entrance , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
23	MN	12 AVENUE	W	42/43	south of circle line loop	Circle line and yacht harbor , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
20	MN	12 AVENUE	E	43/44	from middle of block to 25 ft. from corner quadrants	visitor path to circle line and Pier 84 Park , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
19	MN	12 AVENUE	E	44/45	from middle of block to 25 ft. from corner quadrants	intrepid museum entrance and parking lot , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
18	MN	12 AVENUE	E	45/46	from middle of block to 25 ft. from corner quadrants	intrepid museum entrance and parking lot , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
17	MN	12 AVENUE	E	46/47	from middle of block to 25 ft. from corner quadrants	Nigh club , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
16	MN	12 AVENUE	E	48/47	from middle of block to 25 ft. from corner quadrants	Nightclub , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
13	MN	12 AVENUE	E	50/51	from middle of block to 25 ft. from corner quadrants	Nightclub , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
12	MN	12 AVENUE	E	51/52	from middle of block to 25 ft. from corner quadrants	Access to the trade show space and cruise ship terminal on Pier 97, car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
10	MN	12 AVENUE	E	52/54	from middle of block to 50 ft. from 52nd corner quadrant	Access to trade show space and cruise ship terminal on Pier 95, car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
11	MN	12 AVENUE	E	52/54	from middle of block to 50 ft. from 54th st. corner quadrants	Access to the trade show space and cruise ship terminal on Pier 96, car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
9	MN	12 AVENUE	E	54/55	from middle of block to 25 ft. from corner quadrants	Access to the trade show space and cruise ship terminal on Pier 94 , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
8	MN	12 AVENUE	E	55/56	from middle of block to 25 ft. from corner quadrants	Nightclub , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
6	MN	12 AVENUE	E	56/57	from middle of block to 25 ft. from corner quadrants	in front of new residential tower , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
3	MN	12 AVENUE	E	57/58	from middle of block to 25 ft. from corner quadrants	in front of new commercial space and residential tower , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
4	MN	12 AVENUE	E	59/58	from middle of block to 25 ft. from corner quadrants	crossing to future park , car traffic moving at pedestrian speed at peak hours	Wi-Fi for Hudson river greenway
149	MN	30 STREET	N	10/11 AV	200 ft. west of eastern corner quadrant		
148	MN	30 STREET	S	10/11 AV	200 ft. West of Eastern corner quadrant	Major commercial development ,	
147	MN	30 STREET	S	11/12 AV	200 ft. west of eastern corner quadrant	Major commercial development ,	
145	MN	30 STREET	S	11/12 AV	200ft east of western corner quadrant	Major commercial development ,	
175	MN	30 STREET	S	9/10 AV	200 ft. west of eastern corner quadrant	High Line access,	
174	MN	30 STREET	S	9/10 AV	200ft east of western corner quadrant	High line Access,	
156	MN	31 STREET	N	8/9 AV	200 ft. west of eastern corner quadrant	long-distance bus ,	
143	MN	33 STREET	N	11/12 AV	200ft West of Eastern corner quadrant	long-distance bus ,	
146	MN	33 STREET	N	11/12 AV	50 ft. west of eastern corner quadrant	long-distance bus ,	
173	MN	34 STREET	S	10/DYER AV	western side of the western Port Authority bridge	Park, commuters - highline access,	
81	MN	34 STREET	S	11/12 AV	200ft east of western corner quadrant	long-distance bus - highline,	
144	MN	34 STREET	N	11/12 AV	50 ft. west of eastern corner quadrant	long-distance bus - highline,	

Proposed Target sites for relocoation (Chose 76)

MAP #	BORO	STREET_NAME	N/S/E/ W	BTW X/Y	BUILDING_NUMBER or LOCATION DETAILS*	Revenue Opportunity	Additional Community Benefit
172	MN	34 STREET	S	DYER AV	Across the street from the norhtbound lanes of of Dyer Avenue (Eastern lanes)	commuters- future park - high line access,	
171	MN	35 STREET	N	DYER AV	NW corner	Javits access - plaza ,	plaza
140	MN	36 STREET	S	9/DYER AV	100 ft. West from the eastern corner quadrant	Javits access - plaza ,	plaza
139	MN	36 STREET	S	9/DYER AV	300 ft. West from eastern corner quadrant	Javits access - plaza ,	plaza
170	MN	36 STREET	S	DYER AV	middle of triangle plaza - south sidewalk	Javits access - plaza ,	plaza
162	MN	37 STREET	N	9/10 AV	middle of eastern most Port Authority bridge - check parapet	supermarket, theater, Javits access ,	
161	MN	37 STREET	S	9/10 AV	middle of western most Port Authority bridge - check parapet	supermarket, theater, Javits access ,	
160	MN	38 STREET	N	9/10 AV	middle of eastern most Port Authority bridge - check parapet	Javits center access ,	
159	MN	38 STREET	S	9/10 AV	middle of western most Port Authority bridge - check parapet	residential Duane Reade - supermarket,	
115	MN	39 STREET	N	9/10 AV	middle of eastern most Port Authority bridge - check parapet	Gym,. Park , cafes ,	plaza
155	MN	40 STREET	N	8/9 AV	100ft west from eastern corner quadrant	commuter traffic - bus terminal - 4 hotels ,	
154	MN	40 STREET	N	8/9 AV	300 ft. West from eastern corner quadrant	commuter traffic - bus terminal - 4 hotels ,	
153	MN	40 STREET	N	8/9 AV	500 ft. west from eastern corner quadrant	commuter traffic - bus terminal - 4 hotels ,	
158	MN	41 STREET	N	10/DYER AV	100 ft. East from Western corner quadrant	Hotel - Discount bus stop ,	
157	MN	41 STREET	N	10/DYER AV	125 ft. West from eastern corner quadrant	Hotel - Discount bus stop ,	
150	MN	41 STREET	N	8/9 AV	100 ft. West from eastern corner quadrant	airport bus waiting area ,	
151	MN	41 STREET	N	8/9 AV	300ft West from eastern corner quadrant	airport bus waiting area ,	
152	MN	41 STREET	S	8/9 AV	50ft East from western corner quadrant	mini plaza - 9th avenue ,	
119	MN	HUDSON PARK EAST	W	35/36	from middle of block to 25 ft. from corner quadrants	Commercial tower and park ,	
117	MN	HUDSON PARK WEST	W	33/34	from middle of block to 25 ft. from corner quadrants	Commercial tower and park , subway entrance	
118	MN	HUDSON PARK WEST	E	34/35	from middle of block to 25 ft. from corner quadrants	Commercial tower and park , subway entrance	
* eastern corner quadrant on a given block is the quadrant adjacent to the avenue to the east - the western corner quadrant is adjacent to the avenue to the west.							
i.e. 38th street between 9/10 - 200ft West of eastern corner quadrant , would be 200 ft west from the quadrant located at 9th Avenue and 38th Street							
northern quadrant on a given block is the quadrant adjacent to the street to the north, and the southern corner quadrant is adjacent to the street to the south							
For clarfications call Christine Berthet - 212 239 2917 , cberthet@me.com							

