

EXECUTIVE COMMITTEE

Item #: 1

MANHATTAN COMMUNITY BOARD No. 4

Meeting Summary Sheet

EXECUTIVE COMMITTEE

Date: 10 / 27 / 14

ATTENDANCE: = present
A = absent
E = excused

VOTING KEY: **Y** = yes **A** = abstain
N = no **PNE** = present, not eligible

	<input checked="" type="checkbox"/> / A / E	Action 1	Action 2	Action 3	Action 4	Action 5
1. <u>Christine Berthet, Chair</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
2. <u>Lee Compton</u>	A					
3. <u>Barbara Davis</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
4. <u>Tina DiFelicianantonio (participated by Phone)</u>	E					
5. <u>Martaan de Kadt</u>	A					
6. <u>Frank Holozubiek</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
7. <u>Betty Mackintosh</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
8. <u>Jay Marcus</u>	A					
9. <u>Ernest Modarelli</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
10. <u>Miranda Nelson</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
11. <u>Jean-Daniel Noland</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
12. <u>David Pincus</u>	E					
13. <u>Joe Restuccia</u>	E					
14. <u>Delores Rubin</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
15. <u>Paul Seres</u>	A					
16. <u>Hugh Weinberg</u>	<input checked="" type="checkbox"/>	<u>Y</u>				
17. _____						
18. _____						

ACTIONS

Description

- Resolution to approve hiring committee report
- _____
- _____



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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

CHRISTINE BERTHET
Chair

NELLY GONZALEZ
Acting District Manager

HIRING COMMITTEE

Monday, October 27, 2014

6:30 p.m.

330 West 42nd Street, 26th Floor, Conference Room

Members: Robert J. Benfatto Jr., public member; Christine Berthet, chair; J. Lee Compton; Walter Mankoff; Jean-Daniel Noland; Delores Rubin

Report to Executive Committee

- a. Office weeded many resumes (over 40).
- b. Each member chose top 5 candidates as potential interviewees.
- c. Interviews scheduled with 9 candidates.
- d. Candidates questioned to determine their experience in 6 key areas;
 - i. Management, office operation
 - ii. Staff supervision
 - iii. Knowledge of City government and key agencies
 - iv. Knowledge of key CB topics – housing, SLA, traffic, etc.
 - v. Writing and editing skills
 - vi. Constituent service
- e. All candidates were qualified, some more than others, but the committee found one candidate, Jesse Bodine, to be the best fit for MCB4's needs. His experience was the broadest with demonstrable experience in all the categories needed and his personality and work ethic presented itself as the best complement to the community, the board members and the office staff. In addition, he possesses extensive contacts across many City agencies as well as political recognition. We recommend offering the position to Jesse Bodine.

Jesse Bodine, MSW

[REDACTED]

Community Affairs professional and Social Worker with over 10 years combined experience in intergovernmental affairs, project coordination, constituent services, land use processes, community organizing and development, direct client services, and training.

Intergovernmental affairs, project coordination, community organizing, and constituent services experience:

January 2014 -
Present

Director of Community Development, Land Use Division
Manhattan Borough President Gale A. Brewer

Organizes community planning working groups and steering committees for the land use division. Acts as liaison for multiple Community Boards on all land use issues. Manages intergovernmental relations with New York City agencies relating to land use issues.

Selected Responsibilities and Achievements:

- Collaborated with City Agencies and local elected officials in organizing the Seaport Working Group, a group of lower Manhattan stakeholders charged with creating guidelines and principles for future development in and around the Seaport Historic District.
- Organized local, state, and federal elected representatives, to make recommendations to the Department of City Planning and the Hudson River Park Trust regarding land use mechanisms to enable the transfer air rights from Hudson River Park Piers.
- Acted as advisor and support staff to the East Midtown Rezoning Steering Committee and Lenox Terrace Working Group.
- Acted as President of the Open Spaces Oversight Organization, a non-profit organization made up of elected officials, city agencies, and local stakeholders charged with oversight of the open space in the New York University expansion plan.
- Land Use liaison for Manhattan Community Boards 1, 2, 6, and 7.

June 2008 -
December 2013

Director of Constituent Services and Policy
New York City Council Member Gale A. Brewer, District 6, New York, NY

Directed the intake and response of constituent inquiries and communication. Acted as intergovernmental liaison between the Council Member's office and New York City agencies. Managed relationship between the Council Member's office, Community Boards, and Precinct Community Councils. Collaborated on production of effective legislation directly related to district-based needs. Managed relationship with local press contacts.

Selected Responsibilities and Achievements:

- Led coordination between Council Member's office, Community Boards, and City Council Staff for all land-use development projects, such as: Fordham University Expansion, Riverside Center Development, and Upper West Side Retail Initiative.
- Provided direct-client housing advocacy for senior and disabled populations, specifically managing acceptance and re-certification into the Department of Finance rent exemption programs.
- Supervised district-wide clean building energy initiative, creating multi-building clusters to convert off #4 and #6 oil.
- Managed outreach for property tax lien sale education initiative.
- Organized yearly community events including but not limited to: Electronic Waste Recycling, Bike Safety initiatives, and Small Business Round-tables.
- Represented the Council Member's Office on district-based transportation and construction working groups, including but not limited to: Columbus Avenue Redesign Working Group, School Traffic Calming Working Groups, and various building construction projects.
- Coordinated community organizing efforts for multi-agency organic waste composting pilot project.

- Awarded the 2012 Community Service Award from the West Side Federation of Neighborhood Block Associations.
- Received 2013 National Associate of Social Workers (NASW) Emerging Leader Award.

September 2007-
June 2008

Graduate Intern

New York State Senator Liz Krueger, District 26, New York, NY

Provided direct client services for the State Senator's Constituents. Served as research analyst for various housing and public health legislation.

Selected Achievements:

- Created report on re-launch of East-Side Housing Coalition.
- Supplied extensive research for Residential Mold Remediation Legislation.

September 2006-
September 2007

Graduate Intern

James Baldwin Academy, New York, NY

Provided direct client services to High School students.

Additional Program Management Experience:

2003-2006

Regional Supervisor and Volunteer Leader

Peace Corps - Senegal, Africa

Supervised five-person Senegalese staff, managed program budget, and coordinated new volunteer posts. Initiated outreach to local non-profit organizations and organized NGO events. Organized and lead local seminars focused on Health and Agriculture.

Selected Achievements:

- Lead coordination between Peace Corp leadership in the capital city, volunteers in the field, and local regional leaders.
- Directly advanced Peace Corps community development strategy.

Community Development Experience:

2001-2003

Community Development and Rural Agriculture Volunteer

Peace Corps - Senegal, Africa

Managed over 100 local farmers participating in a seed exchange program. Trained local villagers to become community leaders. Organized and aided in facilitating a three-day participatory community action meeting with local villages.

Selected Achievements:

- Organized and managed village's community development agenda and built a community garden to serve over 200 villagers.
- Trained incoming volunteers in community development model.

Education:

Hunter College School of Social Work, New York, NY

Masters of Social Work, 2008

- Major method in clinical casework.
- Research and independent studies in Community Resilience and Tenant Organizing.

Emerson College, Boston, MA

Bachelor of Science in Film, 2000



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CHRISTINE BERTHET
Chair

NELLY GONZALEZ
Acting District Manager

November 6, 2014

Mr. Jesse Bodine


Dear Jesse,

After talking a vote on this matter at the full board meeting on November 5, 2014, Manhattan Community Board 4 is pleased to offer you the position of District Manager. Your annual compensation will be \$ 82,000 and your start date will be Monday November 17, 2014.

The 50 members of the board and the staff are truly delighted that you will be joining Manhattan Community Board 4.

Best Regards,

Christine Berthet
Chair

2
3 **DRAFT FY 2016 CAPITAL AND EXPENSE BUDGET**
4 **REQUESTS**
5

6 **Capital Priorities** (listed alphabetically by agency, in no order of priority)

7
8 1. **Department of Housing Preservation and Development (HPD):** Provide funding for the Clinton
9 Urban Renewal Area (CURA) as the agency goes forward with the development projects at 500-508 West
10 52nd Street, 560 West 52nd Street and 540 West 53rd Street.

11
12 2. **Department of Housing Preservation and Development (HPD):** Provide funding for major
13 renovations at 330 and 332 West 51st Street (WRY negotiations).

14
15 3. **Department of Parks and Recreation (DPR):** The comfort station originally planned for the Chelsea
16 Waterside Park has never been built. Funds to accomplish this should be allocated as soon as possible.

17
18 4. **Department of Parks & Recreation (DPR):** Provide funds for site acquisition of new parks,
19 specifically for the DEP property on Tenth Avenue between West 48th and 49th Streets.

20
21 5. **Department of Parks & Recreation (DPR):** Provide funds for site acquisition of the network of
22 privately and public owned properties along Dyer Avenue between West 35th and 41st Streets (WRY
23 negotiations). In addition, provide funds for the expansion and/or creation of green streets.

24
25 6. **Department of Transportation (DOT):** Extend the sidewalk at both south corners of Ninth Avenue
26 and West 41st Street (Hell's Kitchen Study), on the west side of Eighth Avenue between West 42nd and
27 43rd Streets (bike lane extensions) and on the south side of West 45th Street on the west side of Ninth
28 Avenue.

29
30 7. **Department of Transportation (DOT):** Consolidate Ninth Avenue and Dyer Avenue 34A bus stops
31 into a single bus stop west of Ninth Avenue.

32
33 8. **Department of Transportation (DOT):** Install ADA compliant ramps at all intersections of Dyer
34 Avenue with West 34th, 35th, 36th, 40th, 41st and 42nd Streets (WRY Agreement) and neck down at the
35 south side of West 45th Street and west side of Ninth Avenue.

36
37 9. **Department of Transportation (DOT):** Reconstruction of West 15th Street between Sixth and Ninth
38 Avenues with neck downs on the west side of the intersections and parking swaps in the middle of the
39 blocks.

40
41 10. **Department of Transportation (DOT):** Reconstruct Ninth Avenue from West 55th to 34th Streets to
42 implement changes resulting from the DOT study now underway. Implement neck downs on each street
43 block directly to the east and west of Ninth Avenue.

44
45 11. **Economic Development Corporation (EDC):** Bus Garage – construction of a Bus Garage to
46 accommodate over 500 rush hour layover and tourists buses serving Broadway, Lincoln Center, Time
47 Square, Penn Station and currently parked at curbside throughout the neighborhood. (HY Rezoning FEIS)

50 12. **Economic Development Corporation (EDC):** #7 train station at West 41st Street. On January 1,
51 2013 the Hudson Yards Development Corporation (HYDC) ended its existence. The bond money
52 controlled by the Hudson Yards Infrastructure Corporation (HYIC) is now overseen by EDC. We request
53 that EDC use some of the bond money in HYIC to plan and build a #7 train station on West 41st Street.
54

55 13. **NYC Fire Department (NYCFD):** Allocate funds to plan and construct a relocated ambulance
56 station for the existing facility west of Tenth Avenue on 23rd Street under the Highline.
57

58 14. **NYC Police Department (NYCPD):** Allocate funds to plan and construct a replacement for the Car
59 Tow Pound.
60

61 **Continuing Capital Support**

62
63 **Department of City Planning:** Provide funds to enable DCP to make proactive planning an integral part
64 of its normal activities. The recently completed “Study for the potential expansion of the Special West
65 Chelsea District” should be an example of DCP’s standard approach to planning rather than an anomaly
66 resulting from an agreement reached to resolve an earlier contentious rezoning.
67

68 **Department of Design and Construction (DDC):** encourage DDC to locate all news catch basins 20
69 feet away from pedestrian crossings for all intersections in the project. Project ID: MED599.
70

71 **Housing Preservation & Development (HPD):** Increase funding to preserve and create housing in CD4
72 for low, moderate and middle income people using the following programs: Supportive Housing
73 Programs; New Housing Marketplace Programs; 8A and Participation Loan Program; New HOP; and
74 other new loan initiatives, including potential federal and state aid programs. Where applicable, new
75 sources of funding should be identified and used for site acquisition toward the creation of affordable
76 housing. Such actions should include supportive housing for people with AIDS. [Programs to be
77 updated].
78

79 **New York Public Library (NYPL):** Partial renovation of Muhlenberg Branch. Sidewalk replacement
80 and water proof vault, HVAC replacement and associated roof work.
81

