

March 6, 2003

Mr. Vishaan Chakrabarti  
Director, Manhattan Office  
Department of City Planning  
22 Reade Street  
New York, New York 10007

**Re: Central Parking Systems, 485 Tenth Av. (at 37<sup>th</sup> St.) – Appl. N 020685 ZAM**

Dear Mr. Chakrabarti:

Central Parking Systems, Inc. appeared before the Clinton Land Use and Zoning Committee of the Board in connection with the captioned application for an authorization pursuant to Section 13-552 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 55 spaces at 485 Tenth Avenue at 37<sup>th</sup> Street.

An authorization was granted to a prior operator in 1987. Although that authorization expired in 1990, the parking lot has continued to operate. The present applicant assumed operation of the parking lot in 2001 pursuant to a lease that expires in less than two years (on 10/31/04), and seeks to continue operation of the parking lot.

No complaints concerning the parking lot are on file in the Board office, and none have otherwise been brought to the Board's attention. However, the neighborhood has recently seen a rise in prostitution and other undesirable evening activity. The lot operates between the hours of 8 a.m. and 11 p.m., and is enclosed by a fence without locking gates.

The Board has proposed and the applicant has agreed to the following two conditions on the grant of the requested authorization. The Board therefore recommends approval of the application, subject to these conditions:

1. Locking gates will be installed on the parking lot fence, and the gates will be locked after hours to prevent unauthorized access by passersby.
2. In connection with any renewal lease, the application will seek the right to plant street trees, and if obtaining such right, the applicant will plant and maintain street

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trees on the sidewalks along the lot's Tenth Avenue and 37<sup>th</sup> Street frontages, in accordance with Department of Parks and Recreation and Department of Transportation regulations and pursuant to plans that will be submitted to the Board for prior review.

Sincerely,



Simone Sindin  
Chair  
Manhattan Community Board No. 4

Anna Hayes Levin  
Chair  
Clinton Land Use & Zoning Committee

This letter was approved at Manhattan Community Board No. 4's March 5, 2003 full board meeting.

cc: Elected Officials  
Applicant  
Gary Tarnoff, Esq.  
City Planning Commission, Calendar Information Office, 22 Reade St., Rm. 2E