CB4 Phone booths installations to be Removed

Installation ID	Building #	Street	Corner of	Borough	CB	Curb side	# of Phones	Zip code	Obstructions/comments
10761	735	10 AVENUE	50th	Manhattan	4	yes		10019	3 at intersection , 2 on block , , , Saturated - there are 6 phones 3 on one side of the street and 3 on the other side. people often hide in the booths
10756	Midblock	10 AVENUE	49/50	Manhattan	4	yes		10019	2 on block , , , two blocks are saturated
5922	125	25th Street	6 AVENUE	Manhattan	4	Yes		10001	1 on block , , , Safety - Large Homeless shelter few feet away. It is an attractive nuisance for homeless people coming to BRC. It is not used much for telephone, but becomes shelter for shopping carts and other collections of possessions. Also often used as toilet.
15342	100	26th Street	6 AVENUE	Manhattan	4	Yes		10001	Safety , smoking K2. Close to homelessshelter
3928	400	26th Street	9 AVENUE	Manhattan	4	Yes		10001	, , , Safety - smoking crack in the phone booth
14608	989	8 AVENUE		Manhattan	4	Yes	1	10019	2 on block, In line of sight of turning vehicles, , , Saturation and Safety - pedestrians walk in the road - Level F
14306	969	8 AVENUE		Manhattan	4	Yes	3	10019	3 at intersection, In line of sight of turning vehicles, , , Saturation and Safety pedestrians walk in the road - Level F
10330	947	8 AVENUE		Manhattan	4	Yes	2	10019	2 on block and 2 at intersection, , , , parking meter pedestrians walk in the road - Level F
10287	911	8 AVENUE		Manhattan	4	Yes	2	10019	2 at intersection, In line of sight of turning vehicles, , , 2 benches, signal box , newspaper display pedestrians walk in the road - Level F
3895	907	8 AVENUE		Manhattan	4	Yes	1	10019	2 at intersection, 2 on block , , , Produce display pedestrians walk in the road - Level F
3948	889	8 AVENUE		Manhattan	4	Yes	1	10019	3 at intersection, 3 on block , In line of sight of turning vehicles, , , pedestrians walk in the road - Level F
15242	877	8 AVENUE		Manhattan	4	Yes	1	10019	4 at intersection, 3 on block , , , 1 news boxes, Sandwich boards pedestrians walk in the road - Level F
14336	875	8 AVENUE		Manhattan	4	Yes	1	10019	3 at intersection, 3 on block , , , sandwich board , bike racks pedestrians walk in the road - Level F
3936	831	8 AVENUE		Manhattan	4	Yes	1	10019	4 at Intersection, In line of sight of turning vehicles, , , Subway entrance pedestrians walk in the road - Level F
14334	829	8 AVENUE		Manhattan	4	Yes	1	10019	3 at Intersection, 2 on block, , , 2 news boxes, signal box pedestrians walk in the road - Level F
14344	791	8 AVENUE		Manhattan	4	Yes	1	10019	3 at Intersection, In line of sight of turning vehicles, , , Store installation on street, parking metered, single box, Less than 8ft of clearance pedestrians walk in the road - Level F
14331	787	8 AVENUE		Manhattan	4	Yes	2	10019	3 at Intersection, 2 on block, In line of sight of turning vehicles, , 3 news boxes, Garbage magnet, sidewalk café, , planters, less than 8ft clearance pedestrians walk in the road - Level F
14328	733	8 AVENUE		Manhattan	4	Yes	2	10036	3 at Intersection, In line of sight of turning vehicles, , 1 news boxes, signal box pedestrians walk in the road - Level F
14327	731	8 AVENUE		Manhattan	4	Yes	1	10036	3 at Intersection, 2 on block, , , 3 news boxes, pedestrians walk in the road - Level F
14329	715	8 AVENUE		Manhattan	4	Yes	2	10036	3 at Intersection, 3 on block, In line of sight of turning vehicles, , , signal box, vendors pedestrians walk in the road - Level F
15411	707	8 AVENUE		Manhattan	4	Yes	2	10036	2 at intersection, 3 on block, , , , Sandwich Board , Awning, subway grids , extreme ped congestion pedestrians walk in the road - Level F
14607	701	8 AVENUE		Manhattan	4	Yes	1	10036	2 at Intersection, 3 on block, In line of sight of turning vehicles, , , Signal box, Awning, pedestrians walk in the road - Level F
9843	677	8 AVENUE		Manhattan	4	No	2	10036	1 at intersection, In line of sight of turning vehicles, , , VERIFY THAT IT IS REMOVED
14201	615	8 AVENUE		Manhattan	4	Yes	2	10036	1 at intersection, , , 5 news boxes, extreme ped crowding . Across Port Authority , Large phone booth, tends to block efficient flow of pedestrian traffic pedestrians walk in the road - Level F
5621	601	8 AVENUE		Manhattan	4	Yes	1	10018	3 at intersection, 2 on block, , , 5 news boxes, garbage magnet pedestrians walk in the road - Level F
14326	589	8 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, 2 on block, In line of sight of turning vehicles, , , pedestrians walk in the road - Level F
10827	575	8 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, 2 on block, In line of sight of turning vehicles, , , Double bike racks - Post office Box pedestrians walk in the road - Level F
14323	557	8 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, 2 on block, , Sidewalk café, 2 news boxes, pizza place has outdoor tables - and a step - less than 8ft clearance - Phone booth is covered in graffiti and takes up space that could be used for pedestrians. pedestrians walk in the road - Level F
15407	539	8 AVENUE		Manhattan	4	Yes	1	10018	4 at intersection, 2 on block, In line of sight of turning vehicles, , , pedestrians walk in the road - Level F