82 **New York Public Library (NYPL):** Columbus and Muhlenberg Branches. PC refresh, Wi-Fi and VoIP
83 Technology request.
84

85 **Department of Transportation (DOT):** Provide sufficient funds to implement the recommendations of
86 the Hell’s Kitchen Study: add proper signage for a no left turn at West 37th Street and for directing the
87 Lincoln Tunnel traffic and diverting trucks to Eleventh Avenue; convert 11th Avenue from 57th Street to
88 42nd Street to one-way south to reduce queuing and congestion on Eleventh Avenue and provide more
89 capacity for a new bus route; install a contra lane at Dyer Avenue between West 41st and 42nd Streets; and
90 install 16 split phase signals on crash and fatality prone intersections including West 57th Street and Ninth
91 Avenue; and West 42nd Street and Eighth Avenue and along the bicycle lanes. Equip all crossings of the
92 bike lanes with Audible Pedestrian signals.
93
94

95 **Expense Priorities (listed alphabetically by agency, in no order of priority)**

96
97 1. **Department for the Aging (DFTA):** Expand funding for senior social programs and case management
98 programs, including escort and home care services. [More language to be submitted].
99

- 100 2. **Department for the Aging (DFTA):** Expand funding for senior social programs and case management
101 programs, including escort and home care services and further increase the eligible income for the Senior
102 Citizens Rent Increase Exemption Program (SCRIE). [More language to be submitted].
103
- 104 3. **Department of Consumer Affairs (DCA):** Allocate more inspectors to curb sidewalk encroachments
105 and quality of life violations, like sidewalk cafes, parking and cabarets disturbances.
106
- 107 4. **Department of Education (DOE):** Provide full funding for after school programs at Public Schools
108 11, 33, 35, 51, 58 and 111, the Upper Lab and Museum Schools.
109
- 110 5. **Department of Health & Mental Hygiene (DOHMH):** Enhance funding for prevention services
111 related to HIV/AIDS and substance abuse through appropriate local medical and social service
112 institutions, with a special priority on addressing the growing problem of new alternative/boutique drugs,
113 including but not limited to crystal meth. Provide appropriate "way-finding" signage for the Chelsea
114 Health Clinic. Increase funding for community-based AIDS programs funded thorough the DOHMH.
115
- 116 6. **Department of Housing Preservation & Development (HPD):** Bring funding back to FY10 levels
117 for anti-displacement and housing improvement programs, such as the Community Consultant Program in
118 the CB4 area. With community consultants playing an increasingly significant role in delivering
119 technical, legal, organizing and management services to low-income tenants, funding for contracts should
120 be increased to allow all viable groups to continue operating.
121
- 122 7. **Landmark Preservation Commission (LPC):** Provide sufficient personnel to perform the essential
123 duties of designation and regulation. Increases in both designated properties and in development pressures
124 have led to excessive demands on a Commission staff that not too long ago numbered no more than two-
125 thirds of those in place at an earlier peak when demands were lower. Recent temporary staff increases
126 have enabled the Commission for the first time in years to keep up with its workload in timely fashion, to
127 begin to meet the demand for designation of threatened buildings and districts, and to undertake surveys
128 of a few areas threatened by indiscriminate development. At a minimum these increases must be
129 incorporated in the baseline budget of the Commission. Further increases are required to meet the
130 continuing threats to historic resources
131
- 132 8. **New York City Police Department (NYCPD):** Allocate resources to direct traffic and enforce
133 gridlock laws at peak hours on Weekdays and Weekends (Saturday from 4 p.m. to 8 p.m., Sunday 4 p.m.
134 to 8 p.m.) on Ninth Avenue at West 37th, 41st and Dyer Avenue at West 34th and 42nd Streets, and Eleventh
135 Avenue at 43rd Street. Allocate resources to direct traffic and enforce gridlock laws at peak hours on week
136 days on 10th Avenue at 37th and 38th Streets. Enforce idling laws for buses and trucks on West 34th, 37th,
137 42nd, 44th, high 50s Streets.
138
- 139 9. **New York City Police Department (NYCPD):** Allocate resources to enforce bicycle laws and driver
140 summonses under section 19-190.
141
- 142 10. **New York City Police Department (NYCPD):** Allocate more personnel to enforce laws related to
143 quality of life and street disturbances on blocks with a large volume of nightlife venues or patrons.
144
- 145 11. **New York Public Library (NYPL):** continue the level of sufficient professional and clerical
146 positions at Muhlenberg, and Columbus and Central Libraries in order that they can remain open six days
147 a week and provide funding for fulltime security guards at Columbus and Muhlenberg.
148

149 12. **New York Public Library (NYPL):** Continue the level of funding for books and materials at the
150 Columbus and Muhlenberg Branch Libraries to reflect higher acquisition costs (prices) and changing
151 programming needs.
152

153 13. **Department Parks & Recreation (DPR):** Provide sufficient DPR personnel including park
154 maintenance workers, personnel for street tree maintenance, rat abatement and opening and closing
155 fenced parks, and for adequately trained playground associates for programming. In addition, an
156 increased presence of PEP officers is needed to reduce the ongoing problem of crime in parks,
157 particularly DeWitt-Clinton. Provide additional funding for Green thumb projects in City parks. City
158 parks need more Green thumb projects.
159

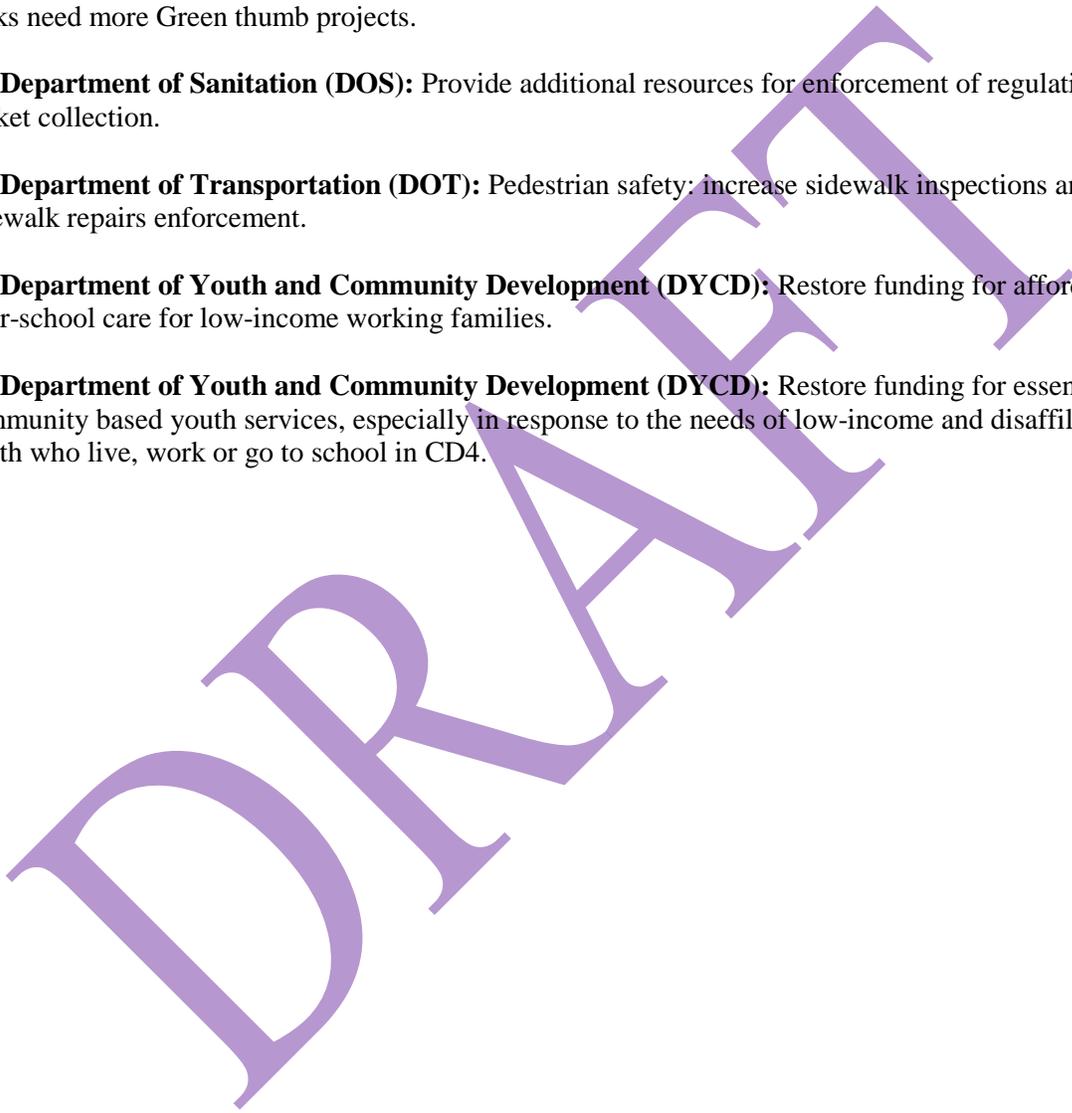
160 14. **Department of Sanitation (DOS):** Provide additional resources for enforcement of regulations and
161 basket collection.
162

163 15. **Department of Transportation (DOT):** Pedestrian safety: increase sidewalk inspections and
164 sidewalk repairs enforcement.
165

166 16. **Department of Youth and Community Development (DYCD):** Restore funding for affordable
167 after-school care for low-income working families.
168

169 17. **Department of Youth and Community Development (DYCD):** Restore funding for essential
170 community based youth services, especially in response to the needs of low-income and disaffiliated
171 youth who live, work or go to school in CD4.
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1 **Quality of Life Committee**

Item #: 3

2
3 November XX, 2014

4
5 Mr. Tyler Morse
6 CEO
7 MCR Development LLC
8 152 West 57th Street, 46th Floor
9 New York, NY 10019

10
11 **Re: Sound Testing – The Refectory**

12
13 Dear Mr. Morse:

14
15 This letter is to memorialize the voluntary agreement reached between you as an owner/operator
16 of The Highline Hotel and Manhattan Community Board 4 (CB4) as it relates to the continuing
17 issues regarding the sound abatement of rental activities emanating from “The Refectory” as
18 discussed at the October 6, 2014 meeting of CB4’s Quality of Life Committee.
19

20 As per the discussion between our Quality of Life Committee, yourself and members of the
21 affected community, The Highline Hotel agrees to:

- 22
- 23 ■ Provide updates to community members, residents and the community board via the
24 email list of community residents when the various elements of the engineer’s sound
25 abatement recommendations for “The Refectory” have been implemented by The
26 Highline Hotel;
 - 27 ■ Fund and conduct sound measurements to be performed on the evening of November 15,
28 2014 or at a mutually agreed upon date and time as soon as possible after the four top
29 sound abatement techniques have been implemented. Said measurements will be taken
30 inside a representative number of resident apartments under a set of circumstances to be
31 mutually agreed upon on by the parties involved; and
 - 32 ■ Provide fifteen (15) day notice of all upcoming rental events taking place in The
33 Refectory to the residents via the email list of community residents starting after the
34 measurements are completed.

