

November 6, 2003

Council Member Tony Avella
250 Broadway, Room 1731
New York, NY 10007

Re: Board of Standards and Appeals Reform

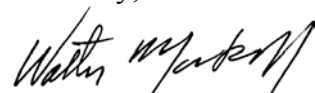
Dear Council Member Avella,

Thank you for your letter dated September 17, 2003 asking for our support of Intro. No. 566, concerning the appeal of decisions of the Board of Standards and Appeals (BSA) granting or denying variances or special permits pursuant to the City's Zoning Resolution.

We share your concern that the BSA has increasingly engaged in "spot zoning" or ad hoc planning with little regard for the interests of the communities affected by BSA actions. Community District 4 has so far been spared the experience of neighborhoods such as the West Village and Bedford-Stuyvesant that have been the site of concentrated BSA decision-making in conflict with community planning goals. However, we are now actively engaged in planning for the West Chelsea, Hell's Kitchen/Hudson Yards and West Clinton areas. The manufacturing zones in each of these areas are prime targets for variance requests that, if granted, could upset careful local planning efforts.

We agree that there should be an effective review mechanism for BSA decisions, and support your action to start public discussion of this important matter.

Sincerely,



Walter Mankoff
Chair
Manhattan Community Board No. 4

cc: Mayor Bloomberg
Borough President Fields
Councilmember Christine Quinn
Local elected officials