CB4 Phone booths installations to be Removed

Installation ID	Building #	Street	Corner of	Borough	CB	Curb side	# of Phones	Zip code	Obstructions/comments
15348	521	8 AVENUE		Manhattan	4	Yes	2	10018	1 on block 2 at intersection, In line of sight of turning vehicles, , 3 news boxes, pedestrians walk in the road - Level F
14200	515	8 AVENUE		Manhattan	4	Yes	2	10001	3 at Intersection, In line of sight of turning vehicles, , 3 news boxes, erroneous address - located at NW corner of 50th street. 2 vendors - signal box pedestrians walk in the road - Level F
15351	892	9 AVENUE		Manhattan	4	Yes	2	10019	3 on block , , , It's not really usable given that it is used as a holding area for the possessions of a consistent homeless person. It's full of trash and has several items attached to it. Directly across from commercial entrance (CVS Natural). Repository for trash. Used as shelter by
3890	861	9 AVENUE		Manhattan	4	Yes	1	10019	3 on intersection, In line of sight of turning vehicles, Sidewalk café, 4 news boxes, Directly across from commercial entrance (Puttanesca). Mailbox nearby
10762	842	9 AVENUE		Manhattan	4	Yes	2	10019	2 on intersection and 2 on block , , , Directly across from commercial entrance (Citibank). Bike rack nearby Saturated - extremely narrow sidewalks see cover notes
10685	815	9 AVENUE		Manhattan	4	Yes	2	10019	2 on intersection and 3 on block , In line of sight of turning vehicles, , Directly across from commercial entrance (Valhalla) and near trapdoor. Saturated - extremely narrow sidewalks see
15420	807	9 AVENUE		Manhattan	4	Yes	1	10019	3 on block , , , Directly across from commercial entrance (Bar Nine) with trapdoor. Sidewalk narrows Saturated - extremely narrow sidewalks see cover notes
10944	801	9 AVENUE		Manhattan	4	Yes	2	10019	3 on intersection and 3 on block, In line of sight of turning vehicles, , Directly across from commercial entrance (Giorgio's Restaurant). Much garbage nearby Saturated - extremely narrow sidewalks see cover notes
5971	364	WEST 53 STREET	9 AVENUE	Manhattan	4	Yes	1	10019	4 at intersection, In line of sight of turning vehicles, , Directly across from commercial entrance (Westside Home Center) with sidewalk display. Less than 9 foot clearance. Saturated - extremely narrow sidewalks see cover notes
10837	795	9 AVENUE		Manhattan	4	Yes	2	10019	4 at intersection, , , Directly across from commercial entrance (Mee Noodle Shop). Saturated - extremely narrow sidewalks see cover notes
10696	762	9 AVENUE		Manhattan	4	Yes	2	10019	4 at intersection, , , 3 news boxes, Directly across from commercial entrance (Petland). Near excessive news boxes. Used as a repository for bird food to attract pigeons Saturated - extremely narrow sidewalks see cover notes
5915	761	9 AVENUE		Manhattan	4	Yes	1	10019	4 at intersection, In line of sight of turning vehicles, , Directly across from commercial entrance (Chan Pen). Many bikes locked to phone booth and many bike locks hung all over the structure. Munimeter is next to booth. Much garbage nearby Saturated - extremely narrow
3933	742	9 AVENUE		Manhattan	4	Yes	1	10019	3 at intersection, , , large venue , trap door Saturated - extremely narrow sidewalks see cover notes
10948	720	9 AVENUE		Manhattan	4	Yes	2	10019	3 at intersection and 4 on block , In line of sight of turning vehicles, , Sandwich board Saturated - extremely narrow sidewalks see cover notes
4061	716	9 AVENUE		Manhattan	4	Yes	1	10019	3 at intersection and 4 on block , In line of sight of turning vehicles, , Mickey Spillane, sidewalk café, traffic signal. Tree- REMOVED for CONSTRUCTION
1341	703	9 AVENUE		Manhattan	4	Yes	1	10019	3 at intersection, In line of sight of turning vehicles, , Sandwich board Saturated - extremely narrow sidewalks see cover notes
3938	697	9 AVENUE		Manhattan	4	Yes	1	10036	3 at intersection, In line of sight of turning vehicles, , 3 news boxes, 3 news box, bike parking, outdoor lemonade stand Saturated - extremely narrow sidewalks see cover notes
10698	683	9 AVENUE		Manhattan	4	Yes	2	10036	2 at intersection, In line of sight of turning vehicles, , not operating , large double phone booth in front of buildings metal basement doors that are used for deliveries. The sidewalk is too narrow. Need a "mini" phone stand. Saturated - extremely narrow sidewalks see cover
14284	676	9 AVENUE		Manhattan	4	Yes	1	10036	2 at intersection, In line of sight of turning vehicles, , not operating, near a tree Saturated - extremely narrow sidewalks see cover notes
3921	665	9 AVENUE		Manhattan	4	Yes	1	10036	3 at intersection, , Sidewalk café, , sandwich board Saturated - extremely narrow sidewalks see cover notes
11002	661	9 AVENUE		Manhattan	4	Yes	2	10036	3 at intersection, 4 on block, In line of sight of turning vehicles, , 3 news boxes, sandwich board Saturated - extremely narrow sidewalks see cover notes
1072	651	9 AVENUE		Manhattan	4	Yes	1	10036	4 at intersection, 3 on block , Sidewalk café, , facing entrance to restaurant, bike parking , menu stand Saturated - extremely narrow sidewalks see cover notes
11008	645	9 AVENUE		Manhattan	4	Yes	2	10036	4 at intersection, 4 on block , Sidewalk café, , not operating , blocks the view for drivers and pedestrians. takes up valuable sidewalk space. NW corner of 9th Avenue and 45th Street. Blind spot for drivers turning on to West 45th Street. Drivers cannot see peds crossing south