35
36 We thank you for providing the Board with the results of the first sound test and we look forward
37 to receiving the results of the upcoming sound test as well at your earliest convenience.
38

39 CB4 commends the management of The Highline Hotel for their time and commitment in
40 working with the Quality of Life Committee and the residents in pursuing a successful
41 remediation of the many issues related to noise at your establishment. CB4 recognizes the
42 legitimate business interests of the management of The Highline Hotel in operating their
43 establishment as they see fit as long as all applicable laws, statutes, regulations and stipulations
44 are adhered to.
45

46 Sincerely,
47 Christine, David and Tina

48
49 cc: Local electeds, residential groups

1 **Quality of Life Committee**

Item #: 4

2
3 November XX, 2014

4
5 Mr. Besim Kukaj
6 BKUK Corporation
7 803 – 9th Avenue
8 New York, NY 10019
9

10 **Re: Limón Jungle**

11
12 Dear Mr. Kukaj,

13
14 This letter serves as a follow-up to Manhattan Community Board 4's (MCB4) Quality of Life
15 Committee meeting that took place on October 6th, 2014, which you attended with several
16 members of your staff Nazib Malik, the restaurant's manager, in response to ongoing community
17 complaints regarding the operation of your Mexican restaurant, Limón Jungle.
18

19 The meeting and letter also serve to follow up on our correspondence dated July 23, 2014
20 (attached), which detailed many of the concerns raised again at our October meeting. Despite the
21 earlier meeting and letter, many of the concerns and complaints remain. Therefore, we write to
22 reinforce these issues and affirm your agreement to abide by **all** the stipulations you agreed to
23 and signed during the liquor license application process with Community Board 4's Business
24 Licenses and Permits Committee on (DATE) (attached), and to those agreed to at the October 6th
25 meeting. Specifically:

- 26
- 27 • Windows and entrance doors are to be closed *whenever* there is amplified music. If not,
28 by 11PM Friday and Saturday and 10PM on all other days.
 - 29 • No use of the rear yard.
 - 30 • Removal of menu boards, plants and promotional placards, and electrical cords across the
31 doorway entrance/sidewalk for any reason.
 - 32 • Monthly meetings, as requested, with the Block Association to address concerns.
33

34 We live in a crowded city and it is incumbent on all of us to be good neighbors to ensure that we
35 can live harmoniously and minimize strife. At the same time, agreements are reached between
36 liquor-serving establishments and the community board to develop enforceable stipulations, and
37 adhering to them is not optional, but necessary.
38

39 We are hopeful that we will receive positive reports from the community and from Board
40 members and that no further action is required to ensure that quality of life is maintained and
41 liquor license obligations are met.

42
43 Thank you.

44
45 Sincerely,
46 Christine, David and Tina

1 **Clinton/Hell's Kitchen Land Use and Zoning Committee**

Item #: 5

2
3 November XX, 2014

4
5 Hon. Meenakshi Srinivasan, Chair
6 Board of Standards and Appeals
7 40 Rector Street New York, NY 10006

8
9 **Re: BSA No. 93-14-BZ**
10 **Title Boxing Gym, 455 West 37th Street**

11
12 Dear Ms. Srinivasan:

13
14 On the recommendation of its Clinton/Hell's Kitchen Land Use and Zoning Committee and after
15 a duly noticed public hearing at its Board meeting on November 5, 2014, Manhattan Community
16 Board 4 (MCB4) voted to recommend, with the conditions set out below, approval of an
17 application by Title Boxing Gym to the Board of Standards and Appeals (BSA).

18
19 The application seeks a special permit to allow the operation of a Physical Culture Establishment
20 (PCE) filed pursuant to ZR 7-03 in an R8A/C2-5 zoning district.

21
22 Title Boxing Gym, a franchise operation offering group boxing and kickboxing fitness classes, is
23 located on the ground floor of a residential building at 455 West 37th Street.

24
25 The Board approval is contingent on the following conditions being met:

- 26
27 1. an acceptable explanation is given about why the facility was open without BSA approval;
28
29 2. the Board receives affidavits from the residential tenants in the apartments immediately above
30 the gym stating that they are satisfied that adequate soundproofing has been installed and they
31 will not be disturbed by any noise from the gym;
32
33 3. MCB4 receives a statement of the length of lease;
34
35 4. the permit is limited to this operator only;
36
37 5. any amplified music will remain at a volume which will not disturb other tenants in the
38 building.

39
40 Sincerely,

41
42 Christine, JD
43
44
45
46

2
3 November XX, 2014

4
5 Mayor Bill de Blasio
6 City Hall
7 New York, NY 10007

8
9 **Re: Affordable Housing and Open Space**
10 **MTA and DEP Sites**
11 **Clinton Special District**

12
13 Dear Mayor De Blasio,

14
15 Manhattan Community Board 4 (MCB4) is writing to urge the City to reaffirm its commitment
16 to the development of two affordable housing projects, one at 806 Ninth Avenue and the second
17 at Tenth Avenue between 48th and 49th Streets, and the development of public open space at the
18 Tenth Avenue site.

19
20 Both sites are located in the Special Clinton District (SCD) and are publicly controlled by the the
21 Metropolitan Transit Authority (MTA) and the Department of Environment Protection (DEP)
22 respectively.

23
24 These affordable housing development sites were identified in a Memorandum of Understanding
25 (MOU) between the Metropolitan Transportation Authority and the Mayor of the City of New
26 York dated July 11th, 2007. The goals of MTA MOU were acknowledged in a letter from
27 Councilmember Christine Quinn to Deputy Mayor Dan Doctoroff also dated July 11th, 2007
28 (Attachments A and B).

29
30 Development of both affordable housing sites and the open space site were conditions for MCB4
31 recommending approval to the proposed redevelopment of the Western Rail Yards, located from
32 West 30th Street to West 33rd Street between 11th and 12th Avenues. (Attached: July 27, 2009
33 letter to the Director of City Planning, Amanda M. Burden).

34
35 **312 Affordable Units**

36 MCB4 has proposed that development of these two publicly owned sites will result in a
37 combined 312 affordable units. While the development of these sites is predicated upon future
38 land use actions, there is widespread community consensus against seeking height increases
39 beyond what is now permitted within the SCD.

40
41 At the same time however, the community supports the proposed housing programs for each site
42 and welcomes securing affordable housing for the hard-to-reach 80%/125%/165% AMI
43 (moderate and middle income) bands (Attachment C).

44
45 MCB4 believe that one developer should be chosen to develop both the MTA and the DEP
46 affordable housing sites.

47 **New Park in Hell's Kitchen**

48 As part of a negotiated agreement between the City, DEP and MCB4, the area
49 immediately east of the affordable housing site on Tenth Avenue between West 48th and West
50 49th Streets is expected to be developed as open space and used as a park with programming for
51 older children.

52
53 More than a decade ago, the use of the land fronting Tenth Avenue between West 48th and West
54 49th Streets was committed for public open space. In the Negative Declaration dated May 25,
55 1993, DEP assured CB4 that the site was “to be used for occasional tunnel maintenance and that
56 shaft would be 5 feet by 3 feet with a 14 inch diameter” (Attachment K). By letters dated
57 February 28, 2005 from Adrian Benepe of the New York City Department of Parks (“NYCDP”)
58 and dated September 7, 2006 by Deputy Commissioner Alfonso R. Lopez from DEP to
59 Manhattan Borough President Scott Stringer (Attachments L and M), both city agencies restated
60 their commitment for public open space on the balance of this site.

61
62 Currently the DEP site is part of the ongoing Department of Design and Construction (DDC)
63 trunk and water main work in midtown Manhattan. The installation of the water main won't be
64 finished until 2017.

65
66 Sincerely,

67
68 Christine, JD

69
70 CC: MBP Gale Brewer
71 NYS Senator Brad Holyman
72 Assemblymember Dick Gottfried
73 Councilmember Cory Johnson
74 MTA
75 DEP

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1 **Transportation Planning Committee**

Item #: 16

2
3 November 5, 2014

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

10
11 **Re: Newsstand application #: 12286-2014-ANWS N/W/C 10th Avenue & W. 33rd Street**

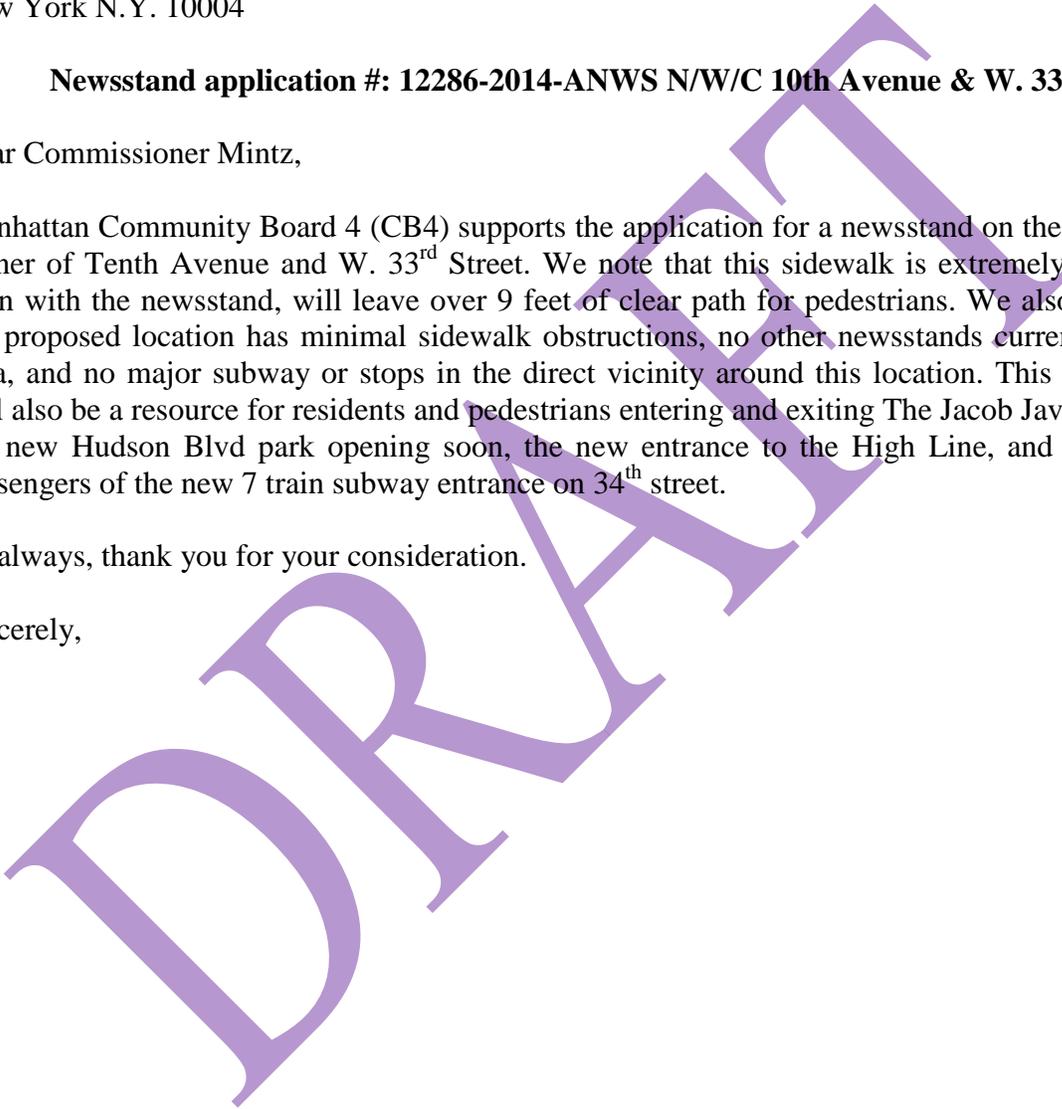
12
13 Dear Commissioner Mintz,

14
15 Manhattan Community Board 4 (CB4) supports the application for a newsstand on the northwest
16 corner of Tenth Avenue and W. 33rd Street. We note that this sidewalk is extremely wide and
17 even with the newsstand, will leave over 9 feet of clear path for pedestrians. We also note that
18 the proposed location has minimal sidewalk obstructions, no other newsstands currently in the
19 area, and no major subway or stops in the direct vicinity around this location. This newsstand
20 will also be a resource for residents and pedestrians entering and exiting The Jacob Javitz Center,
21 the new Hudson Blvd park opening soon, the new entrance to the High Line, and will serve
22 passengers of the new 7 train subway entrance on 34th street.

23
24 As always, thank you for your consideration.

