

March 4, 2004

Hon. Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: M 010151(A) ZSM – The Helena – 601-657 West 57<sup>th</sup> Street**

Dear Chair Burden:

This application seeks a minor modification of previously approved special permits and a Restrictive Declaration relating to the full block located between West 57<sup>th</sup> Street, West 58<sup>th</sup> Street, Eleventh Avenue and Twelfth Avenue. The modification would permit the consolidation of existing curb cuts along West 57<sup>th</sup> Street, and would allow a new curb cut providing access to a 100-space accessory parking garage that will be located in the sub-cellar and cellar of the Helena, which is now under construction in the southeast corner of the block. The garage itself is permitted by the previously approved special permits; only the location of its access has changed.

The applicant presented its plans before the Board's Clinton/Hell's Kitchen Land Use Committee at its meeting on February 11, 2004. No one spoke in opposition to the application.

Though the application is not subject to ULURP, Manhattan Community Board No. 4 concurs with the applicant's statement of its case, and recommends that the application be approved.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Anna Hayes Levin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Simone Sindin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

Cc: Melanie Meyers, Esq., Fried Frank Harris Shriver & Jacobson