CB4 Phone booths installations to be Removed

Installation ID	Building #	Street	Corner of	Borough	CB	Curb side	# of Phones	Zip code	Obstructions/comments
10195	622	9 AVENUE		Manhattan	4	Yes	2	10036	4 at intersection, 4 on block, In line of sight of turning vehicles, Sidewalk café, , across entrance to restaurant , Marseille. Sidewalk café Saturated - extremely narrow sidewalks see cover notes
5902	609	9 AVENUE		Manhattan	4	Yes	1	10036	4 at intersection, 2 on block, In line of sight of turning vehicles, , 5 news boxes, sandwich board, sidewalk café nearby Saturated - extremely narrow sidewalks see cover notes
10823	604	9 AVENUE		Manhattan	4	Yes	2	10036	4 at intersection, 2 on block, In line of sight of turning vehicles, , , sand which board, 1 operating, 1 not operating Saturated - extremely narrow sidewalks see cover notes
15906	601	9 AVENUE		Manhattan	4	Yes	2	10036	4 at intersection, 3 on block, , , , Very trashy and shadowed. Seldom used . Obstructive of pedestrian way and curb access. Multiple vendors. Large senior presence with wheel chairs. Saturated - extremely narrow sidewalks see cover notes
3836	600	9 AVENUE		Manhattan	4	Yes	1	10036	4 at intersection, 3 on block, In line of sight of turning vehicles, , 3 news boxes, Parking meter, bike rack, news boxes Saturated - extremely narrow sidewalks see cover notes
10689	582	9 AVENUE		Manhattan	4	Yes	2	10018	4 at intersection, 3 on block, In line of sight of turning vehicles, , , filled with urine and feces, homeless people are constantly urinating. Saturated - extremely narrow sidewalks see cover notes
14285	581	9 AVENUE		Manhattan	4	Yes	2	10018	4 at intersection, 2 on block, In line of sight of turning vehicles, , 3 news boxes, not operating Saturated - extremely narrow sidewalks see cover notes
11006	568	9 AVENUE		Manhattan	4	Yes	2	10018	2 on block, , , , enormous amount of garbage
6177	543	9 AVENUE		Manhattan	4	Yes	1	10018	3 at intersection, 2 on block, , , , facing business entrance. Magnet for crime . Numerous complaints from businesses Saturated - extremely narrow sidewalks see cover notes
10720	542	9 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, 2 on block, , , 5 news boxes, 5 news boxes, massive garbage , pizza customers congregate in the street. No space for pedestrians . In front of business entrance Saturated - extremely narrow sidewalks see cover notes
10639	526	9 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, 2 on block, , , 5 news boxes, 5 news boxes . Magnet for garbage, proximity to trap door, less than 9' clearance , frequent commercial complaints- in front of business entrances Saturated - extremely narrow sidewalks see cover notes
10717	523	9 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, 2 on block, In line of sight of turning vehicles, , , facing restaurant entrance- sandwich board, less than 8' clearance Saturated - extremely narrow sidewalks see cover notes
10718	502	9 AVENUE		Manhattan	4	Yes	2	10018	2 at intersection, 2 on block, , , 2 news boxes, two US boxes, magnet for garbage dumping. Proximity to large trap door. Multiple complaints from residents and commercial. Less than 9' clearance. NE corner of 9th Ave and 38th Street. Drunks loiter in and around it. It is being used
10579	500	9 AVENUE		Manhattan	4	Yes	2	10018	2 at intersection, 2 on block, , , , Multiple traffic signage. Close to store entrance, multiple commercial complaints , barely 8ft clearance Saturated - extremely narrow sidewalks see cover notes
10255	482	9 AVENUE		Manhattan	4	Yes	2	10018	2 at intersection, , , 1 news boxes, US Post office box , garbage accumulation, less than 8 ft. clearance, facing business entrance Saturated - extremely narrow sidewalks see cover notes
10583	441	9 AVENUE		Manhattan	4	Yes	2	10018	3 at intersection, , , , too many at intersection. Space needed to plant a tree. Saturated - extremely narrow sidewalks see cover notes
5938	440	9 AVENUE		Manhattan	4	Yes	1	10001	3 at intersection, , , , Close to a large commercial building entrance/ exit , facing business entrance. Saturated - extremely narrow sidewalks see cover notes
7027	364	WEST 36 STREET	9 AVENUE	Manhattan	4	Yes	1	10018	1 at intersection, In line of sight of turning vehicles, , , Sidewalk narrowed by ADA ramp and stoop enclosures - relocate across the street at the parking lot corner Saturated - extremely narrow sidewalks see cover notes
10220	402	WEST 44 STREET	9 AVENUE	Manhattan	4	Yes	2	10036	1 on intersection , In line of sight of turning vehicles, Sidewalk café, , The phone booth not only blocks the narrow sidewalk with adjacent restaurants and residential buildings, but it also blocks visibility and light imperative for security and safety. Trash and garbage - constantly accumulate in and around the booth. Less than 8' clearance Saturated - extremely narrow sidewalks see cover notes
15243	401	WEST 48 STREET	9 AVENUE	Manhattan	4	Yes	1	10036	3 at intersection, In line of sight of turning vehicles, , , The phone booth blocks the view of drivers turning left onto 48th Street. 9AV here is downhill, so cars take the turn fast, and can't see because of the phone booth " I have seen one person get killed at this crosswalk and several injured. Saturated - extremely narrow sidewalks see cover notes
1340	401	WEST 50 STREET	9 AVENUE	Manhattan	4	Yes	1	10019	3 at intersection, In line of sight of turning vehicles, , , Directly across from trapdoor (Lime Jungle). Very close to tree pit. Saturated - extremely narrow sidewalks see cover notes