25
26 Sincerely,

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32



2
3 November XX, 2014

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

10 **Re: Temporary Play Street on West 53rd Street between Ninth & Tenth Avenues**

11 Dear Commissioner Forgione:

12
13
14 Manhattan Community Board 4 (CB4) supports the P.S. 111's, located at 440 West 53rd Street,
15 request for a temporary play street on West 53rd Street from Ninth Avenue to Tenth Avenue,
16 from 10:30 A.M. to 1:30 P.M. weekdays Mondays through Friday, with limited vehicular access
17 as detailed below.
18

19 The P.S. 111 playground is currently undergoing construction and to allow the school to have an
20 outdoor space, as required by the Schools' Chancellor for all schools, P.S. 111 would like to
21 have a safe place for the kids, to be able to get some fresh air outside of the building, during
22 construction.
23

24 This approval is limited to the 2014 - 2015 school year, and will end upon completion of their
25 playground currently under construction.
26

27 P.S. 111 has agreed to the following stipulations during the time they will use West 53rd Street as
28 a play street:

- 29 ▪ The street will remain open until the Department of Transportation has given its approval;
- 30 ▪ P.S. 111 has agreed that all residents will continue to have access to the street during the time
31 it is blocked off for school use. P.S. 111 has agreed to safely clear all children from the street
32 when a resident needs to enter the block;
- 33 ▪ Clinton School will have sufficient supervision over the students and use its best effort to
34 reduce the noise levels from students in the street in consideration of neighboring office
35 workers and residents;
- 36 ▪ P.S. 111 has agreed to be responsible for the moving and storage of the barriers that will be
37 used to block the street during the hours it will be used as a play street;
- 38 ▪ The Midtown North Precinct supports the street closure;
- 39 ▪ A sign will be posted on the Ninth Avenue barricade, mentioning "local traffic only" and
40 there will be a School Safety Agent positioned nearby.
41

42 The local businesses on this street have been notified of this change to the use of the street and
43 have not expressed any objections.
44

45 Sincerely,

46 cc: Midtown North Police Precinct

1 **Transportation Planning Committee**

Item #: 18

2
3 November XX, 2014

4
5 Dennis Martin
6 Vice President/General Manager
7 NJ Transit
8 Bus Operations – 3rd Floor
9 One Penn Plaza East
10 Newark, NJ 07105

11 Patrick Foye
12 Executive Director
13 Port Authority New York and New Jersey
14 225 Park Avenue South, 18th Floor
15 New York, NY 10003

16
17 **Re: NJT bus congestion improvements on 10th Avenue**

18
19 Dear Mr. Martin and Mr. Foye:

20
21 Manhattan Community Board 4 (CB4) would like to request that the Port Authority (PA) and
22 New Jersey Transit (NJT) expand their recent initiative of improved circulation of NJT buses
23 into the Port Authority Bus Terminal (PABT), beyond 5:30 P.M. to 7 P.M. and include all peak
24 traffic hours.

25
26 CB4 applauds the recent efforts made by both NJT and the PA to improve the bus congestion on
27 10th Avenue between West 41st Street and West 33rd Street in Manhattan, caused by the queuing
28 NJT buses waiting to enter the PABT. For many years residents of Manhattan Community
29 District 4 (MCD4) complained about the overwhelming bus congestion that occurs during peak
30 hours in the West 30's on account of Lincoln Tunnel and PABT traffic; NJT buses cause a large
31 portion of this congestion.

32
33 In September PA and NJT jointly devised a plan to reduce the number of buses queuing in our
34 community, and the results were impressive and immediate. As we understand it, the plan
35 eliminated the southbound diversion of buses exiting the Lincoln Tunnel, which directs traffic
36 southbound on Dyer Avenue towards West 36th Street, and instead allowed buses to continue to
37 travel north on Dyer directly into the PABT. Additionally NJT held buses back longer at their
38 layover parking in NJ. This was to take place leading up to peak hours until 5:30 PM. While this
39 new approach has only been in place for several weeks the impact is remarkable.

40
41 CB4 is grateful for the efforts that have been made to improve the safety of our streets and the
42 quality of life of the residents in MCB4. On account of the effectiveness of this new initiative
43 CB4 strongly urges NJT and PA to implement this initiative as permanent practice and expand
44 the hours to 7 P.M. and include all peak traffic hours.

45
46

47 Sincerely,

48

49 cc: Electeds,
50 John C. Leon, NJ Transit
51 PA Board of Directors
52 State of New York Governor Andrew Cuomo
53 State of New Jersey Governor Chris Christie

54

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DRAFT

1 **TRANSPORTATION PLANNING COMMITTEE**

Item #: 19

2
3 November XX, 2014

4
5 Dennis Martin
6 Vice President/General Manager
7 NJ Transit
8 Bus Operations – 3rd Floor
9 One Penn Plaza East
10 Newark, NJ 07105

11
12 **Re: New Jersey Transit Idling Buses Concern**

13
14 Dear Mr. Martin:

15
16 Manhattan Community Board 4 (CB4) would like to bring to your attention matters of public
17 safety caused by idling New Jersey Transit (NJT) buses in our neighborhood, in the vicinity of
18 the Port Authority Bus Terminal on the west side of Manhattan. We ask that you consider all
19 measures that might contribute to resolving this issue, which puts the health and safety of a
20 growing residential population at risk. Such measures would include directing drivers not idle,
21 education, audits, but also new bus routes to the Port Authority if appropriate.

22
23 CB4 is on record as favoring mass transit commuting from New Jersey and acknowledges that
24 NJT provides a mode of transportation beneficial to our city and to our neighborhood. The 2005
25 rezoning of the west side is bringing about conflicts in street usage that must now be addressed.
26 Because until recently this area was a manufacturing zone, the continuous ribbon of NJT buses
27 lined up daily on Tenth Avenue's east side, blocking intersections from West 30th to West 40th
28 Streets between 4:00 p.m. and 8:00 p. m., did not interfere with pedestrians. However the 2005
29 rezoning of Hudson Yards converted Tenth Avenue to a residential zone with large
30 developments sprouting up everywhere. CB4 has received formal complaints from some of the
31 2,000 residents of the large residential buildings newly built on both sides of Tenth Avenue
32 between West 37th and West 38th Streets.

33
34 NJT buses drivers collectively idle for hours every day while parked. New York City has strict
35 non-idling laws that limit idling to 3 minutes maximum, and 1 minute in the proximity of a
36 school. There are five large parking areas for NJT buses located on lots going from West 37th to
37 West 38th, West 38th to West 39th, West 39th to 40th Street, on West 40th Street between Ninth and
38 Tenth Avenues and on West 40th Street between Tenth and Eleventh Avenues. At around 5:00
39 p.m. every day, hundreds of buses fire up their engines at the same time as they prepare to leave
40 the parking lots. While the few buses in the front rows leave immediately, the buses parked at the
41 back of the lots leave 15 and sometimes 30 minutes later, thus collectively idling for hours every
42 day. Strict directives should be given to the drivers or technology should be employed to notify
43 them individually of their hours of departure from the parking.

44

45 CB4 is greatly concerned about the idling buses in our neighborhood and the negative impact it
46 has on the health and safety of the residents in our community as well as the negative impact it
47 has on the environment. We request that NJT take immediate action to resolve this problem.
48

49

50 Sincerely,

51

52 cc

53 Federal EPA

54 NYS DEC

55 NYC DEP

56 Elected Officials

57 Governors of NY and NJ
58
59
60
61
62
63
64

DRAFT

1 **TRANSPORTATION PLANNING COMMITTEE**

Item #: 20

2
3 November XX, 2014

4
5 Patrick Foye
6 Executive Director
7 Port Authority of New York and New Jersey
8 225 Park Avenue South, 18th Floor
9 New York, NY 10003

10
11 Honorable Andrew M. Cuomo
12 Governor of New York State
13 NYS State Capitol Building
14 Albany, NY 12224

15
16 **Re: Funding of Galvin Plaza Bus Annex**

17
18 Manhattan Community Board 4 (CB4) urges the Port Authority of New York and New Jersey
19 (PA) to prioritize the construction of a Bus Annex on Galvin Plaza in Manhattan, to include its
20 funding in the Capital Plan and to formulate a long- term regional plan to accommodate the
21 expected growth in bus commuting.

22
23 We applaud the Port Authority recent operational changes that have somewhat improved
24 conditions for 90 minutes a day. We are also pleased with the recent allocation of funds for
25 operational upgrades of the Bus Terminal in midtown. However, only \$18 million will be
26 dedicated to improve bus access and street conditions. While small ameliorations are expected, it
27 does not begin to address the bus terminal 's insufficient capacity, which causes 8,000 buses to
28 overflow daily in our streets and convert them into bus parking and curbside terminals.

29
30 While the master plan the Port Authority is developing to address these shortcomings, including
31 a 500-bus Annex at Galvin Plaza is taking shape, we are concerned that the construction of the
32 Annex may be delayed due to recent funding setbacks.

33
34 CB4 has been requesting the construction of a bus garage since 2005. The situation has now
35 reached crisis proportions: more people take a bus into New York City than all three railroads
36 combined (PATH, NJT and Amtrak). Bus ridership in Manhattan has grown by 23% over the last
37 10 years and every afternoon there is an 11-miles queue of buses waiting to enter the terminal,
38 blocking 50% of the Lincoln Tunnel inbound capacity and causing a15-mile trips to take 40
39 minutes. The PABT is full and cannot accommodate that demand while nearby off-street parking
40 diminishes. In the last four years curbside parking capacity on the west side has decreased by
41 50% and this trend is accelerating. Staging of idling buses on local streets has become routine,
42 creating congestion and environmental problems while threatening quality of life and stifling

43 economic development. Such a use of our streets in the middle of a residential district is
44 incompatible with Vision Zero by putting lives at risk.

45
46 The construction of the 500-bus Galvin Plaza Annex is long overdue. It is essential to include it
47 in the Port Authority Capital Plan and proceed without delay as a short-term solution, regardless
48 of whether new funding sources materialize.

49
50 It is also urgent to design a long-term regional plan to accommodate the rapid growth in bus
51 commuting and its impact on the City economy and the Hudson Yards development. 30% of
52 Manhattan workers come from west of the Hudson. Commuter bus trips to Manhattan from the
53 west are forecasted to increase 35 to 50% by 2045. The Lincoln Tunnel Express Bus Lane (XBL)
54 already handles 600+ buses per hour and is at or near or at its peak capacity.

55
56 We request that you urgently address bus travel severe deficiencies by including the construction
57 of the Galvin Plaza Annex in the Port Authority Capital Plan, by accelerating its construction and
58 formulate a long- term regional plan to accommodate the expected growth in bus travel.

59

60 Sincerely,

61

62 CC: Andy Lynn
63 Mayor Di Blasio
64 Alicia Glen, City Hall
65 Polly Trottenberg, Commissioner DOT
66 Veronica Hakim, New Jersey Transit
67 Carl Weisbrod, Department of City Planning
68 U.S. Congressman Jerry Nadler
69 NYC Councilmember Corey Johnson
70 NYS Assemblymember Richard Gottfried
71 NYS Senator Brad Hoylman
72 NYC Councilmember Helen Rosenthal
73 NYS Assemblymember Linda Rosenthal
74 Manhattan Borough President Gale Brewer
75 Port Authority Board Members
76 New Jersey Governor Chris Christie

77

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83

1 **TRANSPORTATION PLANNING COMMITTEE**

Item #: 21

2
3 November XX, 2014

4
5 Melissa Mark-Viverito
6 Speaker of the New York City Council
7 105 East 116th Street
8 New York, NY 10029
9

10 **Re: Intro 216 Bill to Amend Local Law**

11
12 Dear Madam Speaker Mark-Viverito:

13
14 Manhattan Community Board 4 (CB4) would like to thank the New York City Council for
15 passing Intro 216 bill, which will increase the city's use of Accessible Pedestrian Signals (APS).
16 Intro 216 amends a previous City Council bill that established the City's APS program, and
17 requires the city to increase the number of APS from 25 to 75 intersections. Specifically APS is
18 needed at intersections with unusual traffic patterns as is created by the installation of leading
19 pedestrian Intervals, and bike lanes.
20

21 The city has recently redesigned hundreds of streets across the city making them safer for
22 pedestrians; however, these changes have put the visually impaired at risk. Intro 216 is an
23 important step towards correcting this issue and improving the safety of New York City's
24 visually impaired.
25

26 CB4 thanks the City Council for its support of this legislation and strongly urges it to continue to
27 expand this program.
28

29 Sincerely,

30
31 cc: NYC Councilmember Corey Johnson
32 NYC Councilmember Helen Rosenthal
33 Manhattan Borough President Gale Brewer

2
3 November XX, 2014
4

5 Vicki Been, Commissioner
6 Julie Walpert, Assistant Commissioner
7 NYC Department of Housing Preservation and Development
8 100 Gold Street
9 New York, NY 10038

10
11 **Re: Clinton Towers, 790 11th Avenue, New York, NY 10019**

12
13 Dear Commissioner Been and Assistant Commissioner Walpert:

14
15 In a letter dated August 6, 2014 to Commissioner Been, CB4 first addressed its concerns over the
16 proposed use in the context of a pending liquor license application before the NY State Liquor
17 Authority, stating that the use is incompatible with the densely residential area and that such use
18 is not permitted under Zoning Resolution 78-22. CB4 is in receipt of the reply from Assistant
19 Commissioner Walpert dated October 21, 2014 in which you refer to a revised lease that has
20 been submitted to HPD by Kurt Kalm to operate the commercial space(s) along 11th Avenue.
21

22 At its October 16, 2014 meeting of the Manhattan Community Board 4's (CB4) Housing, Health
23 and Human Services (HHHS) committee, residents of Clinton Towers, a 396 unit Mitchell-Lama
24 development attended to express their concerns about the proposed lease, as revised, for the
25 commercial space(s) along 11th Avenue. CB4 has reviewed the revised lease and feels very
26 strongly that the lease should not be approved by HPD for the reasons set forth below.
27

28 **Background**

29 Clinton Towers is a 396 unit Mitchell-Lama rental housing development located on Site 3 of the
30 Clinton Urban Renewal Area (CURA), an area which was condemned in 1969 in order to
31 develop affordable housing on the site. Clinton Towers is located between West 54th and West
32 55th Streets and between Tenth and Eleventh Avenues and was constructed in 1975 as
33 *“moderate-income tax-abated housing with day-care and convenience shopping”* pursuant to
34 the 1972 Large Scale Residential Development (LSRD) Plan. Accompanying Special Permits
35 and Special Permit Authorizations were approved by the City on October 11, 1972 and governed
36 the development of Clinton Towers and the adjacent Harborview Terrace development (a
37 NYCHA development situated immediately east and northeast of Clinton Towers). The LSRD
38 plan set forth the required open space square footage designated for tenant and community uses,
39 community facilities and commercial uses on each development parcel of the LSRD site¹.
40 According to the LSRD plan, Parcel 3, Clinton Towers, is located in a Residence District. The

¹ Copies of the 1972 Large Scale Residential Development Plan and the Special Permits and Special Permit Authorizations dated October 11, 1972 are attached.

41 western portion of the site, along Eleventh Avenue, is located in a R9 district; while the eastern
42 portion of the site is in an R8 district. There is no commercial overlay on the site.

43 Clinton Towers was developed by and is owned by Clinton Towers Housing Company, Inc., a
44 not-for-profit corporation, which is an affiliate of the original CURA sponsor, the Clinton
45 Housing Association. The original financing included a HUD Section 236 mortgage interest
46 reduction payments, and pursuant to a Section 236(e)(2) Use Agreement, existing affordability
47 restrictions were extended through 2030. The building is currently managed by P&L
48 Management and Consulting, Inc.

49

50 **1) Proposed use is not appropriate – nor is it permitted under the Zoning Resolution – in**
51 **this dense residential development.**

52

53 The proposed use under the “revised” lease as a restaurant/bar not consistent with the uses
54 permitted under ZR78-22. We reiterate our comments made at length in our letter of August 6,
55 2014, as to why the proposed use should not be permitted, briefly, that: a) Section 1.5 of the
56 proposed lease permits the operator to utilize zoning-designated open space that is set aside for
57 tenant recreation, and cannot be used by private entities; and b) the use as a bar/restaurant is
58 inconsistent with the permitted uses strictly governed by ZR 78-22 and incompatible with
59 densely residential area.

60

61 a) As discussed in our August 6th letter, the proposed outdoor seating area for the
62 bar/restaurant would be located on a plaza designated as open space for the development’s
63 tenants under the LSRD approved in 1972. Pursuant to that plan, Parcel 3 (the Clinton Towers
64 development site) is required to reserve a total of 27,619 square feet of open space for tenant
65 uses². The lot area for the entirety of Parcel 3 is measured at 52,719 square feet. The Clinton
66 Towers building footprint is 25,100 square feet. The balance of square footage on the lot is
67 27,619, the exact amount of square footage set forth in the LSRD as open space on Parcel 3.
68 Pursuant to the approved LSRD, all areas on the development site not occupied by the building
69 are intended to serve as open space for the residential tenants.

70

71 At a meeting attended by CB4 representatives Joe Restuccia and Sarah Desmond,
72 Karolina Hall of the Department of City Planning and Thehbia Walters of HPD Planning
73 concurred that the open space that runs along 11th Avenue, in which the operator seeks to locate
74 outdoor seating, is unquestionably open space designated by the Large Scale Development Plan
and cannot be used by a commercial entity.

75

76 b) To briefly summarize the reasons set forth at length in our August 6, 2014 letter, the
77 proposed use, even in its modified form, is quite large and is inconsistent with the commercial
uses permitted under NYC ZR Section 78-22 which limits commercial uses to acceptable

² Clinton Urban Renewal Area, Application for Large Scale Residential Development, August 1971, Table 2,
“Proposed Development versus Capacity” Parcel 3 , p. 10.

78 accessory uses, that is Commercial Uses listed in Use Group 6A or 6F, that also meet the
79 following findings (emphasis added):
80

81 *(a) will be primarily for the use of the residents of the #large-scale residential*
82 *development# and will provide more convenient shopping for such residents;*

83
84 *(b) are so located as to minimize interference with #residential# or recreational areas*
85 *within the #large-scale residential development# and to avoid creation of traffic*
86 *congestion or other objectionable influences affecting #residences# outside the #large-*
87 *scale residential development#;³*
88

89 **2) The proposed lease does not include the square footage of the commercial space to be**
90 **leased.** In the copy of the lease provided to Community Board 4, the square footage of the
91 commercial space(s) to be occupied is not specified in the body of the lease, nor were the plans
92 referenced to as Schedule C attached. CB4 was therefore unable to determine whether or not the
93 price per square foot is comparable to the going market rent and if in fact the plans are revised.
94 Article 36 also permits the operator to lease the contiguous store when it becomes vacant, but
95 similarly, fails to specify the square footage of the “contiguous” space to be let. We are unclear
96 what commercial space(s) are actually contemplated in the proposed lease as it lacks square foot
97 measurements and drawings/plans.

98
99 However, based on what we know of the space, we estimate that the proposed price is
100 significantly less than the current market value of the area. The current market price at 11th
101 Avenue storefront in this area is currently \$____/s.f.

102
103 **3) Term of lease is way too long**

104 The 15 year term contemplated for the premises is extraordinarily long, particularly as it only
105 includes a roughly 3.5% increase annually in rent. The lease also provides for an automatic five
106 year extension at the operator’s sole decision, at a similar rent. For an area that is rapidly
107 gentrifying, the twenty year lease term is extraordinarily long for such a large space in a prime
108 location at such a small escalation. At the very least, the lease should include a clause that
109 protects Clinton Towers with respect to the commercial rent, as follows: “The greater of \$xxx,xxx
110 or 95% of the Prevailing Market Rate as determined pursuant to Section ____ below.”
111

112 **3) Examine the relationship between the Operator and members of the Clinton Tower**
113 **Housing Association Board to ensure that there is no conflict of interest**

114
115 As discussed in our August letter, HPD must fully investigate the relationship between any
116 proposed lessee and any member of the Board of Directors of Clinton Towers Housing Co. to
117 ensure that there is no conflict of interest or financial interest by any Clinton Towers Housing

³ Zoning Resolution of the City of New York, Article 7, Chapter 8, Sections 78-22(a) and 78-22(b).

118 Co. Board Member in a proposed commercial lease.⁴ In addition, any potential assignee, lessee
119 or sublettor contemplated under this lease, including Section 11.2 and Article 37 of the lease
120 must also be fully vetted as its financial relationships to avoid any conflicts of interest.¹ This is
121 of particular concern this year, given the changes that went into effect on July 1, 2014 under the
122 Not-for-Profit Revitalization Act, especially with respect to Conflict of Interest Disclosure
123 requirements.

124

125 **4) Insurance requirements (B. Davis comments)**

126

127

128 **5) Additional Concerns:**

- 129 • Section 1.1 refers to the Premises as “the retail store space along *Ninth* Avenue [sic] ...”
130 is an obvious error.
- 131 • Section 1.1 references drawings annexed as Exhibit C; said drawings were not provided
132 to CB4.
- 133 • Section 11.2 permits subletting of the lease with the approval of the landlord—must
134 include the permission of HPD as well and be vetted for possible conflicts of interest.
- 135 • Article 37: Similarly permits the operator to assign the lease to a limited liability
136 company, said assignment must be approved by HPD and fully vetted for possible
137 conflicts of interest.
- 138 • Section 34.1 – permits illuminated signage in such a densely residential area.

139

140

141 **6) Undue delay**

142

143 To the best of our knowledge P&L Management Co. and the Board of Directors has failed to
144 identify or to seek more compatible users for the space or to otherwise engage in renting the
145 premises, except to the proposed lessee. Long term commercial tenants have been forced to
146 vacate and no alternative plans have been presented. We are concerned that this failure to act
147 will compromise the financial solvency of the development.

148

149 For the reasons set forth above, CB4 respectfully requests that you **not** approve the proposed
150 lease, as modified for the commercial space(s) at Clinton Towers. CB4 remains committed to
151 working with HPD and the Clinton Towers Tenant Association to ensure that this Mitchell-Lama
152 remains a viable affordable housing alternative in our community that is financially stable, and
153 responsive to the tenants’ concerns and those of its neighbors.

¹At a meeting held on June 5, 2014 at the offices of Assemblymember Linda Rosenthal, Gary Sloman, Director of Operations, Division of Housing, NYC Department of Housing Preservation and Development stated that HPD was investigating the proposed lease with respect to lease price, structure and whether any potential conflicts of interest existed between member(s) of the Clinton Towers Housing Company Board and the operator, as the proposed venue, “Senor Mickey’s”, is named after Mickey Spillane, a Clinton Towers Housing Co. Board Member. Mr. Spillane stated at CB4’s Business, Licenses and Permits Committee that while the operator is using his name, he has no financial interest in the business.

154 Thank you and we look forward to working with you to resolve the pending matters.

155

156 Sincerely,

157

158 Christine, Barbara and Joe

159

160 Cc: NYS Assembly Member Linda Rosenthal

161 NYC Council Member Helen Rosenthal

162 NYS Senator Adriano Espaillat (??)

163 U.S. Representative Jerrold Nadler

164 Manhattan Borough President Gale Brewer

165

166

DRAFT

2
3 November XX 2014

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 Company’s (the
17 “Applicant”) project at 565 West 23rd Street (the “Project”) was discussed at the October 16, 2014
18 meeting of Manhattan Community Board 4’s (“CB4”) Housing Health and Human Services (“HH&HS”)
19 Committee. CB4 voted to recommend **approval** of the Application.

20
21 **The Project: An Overview**

22
23 The proposed Cure for Harassment is located on 565 West 23rd Street, also known as the Terminal Hotel.
24 The building is currently a 4-story Single Room Occupancy (SRO) with documented tenant harassment
25 occurring from approximately 2004-2008. The NYC Department of Housing Preservation and
26 Development (HPD) conducted an investigation and hearing and the Office of Administrative Trials and
27 Hearings (OATH) made a finding of numerous acts of harassment occurring during the inquiry period.
28 Due to this harassment, HPD denied the then owner’s application for a Certificate of No Harassment on
29 March 19, 2009. The building, located within the Special West Chelsea District, is subject to a zoning
30 mandated Cure for Harassment under NYC Zoning Resolution § 98-70. Clinton Housing Development
31 Company (CHDC) and Skybox/Chelsea LLC propose to fully renovate the building as permanently
32 affordable housing pursuant to the HPD’s Cure Program. The affordable housing will be affordable in
33 perpetuity, impose no cost on the City of New York, create no increase in density (Floor Area Ratio) for
34 the market-rate development, and will be owned and operated by an affiliate of CHDC.

35
36 **Housing Program**

37
38 The Project is being privately financed by SkyBox/Chelsea LLC and all of the residential units in the
39 building will be permanently affordable. The Application, submitted to the New York City Department of
40 Housing Preservation and Development (“HPD”) by the Applicant, will govern the 24 apartments which
41 will be created under the Cure for Harassment (administered under the Inclusionary Housing program)
42 and made available to those at 80% of Area Median Income (“AMI”).