CB4 Phone booths installations to be Removed

Installation ID	Building #	Street	Corner of	Borough	CB	Curb side	# of Phones	Zip code	Obstructions/comments
10352	401	WEST 51 STREET	9 AVENUE	Manhattan	4	Yes	2	10019	4 at intersection, , , 3 news boxes, Excessive news boxes nearby. Around the corner from another phone booth. Saturated - extremely narrow sidewalks see cover notes
4094	401	WEST 52 STREET	9 AVENUE	Manhattan	4	Yes	1	10019	2 at intersection, , Sidewalk café, , Directly across from commercial entrance. Sidewalk narrows. Saturated - extremely narrow sidewalks see cover notes
14345	310	WEST 52 STREET	8 AVENUE	Manhattan	4	Yes	1	10019	3 at intersection, 3 on block, In line of sight of turning vehicles, , 1 news boxes, Erroneous address - on 8th avenue . Too close to pedestrian crossing - garbage - signal box . Saturated - extremely narrow sidewalks see cover notes
3946	400	WEST 53 STREET	9 AVENUE	Manhattan	4	Yes	1	10019	4 at intersection, , , Sidewalk narrows.
3929	401	WEST 54 STREET	9 AVENUE	Manhattan	4	Yes	1	10019	2 on intersection, , Sidewalk café, , Directly across from commercial entrance (Oscar L. Bodega) with fruit stand. Lacks 9 foot clearance Saturated - extremely narrow sidewalks see cover notes
15240	400	WEST 56 STREET	9 AVENUE	Manhattan	4	Yes	2	10019	3 on intersection, In line of sight of turning vehicles, Sidewalk café, 4 news boxes, Barely 8 foot clearance. Around corner from another phone booth. Saturated - extremely narrow sidewalks see cover notes
9919	306	WEST 57 STREET	8 AVENUE	Manhattan	4	Yes	2	10019	3 at intersection, In line of sight of turning vehicles, , , Saturated - extremely narrow sidewalks see cover notes

1 **Transportation Committee**

Item # 14

2
3 March 4, 2014

4
5 Thomas Pendergast
6 Chairman, CEO
7 MTA New York Transit
8 347 Madison Avenue
9 New York, NY 10017

10
11 **RE: M11 Rapid Transit Bus Line on 10th Avenue and Improved Service**

12
13 Dear Chairman Pendergast:

14
15 Manhattan Community Board #4 reiterates its recommendation for improved weekday and
16 increased weekend M11 bus service. We also support the recommendation of Assembly
17 members Gottfried, Glick and Rosenthal to install a Rapid Transit Line for the M11 on 10th
18 Avenue.

19
20 The M11 bus line continues to be plagued by unreliable service and a bus that is scheduled to run
21 every 10 to 15 minutes during rush hour and 15 to 20 minutes on the weekend. Its infrequent
22 schedule and unreliability discourage local, commuter, and tourist traffic.

23
24 The bus line would seem ideal for heavy usage. Several high density housing complexes are
25 along the bus route including West Village Houses, Westbeth, Lincoln Towers, Amsterdam
26 Houses, Douglas Houses, Grant Houses, Morningside Gardens, Manhattanville Houses and, in
27 CB4, Manhattan Plaza, London Terrace, Fulton and Chelsea Elliot Houses, and Penn South.
28 Most of these larger housing complexes are also Naturally Occurring Retirement Communities
29 (NORC's), whose residents often prefer easier to access bus lines than subways. It also runs near
30 several major tourist attractions including the Museum of Natural History and Haydon
31 Planetarium, Lincoln Center, Riverbank Park, and in CB4, Theater Row, the High Line and
32 Chelsea Market. Several Universities and Colleges are also along the bus line from Columbia
33 College and City College uptown to John Jay and Julliard in Midtown. In many areas, including
34 in most of CB4, the bus does not run along a subway line, which should also increase ridership
35 demand.

36
37 While the MTA declines to consider Rapid Bus Line or increased service (except for scheduled
38 increased Saturday service in the Spring) or propose solutions for acknowledged unreliable
39 service because of stagnant demand, we instead see the stagnant demand as a reaction to the poor
40 scheduling and service.

41 Given the lines natural location suitable for students, seniors, tourists and commuters, we feel the
42 MTA should see the potential substantial ridership that more reliability and improved scheduling
43 would provide. A Rapid Bus Line along 10th Avenue, as recommended by the local
44 Assemblymembers, would be one good step. Increased scheduling around school hours,
45 theater/concert hours accompanied by an appropriate marketing campaign to those audiences
46 would be another. Tourist marketing, particularly with the increased hotels further west, would
47 also likely increase usage. Creative solutions, instead of perpetuating a cycle of infrequent and
48 poor service and resulting declining usage, seems a preferable for both the MTA and for
49 community residents. We encourage the MTA to (pardon the pun) take that route.

50
51 Sincerely,
52

2
3 February 27, 2015

4
5 Ms. Vicki Bean
6 Commissioner
7 NYC Dept. of Housing Preservation and Development
8 100 Gold Street
9 New York, NY 10007

10
11 **Re: 565 West 23rd Street**
12 **Cure for Harassment Application**
13

14 Dear Commissioner Bean:

15
16 The Cure for Harassment (the “Application”) for Clinton Housing Development
17 Company’s (the “Applicant”) Alternate Plan at 565 West 23rd Street (the “Alternate
18 Plan”) was discussed at the February 19, 2015 meeting of Manhattan Community Board
19 4’s (“CB4”) Housing Health and Human Services (“HH&HS”) Committee. CB4 voted to
20 recommend **approval** of the Application.
21

22 **The Project: An Overview**
23

24 The proposed Cure for Harassment is located on 565 West 23rd Street, also known as the
25 Terminal Hotel. The building is currently a 4-story Single Room Occupancy (SRO) with
26 documented tenant harassment occurring from approximately 2004-2008. The NYC
27 Department of Housing Preservation and Development (HPD) conducted an investigation
28 and hearing and the Office of Administrative Trials and Hearings (OATH) made a
29 finding of numerous acts of harassment occurring during the inquiry period. Due to this
30 harassment, HPD denied the then owner’s application for a Certificate of No Harassment
31 on March 19, 2009. The building, located within the Special West Chelsea District, is
32 subject to a zoning mandated Cure for Harassment under NYC Zoning Resolution § 98-
33 70. Clinton Housing Development Company (CHDC) and Skybox/Chelsea LLC propose
34 to substantially renovate the building as permanently affordable housing pursuant to the
35 HPD’s Cure Program. The affordable housing will be affordable in perpetuity, impose no
36 cost on the City of New York, create no increase in density (Floor Area Ratio) for the
37 market-rate development, and will be owned and operated by an affiliate of CHDC.
38

39 **History of the Project**
40

41 CB4 has been in discussions with the Applicant over the development of the 565 West
42 23rd Street building since 2013 when the Board was first informed of potential renovation
43 plans for the building.
44

45 From 2013 through 2014 the Applicant has continued to provide the HHHS Committee
46 updates on development of the proposed renovation of the building as well as their
47 ongoing work with the existing remaining tenants at the building for the temporary or

permanent relocation to facilitate for the full renovation of the 565 West 23rd Street building.