43
44 **Current Plan**

45
46 The application included a presentation with detailed plans for the substantial renovation of the existing
47 Terminal Hotel with the inclusion of a fifth floor. The renovation will include all new services including
48 that of an elevator. CB4 is pleased the design of the building has respected the history of the Terminal
49 Hotel by restoring the existing façade and stepping the addition of the 5th floor back from both the 23rd
50 Street and 11th Avenues.

52 CB4 commends the applicant for the design and layout of the proposed 24 1 bedroom and studio
53 apartments which will be first offered to the current permanent residents of the Terminal Hotel, as well as
54 the single room occupancy suites included in the Project.

55
56 The design and layout for the Project provides a vast improvement to that of the existing conditions which
57 include single room occupancy ranging from 34 sq. ft. to 90 sq. ft. with two shared bathrooms per floor.
58 The Project will provide to apartments ranging from 403 sq. ft. 630 sq. ft. with each apartment having
59 their own kitchen and bathroom as well as meeting ADA guidelines.

60
61 CB4 supports the design and attention to detail provided in this application and is pleased the entire
62 building will provide for additional permanent affordable housing to the Chelsea area.

63
64 **Preliminary Alternate Plan Review**

65
66 It should also be noted following the presentation of the above the Applicant provided a second
67 presentation for an alternate plan should the remaining permanent tenants residing at 565 West 23rd Street
68 not choose to relocate during construction. CB4 understands the Applicant has been working with the
69 permanent tenants since October 2012 and although have relocated five tenants permanently and
70 temporarily, five tenants still remain at the location. This alternate plan presented to CB4 was for
71 informing purposes only and was not put to a vote.

72
73 The alternate plan presented included drawings with layouts for each floor including services, the addition
74 of an elevator and also described the role of the tenant safety consultant who has been engaged for the
75 alternate plan Project. The Applicant talked through the design which allows for modifications to be made
76 should any permanent tenant choose to relocate at any point during construction. CB4 would like to thank
77 Applicant for developing a flexible design and was pleased with the Applicants diligence to ensure tenant
78 safety during construction.

79
80
81 **NOW, therefore, be it resolved** that Manhattan Community Board 4 recommends approval of
82 the Application for 565 West 23rd Street **Current Application**

83
84 Thank you for the opportunity to provide comments and submit recommendations on this important
85 Application.

86 Sincerely,

87
88
89 Barbara Davis, Co-Chair
90 Housing, Health &
91 Human Services Committee

92
93
94
95 Cc: All Local Electeds
96 Gabriella Amabile – HPD
97 Thehbia Walters – HPD
98 Clinton Housing Development Company

99

2
3 November XX, 2014

4
5 Vicki Been, Commissioner
6 Miriam Colon, Assistant Commissioner
7 NYC Department of Housing Preservation and Development
8 100 Gold Street
9 New York, NY 10038

10
11 **Re: 505 West 37th Street - Inclusionary Zoning**

12
13 Dear Commissioner Been and Ms. Colon:

14 At its October 16, 2014 meeting of Manhattan Community Board 4's Housing, Health and
15 Human Services (HHHS) committee, a tenant living in one of the low income inclusionary
16 housing units at 505 West 37th Street attended the committee meeting to request assistance
17 understanding the apparently conflicting terms of his lease rider.

18 Background

19 505 West 37 Street, an 835 unit development located in the Hudson Yards District, was
20 developed and financed under the 421-a tax abatement and Inclusionary Housing Programs by
21 Midtown West B. LLC, an affiliate of Rockrose Development Corp. Pursuant to the restrictions
22 set forth in the Lower Income Housing Plan (LIHP) between Midtown West B. LLC and City of
23 New York dated June 5, 2008, 168 units are set aside for lower income households for the
24 lifetime of the development. The tenant who attended the HHHS meeting lives in a lower
25 income unit identified in Exhibit D of the LIHP as an inclusionary housing unit and therefore
26 affordable in perpetuity. Please note that on or about March 2010 the property was transferred to
27 505 West 37 Street LLC, c/o TF Cornerstone Inc.

28 We were deeply concerned when we reviewed the terms of the lease rider for what should be,
29 very simply, a permanently affordable, rent stabilized unit for lower income households.
30 Because the unit is financed under both the 421-a program and the inclusionary housing
31 programs, regulations for each of the programs are included in the rider, resulting in a jumbled
32 set of regulations that are oftentimes contradictory, and at best utterly confusing to the lay tenant.
33 Relevant paragraphs from the "421-a Rider to the Stabilized Lease Agreements" are excerpted
34 below (copies of the original and renewal lease riders are attached in their entirety, with the
35 tenant's name redacted for privacy reasons):

36 1) The "421-a Rider to Stabilized Lease Agreements" attached to Original Lease (copy attached,
37 and marked "With Original Lease"), lists different dates on which the Rent Stabilization benefits
38 will expire, (presumably to comply with different requirements of the varying financing
39 mechanisms) as follows:

40 (Paragraph 1) "pursuant to Section 421-a, on hundred sixty-eight (168) of the apartments
41 in the buildings are deemed to be substantial governmental assistance affordable units

42 (SGA Affordable Units”) which are to remain rent stabilized for at least thirty-five (35)
43 years. This apartment is an SGA affordable unit (emphasis added).”

44 (paragraph 2): “Owner has obtained real estate tax exemption benefits pursuant to RPTL
45 Section 421-a. As set forth in the HPD LIHP regulatory agreement, the apartment will be
46 subject to the rent stabilization Law (RSL) and Code indefinitely (emphasis added).”

47 (paragraph 5): “ Owner in good faith believes that the Section 421-a tax benefits will
48 expire on or about June 30, 2031 and that the rent stabilization requirements for SGA
49 affordable units pursuant to section 421-a will expire on or about June 30, 2046. After
50 such date, the apartment will not be regulated as the amount of rent that may be charged
51 for the apartment nor will the owner be legally obligated to renew the lease, except as
52 required by the HFA Regulatory Agreement or the HPD LIHP regulatory agreement...
53 (emphasis added).”

54 While, in this circumstance, the expiration date of the affordability requirement under the 421-a
55 program is not relevant to the tenant in occupancy, as the unit is also subject to the more
56 stringent inclusionary housing program regulations and will therefore be affordable in perpetuity,
57 the inclusion of this language is misleading. In fact, the tenant who came to the HHHS meeting
58 had no idea that the apartment was part of the inclusionary housing program and therefore
59 affordable in perpetuity.

60 2) The “421-a Rider to Stabilized Lease Agreements” attached to most recent lease renewal
61 (copy of lease rider is attached, marked “Last Renewal”), deletes the sentence in paragraph 5 that
62 extends the affordability to year 2046. The relevant section (with the deletion added) is as
63 follows:

64 (5th paragraph) “Owner in good faith believes that the Section 421-a tax benefits will
65 expire on or about June 30, 2031 ~~and that the rent stabilization requirements for SGA~~
66 ~~affordable units pursuant to section 421-a will expire on or about June 30, 2046~~. After
67 such date, the apartment will not be regulated as the amount of rent that may be charged
68 for the apartment nor will the owner be legally obligated to renew the lease, except as
69 required by the HFA Regulatory Agreement or the HPD LIHP regulatory agreement...
70 (emphasis added).”

71 This building was built just as the Section 421-a of RPTL reforms of 2006 went into effect, with
72 the most notable change being the extension of the affordability restrictions from 20 years to 35
73 years. We assume that the change in affordability term from year 2046 to 2031 reflects a new
74 interpretation as to whether the building is subject to pre-2006 regulations or the post-2006
75 reforms under the 421-a provisions. While this discrepancy would be of greater concern if in
76 fact the unit was not also subject to the more stringent regulations of the inclusionary housing
77 program, it reinforces our argument that the language in the rider is misleading.

78 3) Finally, paragraph 3 of the “421-a Rider to Stabilized Lease Agreements” includes language
79 permitting up to eight annual rent increases above that approved by the Rent Guidelines Board of
80 2.2% annually during the period that the tax abatement is beginning to be phased out. This
81 provision is contrary to our understanding that the additional 2.2% rent increase(s) do not apply
82 to the affordable units in a building financed under the 421-a program (and particularly if those
83 same units benefit from the inclusionary housing program):

84 “Under the terms of Section 421-a of the regulation promulgated by the NYC DHPD and
85 the RSL and Code, there is a “gradual diminution” of the 421-a benefit. Effective on the
86 anniversary date of the commencement of the initial lease issued to you for this
87 apartment. During the first year of such “gradual diminution” of benefit (the
88 “anniversary date”) owner will begin to charge and collect from you each month an
89 amount equal to 2.2% of the apartment’s actual monthly rent in effect at the
90 commencement of the “gradual diminution” period (the 2.2% rent increase”). The first
91 year of the gradual diminution” beginning the thirteenth year of the partial tax exemption
92 benefits, which is projected to commence during the City’s July 1, 2023 through June 30,
93 2024 fiscal year. There after there will be seven (7) 2.2% rent increases on each
94 successive anniversary date. All eight (8) increases on each successive anniversary date.
95 All eight (8) 2.2% rent increases are in addition to any other rent increases that may be
96 permitted under rent stabilization but are subordinate to the rent provision of the HFA
97 regulatory agreement and the HPD LIHP written agreement.”

98
99 CB4 was pleased that HPD recently announced that it would actively enforce affordability
100 restrictions on publicly financed projects. As the number of inclusionary housing units
101 developed throughout the city will expand significantly with the introduction of the Mandatory
102 Inclusionary program, it is important that the operational concerns identified by CB4 are
103 addressed in advance. CB4 has a number of recommendations governing proper oversight of the
104 program and tenant education to ensure the continued affordability of the units, as follows:

105 1) Standardized language for lease riders: There should be a standardized lease rider for
106 permanently affordable units developed under the inclusionary housing program that clearly sets
107 forth the length of the affordability, rent stabilization status and tenant rights, and permissible
108 rent increases. It is particularly important that in buildings financed under multiple programs,
109 the language included in the rider reflect only the regulations governing the most restrictive of
110 the programs and be set forth in plain language understandable to the lay person.

111 2) All properties developed with public financing should be maintained in a centralized
112 database that is available to the public that includes information on affordability restrictions, with
113 expiration dates, if any, and type of financing.

114 3) Regular monitoring and enforcement by HPD to ensure that units developed under the
115 inclusionary program and those under the 421-a tax abatement program are used for affordable
116 housing; and,

117 4) Produce educational materials and workshops for tenants living in affordable units to
118 ensure that hat they understand their rights and the restrictions governing their unit.

119
120 We would welcome the opportunity to discuss these recommendations with you in the near
121 future. Community District 4 has the largest number of units developed under the Inclusionary
122 Housing and 421-a Programs to date in New York City. The inclusionary housing program in
123 particular, has been very successful in our district and increasingly has become a staple in our
124 permanent affordable housing stock. As such, we have a vested interest in ensuring that these

125 units have proper oversight and that tenants are adequately informed so that these units remain
126 an affordable housing resource.

127

128 Sincerely,

129

130 Barbara, Joe and Christine

131

132

133 cc: CM Corey Johnson
134 MBPO Gale Brewer
135 Sen. Brad Hoylman
136 AM Richard Gottfried

137

138

139

140

DRAFT

1 **CHELSEA LAND USE COMMITTEE**

Item #: 25

2
3 November XX, 2014

4
5 Hon. Meenakshi Srinivasan
6 Chair
7 Board of Standards and Appeals
8 40 Rector Street New York, NY 10006

9
10 **Re: BSA No. 217-14-BZ**
11 **245 West 17th Street**
12 **Block 767, Lot 15**
13 **New York, New York**

14
15 Dear Ms. Srinivasan:

16
17 After a duly noticed public hearing at the regular Board meeting on November 5, 2014,
18 Manhattan Community Board No. 4 (CB4), by a vote of ___ in favor, ___ opposed, ___ abstaining
19 and ___ present but not eligible, recommended the granting of a special permit pursuant to ZR 73-
20 03 and ZR 73-36, with the conditions set out below to Flywheel Sports, for a Physical Culture
21 Establishment (PCE) at 245 West 17th Street. This vote reflects the recommendation of the CB4
22 Chelsea Land Use Committee on October 20, 2014, following a site visit by committee
23 members.

24
25 Located in a C6-3A district, Flywheel Sports is in a twelve-story commercial building. There are
26 no residential units in the building. The 3,395 square foot facility, operating since August 22,
27 2014, occupies a portion of the first floor. Flywheel Sports offers only spinning classes (45
28 minutes) and is equipped with 49 stationary bicycles in a studio. Approximately 30 to 40 people
29 are in each class. There are no free weights and no activities outside on the street.

30
31 Measures for sound control include:

- 32 ▪ The studio is constructed in an insulated “box” so that no studio walls touch the existing
33 building walls. The studio has a dropped ceiling with three layers of gypsum board.
- 34 ▪ The sound system is set to code level so that no sounds from music, instructors’
35 directions, or stationary bicycles are allowed to surpass the code level.

36 According to the applicant’s representative, there have been no complaints from office users
37 above or nearby neighbors.

38
39 Although no sound disturbances are anticipated, we recommend approval of the application with
40 the following conditions:

- 41
42 ▪ Programming will either not include potentially disruptive activities or will demonstrate
43 conclusively with an acoustical engineering report that equipment use and classes will not
44 disturb other commercial tenants in the building; and

45

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- If operation of the facility leads to complaints from commercial tenants above or from the community, the operators of Flywheel Sports will attend meetings set up by the Board and quickly take any steps necessary to correct the problems leading to the complaints.

Sincerely,
Christine, JLC, Betty

DRAFT

2
3 Date

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

11
12 **Re: Highline Hotel**

13
14 Dear Chair Srinivasan:

15
16 This letter concerns the Commission’s Warning Letter WL15-0086 to R. Tyler Morse of
17 Highline Hotel LLC for “Installation of bar in the areaway without permit(s)” and what
18 we believe are many other violations of the Hotel’s Permit (COFA 14-5938) for
19 alterations to the areaway.

20
21 Regarding the Warning Letter, we have observed that the bar and its ground-anchored
22 steel superstructure were recently removed, but that plumbing and electrical services for
23 it remain. For months, the bar stood less than six feet in front of the historic building
24 façade, creating a visual barrier twenty feet long by eleven feet tall. The canopy’s ten-
25 foot projection and location made it a particular obstruction to both near and distant
26 Seminary views from West 20th Street. We are very concerned that the Hotel may apply
27 to the Commission to legally reinstate the bar by way of an administrative
28 reconsideration. We ask that any approval for its reinstatement be first reviewed by CB4
29 and then go before a public hearing. We are concerned that the bar has been removed
30 because temperatures have dropped and winter is setting in. We don't want the bar to
31 reappear in the spring.

32
33 Regarding further possible violations, we ask that the Commission’s enforcement officers
34 visit the site with the approved design submission in hand, to comprehensively review the
35 disparity between the approved design and current conditions. We believe that there are
36 additional violations in several of the following categories.

37
38 **Landscape Discrepancies:**

- 39 • The built site plan provides just over half the planted area shown on the approved
40 landscape plan;
- 41 • Hedges bordering the property line are several feet taller than as shown on approved
42 site sections and perspective renderings, and rather than rising to the bottom of their
43 adjacent iron fences as was shown, they rise to the top of them, critically blocking
44 views of the areaway and Seminary architecture from the street;
- 45 • A proposed and approved set of steps balancing the landscape plan’s water feature
46 and ramp is missing, and another set of steps is in a different location and of different

47 materials from those proposed. (The Commission’s Permit approving the design
48 specifically notes “. . . that the proposal maintains the location of previously approved
49 ramps and steps and the new ramps and steps will be well integrated into the areaway
50 in terms of materials and finish . . .”)

51

52 **Permanently fixed items not in approved proposal:**

- 53 • steel sheeting driven into the ground, creating raised planting beds for property line
- 54 hedges;
- 55 • surface planking to the north of the water feature;
- 56 • Stubbed-up plumbing supply and drain pipes and electrical outlets for the bar.

57

58 **Large permanently stationed item not in approved proposal:**

- 59 • a truck retrofitted as a coffee concession, placed on an area of stabilized gravel which
- 60 was proposed and approved as a planted area.

61

62 **Exterior lighting equipment not in approved proposal:**

- 63 • Façade-lighting fixtures;
- 64 • Flush up-lighting fixtures built into the ground.

65

66 **In the two days since the draft of this letter was made public, the bar and many**
67 **other items that are not on the approved plans were suddenly removed, including:**

- 68 • two 6-foot by 13-foot wooden booths, placed on an area of stabilized gravel which
- 69 was proposed and approved as a planted area;
- 70 • five 8-foot long wooden banquettes with 3-foot high backs, concealing façade
- 71 lighting, speakers and planting;
- 72 • Overhead swags of light bulbs;
- 73 • Overhead lanterns;
- 74 • a host’s station just inside the front gate with a sign reading “please wait to be
- 75 seated”;
- 76 • 4 ground-anchored umbrellas with canopies approaching ten-feet by ten-feet.

77

78 These items had been in place for months. Attached are four schematic landscape plans
79 comparing: the original areaway plan; the first proposed plan which was reviewed and
80 commented on by CB4; the revised plan upon which the Commission’s Permit is based;
81 and a plan showing approximate conditions as of October 24. The latter shows that the 40
82 chairs shown on the approved plan had been increased to 78, and that the 13 small tables
83 shown on the approved plan had been increased to 41. We are concerned that the items
84 just removed will return in the spring.

85

86 Even with the recent removals, the appearance of the Highline Hotel’s outdoor space is
87 unrecognizable as the design which the Community Board reviewed and commented on,
88 and which the Commission approved in its Permit. The modest proposed and approved
89 changes would have retained the space’s character as a contemplative green space and
90 open forecourt to the Seminary’s historic architecture. This effect would have been in
91 keeping with Clement Clark Moore’s intentions for the block when he donated it for use
92 as a seminary campus; that it would serve as a community focus and largely open town

93 square, a role enshrined in the block’s historic name, “Chelsea Square.” This is consistent
94 with concerns the Commission stated in its Permit, which based approval on the
95 understanding “. . . that the alterations to the areaway . . . will retain substantial green
96 space . . . and will create an open, inviting space . . .” In its February 2013 letter to the
97 Commission regarding the proposed areaway changes, the Board had stated: “To
98 ameliorate the loss of valuable green space, a more modest taking of landscaped areas is
99 recommended.” Far less green space is now provided than what was proposed to the
100 Board and to the Commission in either the previously proposed or revised version of the
101 landscape plan approved by the Permit. Rather than the open garden-like space which
102 was approved, the existing effect is of a privet-walled enclosure of almost entirely hard
103 surfacing for maximized customer seating and service.

104
105 The tall hedge now in place just inside the property line amounts to a privet, serving
106 interior privacy and sending a message of exclusion contrary to the Permit’s basis in
107 “open, inviting space.” This is especially disappointing given the goodwill the Hotel
108 earned by offering to open the areaway to the public. The hedge also blocks views of the
109 Seminary’s lower façade from the street. Above the hedge, higher parts of the façade
110 were until recently blocked by the taller fixed umbrellas and bar canopy. We ask
111 specifically that the ground-embedded steel sheeting inside the property line which
112 elevates the hedge by about 16 inches, and does not appear on the approved presentation
113 images, be treated as a violation, and that it be cured by removal of both planter and
114 hedge.

115
116 We ask that all violations be addressed by the Commission and cured by their removal,
117 until the space matches its approved design. We ask that any proposals the Commission
118 wishes to consider for curing violations by other means be reviewed by CB4 and go
119 before a public hearing of the Commission.

120
121 We look forward to your response.

122
123
124 Sincerely,

125
126 Christine, Lee, Betty
127 Attachment: High Line Hotel Schematic Landscape Plan

1 **NEW BUSINESS**

Item #: 27

2
3 November 5, 2014

4
5 Mr. Steve Simon
6 City of New York Parks & Recreation
7 Arsenal West
8 24 West 61st Street
9 New York, NY 10023

10
11 **Re: Capital Improvement for Parks in Manhattan District 3**

12
13 Dear Mr. Simon,

14
15 As you are aware, in recent years the local elected officials of Manhattan District 3 have
16 generously allocated funds towards the capital improvement of many of the parks of our
17 District. Manhattan Community Board 4 (CB4) is grateful to both the elected officials
18 and the Department of Parks and Recreation for providing our neighborhood with
19 redesigned parks. As has been documented, CB4 continues to rank among the bottom in
20 the City for open green spaces. CB4 recognizes that not only new open green spaces will
21 add to the quality of life for residents, but updated existing green spaces make a
22 significant difference as well.

23
24 Because of the many projects within our District, we would like to request the
25 opportunity to regularly review the status of these projects. CB4 invites you or a member
26 of your staff to join our Waterfront, Parks and Environment Committee (WPE) at least
27 once a quarter so we can better understand the progress of the work being done. This will
28 allow for an ongoing dialog between DPR and the community to ensure community
29 needs and concerns are addressed as well as providing a chance to manage community
30 expectations.

31
32 WPE meets the second Thursday of each month at our District Office, 330 West 42nd
33 Street, 26th floor. We look forward to seeing you there.

34
35 Sincerely,

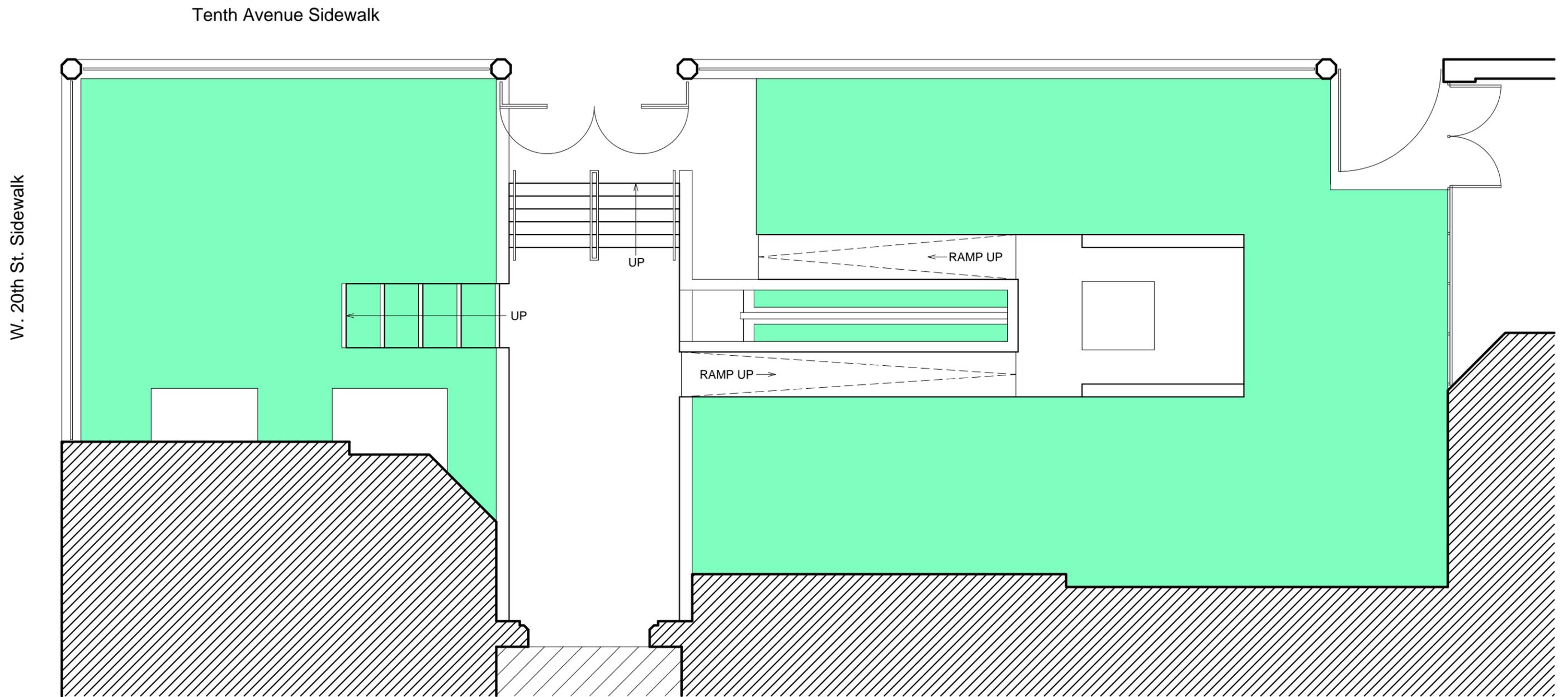
36
37 Christine Berthet Maarten de Kadt Co-Chair Delores Rubin Co-Chair
38 Chair Waterfront, Parks & Waterfront, Parks &
39 Environment Committee Environment Committee