On October 16, 2014 CB4 approved the proposed Cure application presented for 565 West 23rd Street in a letter sent to you on November 7th 2014. That application proposed a fully renovated building for 24 units including; 1-bedroom, studios and single room occupancies as well as all new services to the building including an elevator and façade restoration.

Alternate Plan Application

At the October 16th HHHS meeting, the Applicant also provided a draft presentation for an Alternate Plan should the remaining permanent tenants residing at 565 West 23rd Street choose not to relocate during renovation. CB4 understands the Applicant has worked with the permanent tenants since October 2012 and although six tenants have relocated permanently or temporarily, five tenants still remain at the location. The alternate plan presented to CB4 was for informational purposes, with the understanding a formal presentation would follow in 2015.

The Applicant again came before CB4 again on February 19, 2015 presenting the Alternate Plan for the Project which included a substantial renovation of the building while keeping the remaining permanent tenants in place.

Alternate Housing Program

The Project is being privately financed by SkyBox/Chelsea LLC and all of the residential units in the building will be permanently affordable. The Alternate Plan, submitted to the New York City Department of Housing Preservation and Development (“HPD”) by the Applicant, will create 17 new apartments which under the Cure for Harassment (administered under the Inclusionary Housing program) and made available to those at 80% of Area Median Income (“AMI”) as well as the 4 existing Single Room Occupancy’s (these SRO rooms will not be included within the required Cure square footage) for a total of 21 a permanently affordable apartments.

In the Alternate Plan, the affordable unit layouts are designed around the 4 remaining permanent tenants’ SRO rooms. It provides complete renovation of the building with the addition of a penthouse floor. The affordable apartments will include 4 new SRO units, 4 existing SRO units, eight studio, two 1- bedroom, three 2-bedroom apartments

The scope of work for the Alternate Plan will include:

- Full gut renovation of the building (with the exception of the existing tenants SRO rooms)
- All new mechanical services (water, gas & electric)
- Installation an elevator providing ADA access to all floors

- New fire stair, sprinkler and fire alarm
- HVAC units in all apartments
- Full façade restoration and new windows throughout
- All new apartments will have new sheetrock wall & ceiling, new wooden kitchen cabinets, hardwood floors and ceramic tile in kitchens and baths
- Laundry & bike storage rooms
- 2 ADA fully accessible apartments (All bathrooms will meet ADA compliance)

The Alternate Plan will provide renovation to the existing tenant SRO rooms (ranging from 60 sq. ft. to 90 sq. ft.) including, (however some existing tenants have stated they may decline some renovations):

- New electrical wiring, heating and cooling
- New plumbing to relocated sinks
- New hardwood flooring
- Replacement of all sheetrock within the room
- New shared bathroom provided on each of the 3rd and 4th floors which will be ADA accessible

The Applicant talked through the flexibility of the design which allows for modifications to be made should any permanent tenant choose to relocate temporarily or permanently at any point during or after the renovation where their existing room would be absorbed into an adjacent apartment.

Tenant Safety Plan

Following the presentation of the Alternate Plan the Applicant presented a detailed Tenant Protection Plan which had been prepared by Tenant Safety Consultant, Domani Consulting.

The plan includes 4 phases of construction and each of the phases was presented and clarified by the Applicant. The TPP ensures separation to the construction zone from existing tenants while maintaining access to a shared bathroom on the tenants' floor (3rd and 4th) and continually providing two means of egress.

The highly thought out and detailed plan provides sequencing over the course of construction for the Alternate Plan from commencement to completion constantly ensuring the tenants will experience interruptions to services or accessing their rooms or shared bathrooms during the renovation.

The HHHS Committee would like to thank the Applicant for the work undertaken for the development of this comprehensive TPP.

CB4 would also commend the Applicant for the additional responsibility taken for all remaining tenants by providing a 24 hour/7 days a week front desk staff as well as a fire warden and super intendant available to the tenants at all times.

140
141 CB4 supports the flexible design and attention to detail provided in this Application as
142 well as the comprehensive TPP prepared and is pleased the entire building will provide
143 for additional permanent affordable housing to the Chelsea area.
144

145 **NOW, therefore, be it resolved** that Manhattan Community Board 4
146 recommends approval of the Application for 565 West 23rd Street **Alternate Application**
147

148 Thank you for the opportunity to provide comments and submit recommendations on this
149 important Application.
150

151 Sincerely,
152
153

154 Christine Berther

Barbara Davis, Co-Chair
Housing, Health &
Human Services Committee

Joe R.

155
156
157
158
159
160 Cc: All Local Electeds
161 Louise Carrol – HPD
162 Michael Lostocco – HPD
163 Clinton Housing Development Company
164

Housing, Health, and Human Services Committee
March 4, 2015

Item# 16

Manhattan Borough President Gale Brewer
1 Centre Street, 19th floor south
New York, NY 10007

Dear Borough President Brewer:

Manhattan Community Board 4 (CB4) is pleased to support the borough-wide resolution (enclosed) calling for greater oversight and enforcement to protect our permanent housing stock from illegal hotel use. As you are well aware, Community District 4 is in the epicenter of illegal use; its protracted use over the past decade has steadily eroded CD's affordable housing supply and encouraged displacement of its rent-regulated tenants.

We also have seen the positive impact of increased enforcement by the Mayor's Office of Special Enforcement (OSE) as four of the recent court filings were for buildings in our district. The active presence of inspectors from the multi-agency Task Force and pro-active litigation against the most egregious violators by OSE, including the recent filings against the owners of 440 West 41 Street, 344-346 West 46th Street, and 5-19 West 55 Street help us tremendously in protecting the quality of life for tenants, the safety and security of tenants and tourists alike and the permanency of our housing stock.

CB4 would like to thank you for your tireless efforts to fight illegal use and protect our permanent housing. We therefore would also support efforts to call on booking sites like Airbnb, VRBO, Hotels.com etc. to act as good corporate citizens and self-police the listings on its site. By eliminating listings that violate the NYS and NYC laws they not only protect our housing stock, but also their users who actively comply with the local laws.

Thank you once again for your assistance combatting this issue in our community.

Sincerely,

Christine Berthet

Barbara D.

Joe R.

Enclosure

Presentation: Briefing on Illegal Hotels and SROs (Illegal Hotel WG)

Presenters: Sarah Desmond, Executive Director, Housing Conservation Coordinators; Marti Weithman, Director, SRO Law Project, Goddard Riverside Community Center

Housing advocates and legal aid services first became aware of the illegal hotel situation in 2005, when tenants in various neighborhoods reported to have seen strangers, many of whom visibly tourists given the suitcases, coming in and out of their buildings and living in the apartments. Tenants became concerned with safety issue, such as random doorbell buzzing and propped doors, as well as quality-of-life impacts associated with the frequent turnover of building occupants. It has since morphed into an issue on affordable housing, as tenants became aware that such apartments are no longer used as rent-regulated residential units anymore, even though those units are still technically affordable housing. In response to the impending crisis, housing advocates formed a working group to explore the complaints in further detail. The working group now comprise of over 40 different organizations, with elected officials from all five boroughs participating as well.

Illegal hotel is defined as housing units in a residential building with three or more units that are leased for a period of occupancy of less than 30 days. This definition is consistent with the local law passed in 1989 governing the use and lease of housing units. At the time the situation surfaced during the previous mayoral administration, the City actually sought an injunction in an attempt to enjoin property owners from renting online. State Supreme Court granted the injunction, but Appellate Division of the State Supreme Court overturned it; furthermore, Appellate Division held that the multiple dwelling law of the state permits short-term rental of dwelling units, so long as less than 49% of the units in a building is used as such. The local law was found to be inconsistent with the state law.

In response to this ruling, local law against illegal hotels was passed in 2010. The law substantially increased the fines for illegal hotel operators and placed them into higher categories of offenses for civil penalty purposes. The local law was seen as a step-up from the previous \$800 per violation fine. Since its passage, however, this working group has witnessed a proliferation of online platforms, notable Airbnb, as a result of the rise of the “sharing economy” first popularized in the San Francisco Bay Area. Furthermore, advertising campaign from Airbnb claims that it helps of New York City residents to earn extra income through its online platform.

Recent report by State Attorney General Eric Schneiderman tells a different story. The report indicates that about 75% of Airbnb rentals are considered illegal hotels. It further states that 72% of Airbnb rentals are for a term of less than 30 days and that over 30,000 units are available on Airbnb in New York City alone. It has also found a positive correlation between the number of units on Airbnb and the level of rent increase, since illegal hotels remove housing units from the residential market and artificially reduces the overall supply of housing in a market already known to be extremely tight. Illegal hotel situation is also found to have a negative impact on the safety of other residents due to the presence of strangers not previously vetted. Illegal hotels are also in violation of the Hotel and Fire Code, which was developed with more stringent accessibility standards, heightened safety requirements and consideration for tourist hazards in mind. Illegal hotels are also lacking

in legal protection for both tenants and visitors who found the transaction unsatisfactory for any reason. In addition, landlords have also sued to evict tenants engaging in renting out rooms in their apartments on the ground of lease violation. In most instances, given the amount of legal fees and hassle required to fight an eviction ordered against them, tenants often simply leave, and it becomes possible for landlords to use the now-vacant unit as illegal hotels. At the most extreme, some residential buildings are found to have over 60% of its units used as illegal hotels.

Geographically, in Manhattan, illegal hotels exist in multiple neighborhoods. When the situation first arose, it was mainly in the west side of the island, but it has spread to the east side as well. Attorney General Schneiderman has also reported that Lower East Side, Chinatown, Chelsea, Hell's Kitchen, Greenwich Village and SoHo areas generate over 40% of illegal hotel revenues. It is also obvious that Airbnb is not the only online platform for illegal hotels.

In New York City, Mayor's Office of Special Enforcements is the lead agency in illegal hotel enforcement on the ground of consumer fraud. Changes to Fire Code, effective in December 2013, pre-empted this agency from investigating illegal hotel cases, despite its authority to issue citations against them. Housing advocates are now seeking to reverse this change and re-combine investigative powers with the authority to issue citations. Since renting out spare rooms in one's own apartment is legal and only subject to landlord restrictions in the case of tenants, Airbnb has gone onto the offensive to push for an outright repeal of the restriction on tenancies less than 30 days. With §421(a) law up for renewal in June 2015, it is altogether possible that provision to undermine the law against illegal hotels will find its way into the State Legislature as a rider amendment.

Borough President Brewer: Much of the technology community considers "sharing economy" as some sort of savior for the younger generation. The issue hits many younger, more recent arrivals hard, especially as most of them have long missed out on affordable housing and have no access to anything except market rate units. The report by Attorney General Schneiderman helps to answer many questions on the true nature of the much-vaunted "sharing economy" that has been in vogue lately. It is also true that Attorney General Schneiderman is seeing criticisms against him from the technology community. I hope this report will start to shed light on how illegal hotels and mean a pushback from rent regulation and tenant's rights. On a side note, I must also acknowledge the effort from Catherine McGee, who was formerly with Mayor's Office of Special Enforcements and now works for Attorney General Schneiderman. It is she who brought this item to attention there. On the Community Board level, resolution in support of this effort is also needed.

Berthet (CB 4): What can the Community Board do on this front? Are there things that can be done on the individual level? Is there a protocol?

Desmond (HCC): Complaints should first go to the 311 hotline, as usual. Make sure that it is reported as an illegal use complaint. Request this complaint to go to Mayor's Office of Special Enforcements. Housing advocates will keep on calling for stepped-up enforcement, and presentation at the Community Board is also possible.

Weithman (Goddard): Average turnover of reported complaints for illegal use is now at four to six weeks. Investigation into illegal hotels can be labor intensive.

Cole (CB 1): Can the housing advocates come to Community Board committees?

Lyle (CB 10): Can advocates provide information by Community Board? Tourists with suitcases have become common sight in CB 10 all the time.

Weithman (Goddard): The information here came from a Freedom of Information Law request; it is up-to-date as of March 2014.