40
41 cc: Elliott Sykes, City of New York Parks & Recreation
42 Brad Hoylman, NY State Senator 97
43 Richard Gottfried, NY State Assemblymember 98
44 Jerrold Nadler, Congressman 99
45 Linda Rosenthal, New York State Assemblymember
46 Gale Brewer, Manhattan Borough President 100

47
48

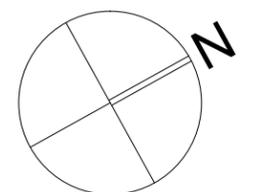
Corey Johnson, NYC Councilmember
Helen Rosenthal, NYC Councilmember

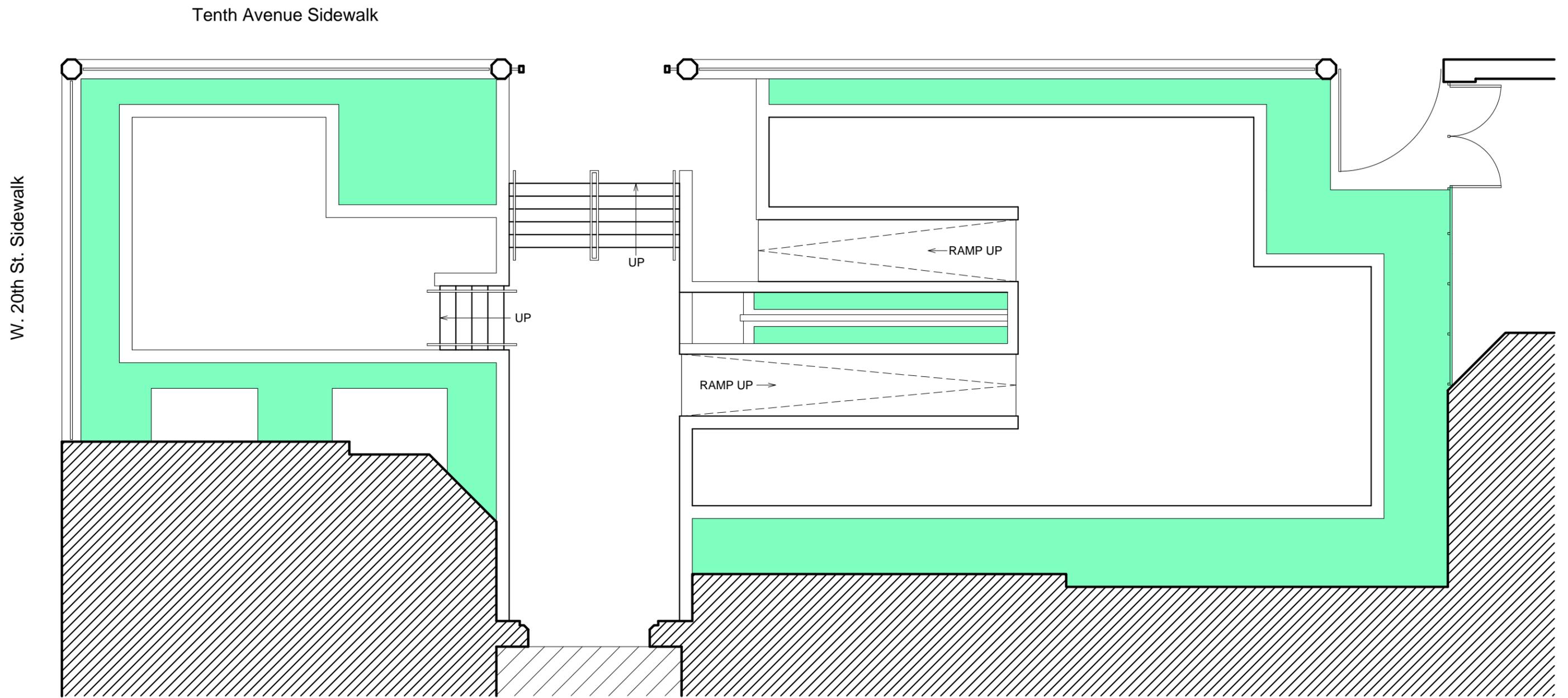
DRAFT



High Line Hotel Schematic Landscape Plan, Approximately as Presented as "Existing" on 4/2/2013
 180 Tenth Avenue, New York, NY

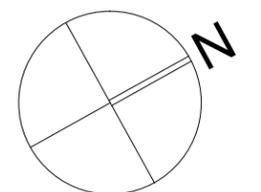
Planted Area

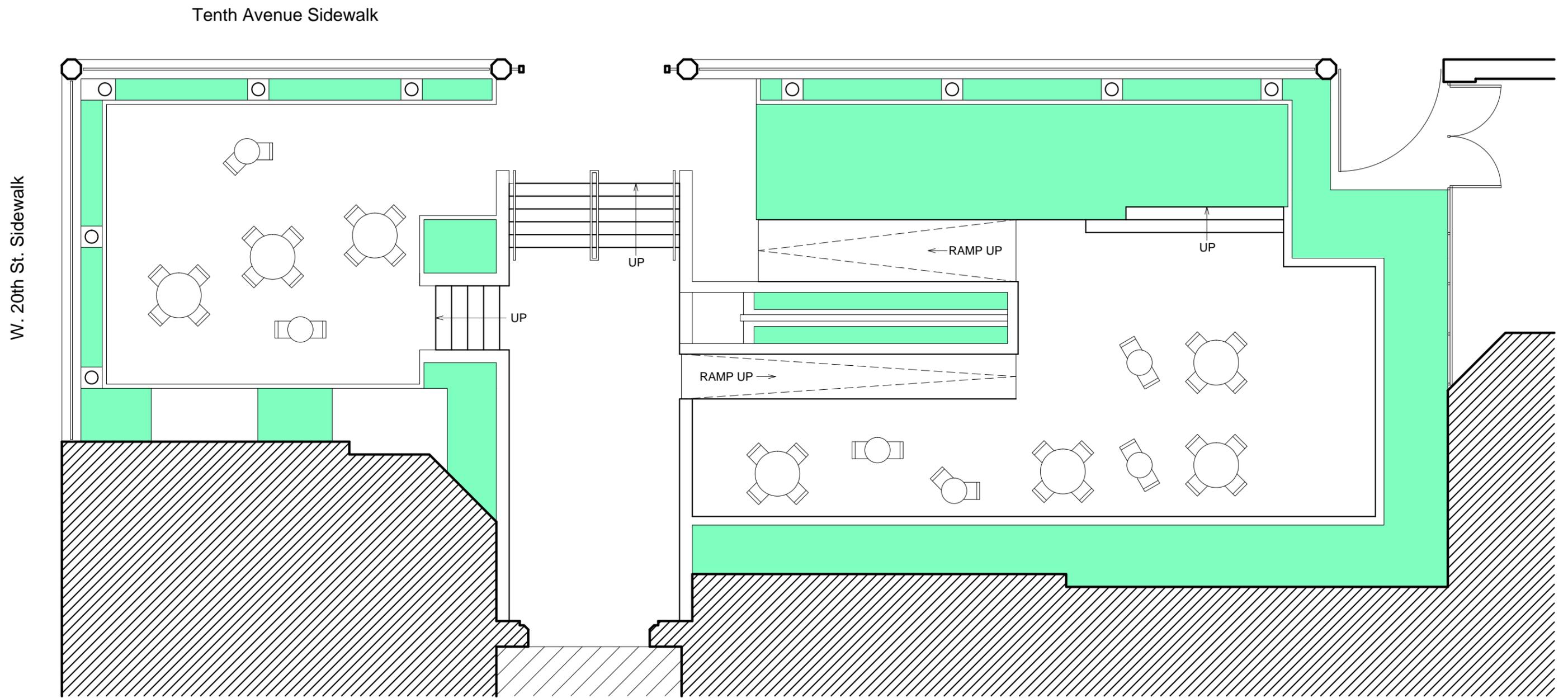




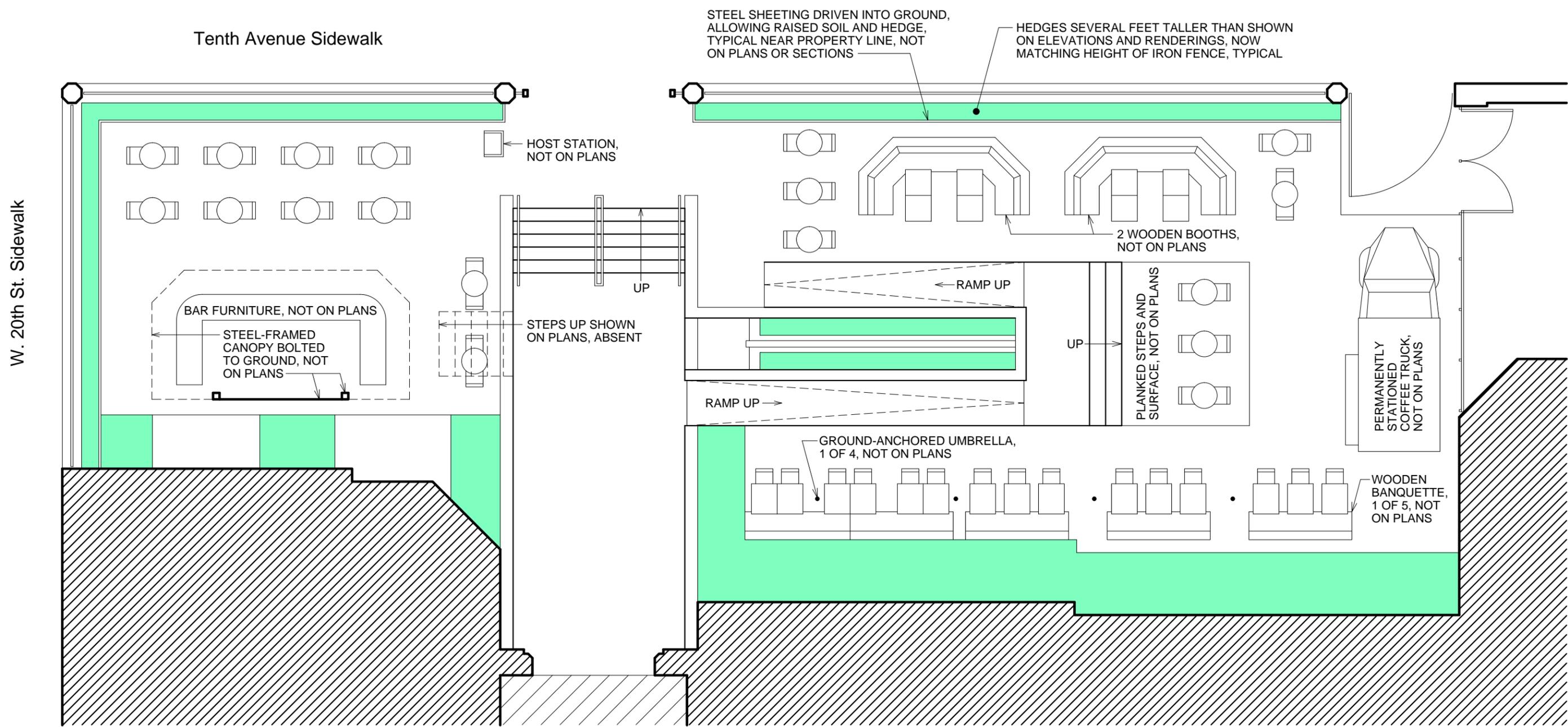
High Line Hotel Schematic Landscape Plan, Approximately as Presented as "Previously Proposed" on 4/2/2013
 180 Tenth Avenue, New York, NY

Planted Area





High Line Hotel Schematic Landscape Plan, Approximately as Presented as "Revised Landscape Plan" on 4/2/2013
 180 Tenth Avenue, New York, NY



High Line Hotel Schematic Landscape Plan, Approximately as Existing on 10/24/14
 180 Tenth Avenue, New York, NY

Planted Area