Borough President Brewer: Campaign against illegal hotels needs to be mindful of its impact on genuine bed-and-breakfasts. For example, Brownstone Community in Harlem has been saying lately that Dept. of Buildings is coming after them. Pushback against this campaign is inevitable if it hit legitimate bed-and-breakfasts. I have had to warn the operators to check with relevant agencies first if the planned bed-and-breakfast is more than 100 ft. away from the intersection with a collector street.

Viest (CB 8): Is this a landlord issue or a tenant issue?

Weithman (Goddard): It is both. A large number of illegal hotels are actually under commercial operations. Such operations control a total of about a third of illegal hotels, yet they generate well above a third of the total revenues. Shockingly, a mere total of 120 Airbnb hosts generated \$60 million in revenue. It is difficult to say that those operations are not commercial.

Gruber (CB 2): How does the rise of illegal hotels lead to the end of rent regulation?

Berthet (CB 4): Landlords do not have to report uses of the unit. What is the purpose of it if the information is not going to be verified?

Weithman (Goddard): All regulated units are registered with New York State Homes and Community Renewal, the agency tasked to implement the program. The agency only has records stretching back to four years prior to the time a landlord registers the unit as regulated. It essentially means that the landlord can keep the unit off the record of regulated units for four years and move to ask for the unit to go market rate. There will then be no record to assert that the unit was ever regulated. The real issue on the illegal hotel side, however, is the rule on minimum tenancy of 30 days.

Desmond (HCC): Reporting of incidence of illegal hotels is dependent on tenants or other building occupants to report themselves. Homes and Community Renewal does not have any inspection capacity or any information that is not self-reported.

Deputy General Counsel Bartlett: There is no law against holding the unit vacant. It is foreseeable that the whole Airbnb issue may see tenants sued or evicted for illegal commercial use of their residential units.

Borough President Brewer: It helps that Attorney General Schneiderman reported on the issue. This office will help by getting the figures, coordinate with presenters and Community Boards and have relevant officials presenting it to the community.

Housing, Health, and Human Services Committee

Item # 17

March 4, 2015

Elizabeth Glazer
Criminal Justice Coordinator
Mayor's Office of Criminal Justice Coordinator
1 Centre Street
New York, NY 10007

Dear Director Glazer,

Thank you for the recent enforcement work carried out by the Office of Special Enforcement (OSE) in our community. For more than a decade, Manhattan Community District 4 has been overrun with illegal hotel use and has seen the steady conversion of permanent residential apartments to transient use. The active presence of inspectors from the multi-agency Task Force and pro-active litigation against the most egregious violators by the Office of Special Enforcement (OSE), including the recent filings for 440 West 41 Street, 344-346 West 46th Street, 5-19 West 55 Street help us tremendously in protecting the quality of life for tenants, the safety and security of tenants and tourists alike and the permanency of our housing stock.

Manhattan Community Board 4 supports the important work that OSE does, and wants to ensure that you have adequate resources to address the ever growing number of illegal transient use complaints. We were concerned therefore, in examining the Mayor's preliminary budget for FY 2016 that the amount allocated to OSE for personnel salaries is \$74,000 with a total budget of \$92,014. Obviously this cannot cover the existing personnel and OTPS and represents a marked decline from FY 2006 levels of \$979,470. It would be helpful for us to better understand the staffing and budget of OSE to know: 1) What are the staffing expectations for OSE for FY 2016?; 2) How many OSE staff members (and in what capacity) are dedicated to enforcing against illegal transient use?; 3) Are other personnel, i.e. inspectors from various agencies, also dedicated to illegal hotel use (but paid out of other agency budgets) and if so, how many? and, 4) How can CB4 most effectively help OSE better enforce existing regulations against the most egregious violators?"

Thank you again for the hard work of your enforcement team and congratulations on your recent court filings. We appreciate your sharing the requested information with us, so we can better understand the operations and staffing of OSE and work with you to ensure that you have the necessary tools to enforce against illegal use and help us preserve our permanent housing stock.

Sincerely,

Christine Berthet
Chair
Manhattan Community Board 4

Barbara Davis
Co-Chair
Housing Committee

Joe Restuccia
Co-Chair
Housing Committee

2
3 **Resolution in opposition to City Council Intro 585 to amend the City Charter to impose**
4 **term limits on Community Board Members**
5 **March 5, 2015**
6

7 WHEREAS, Community Board members are volunteers and spend an enormous amount of time
8 serving their communities. They must learn a great deal not only about their neighborhoods but
9 about the zoning codes, local laws and agency policies and service delivery that the Boards
10 address.

11
12 WHEREAS, Board members must acquire knowledge and expertise so that they can play
13 important roles in negotiating with developers, assisting constituents and tackling community
14 problems related to traffic, sanitation, safety, business development and interests that impact all
15 City residents.

16
17 WHEREAS, these skills take a long time to acquire, develop and refine. This is acutely relevant
18 when there are large, long term projects that can take years to implement. Coupled with intricate
19 zoning changes and negotiations with developers and city agencies, it is those Board members
20 with long term and intricate knowledge of their communities that can represent and fight for the
21 Board and the interests of the community most effectively.

22
23 WHEREAS, The Borough Presidents appoint community board members for two year terms and
24 each Borough President is elected every four years for a maximum of two terms or eight years.
25 This in and of itself amounts to a term limit as the Borough Presidents are under no obligation to
26 reappoint an individual beyond a two year term. Natural attrition also occurs yearly with current
27 members leaving for reasons related to their personal lives or increased responsibilities outside
28 of their Community Board work. Membership is not automatic. Board members take the
29 responsibilities of their tasks seriously and are held accountable for their attendance, active
30 participation and lack of conflict of interest.

31
32 WHEREAS, there is a need to continually provide mechanisms for new and increased civic
33 participation. Community Boards offer forums for community input and engagement, not only
34 through its public sessions but often through Public Membership and committee work. While
35 there is a need to encourage greater citizen participation in the work of Community Boards,
36 therefore there is not a need to impose term limits on Community Board members.

37
38 **THEREFORE BE IT RESOLVED** that Manhattan Community Board 4 recommends approval
39 of the Manhattan Borough President's Resolution in opposition of City Council Legislation
40 Introduction 585 which would amend the City Charter to impose a 12 year term limit on
41 Community Board Members.
42