

September 28, 2004

Hon. Amanda Burden, AICP
Commissioner
City Planning Commission
22 Reade Street
New York, New York 10007

**Re: Authorization of public parking lot at 38th Street and Eleventh Av.
(N 040237 ZAM)**

Dear Chair Burden:

Representatives of Mutual LLC appeared before the Clinton/Hell's Kitchen Land Use Committee of Manhattan Committee Board No. 4 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 107 spaces at 462-47 Eleventh Avenue at 38th Street.

The site is comprised of four (4) tax lots and has been operating as an open public parking lot since 1997. The applicant is seeking authorization to regularize and continue operation of the site as a public parking lot as an interim use to meet an immediate needs of the area until the overall area begins the anticipated redevelopment. The four lots will be merged and a single certificate of occupancy will be secured for 107 spaces, including 45 spaces on stackers.

The applicant also seeks to correct a number of conditions that are not consistent with City requirements for open parking lots at this location including elimination of non-compliant curb cuts, replacement of broken sidewalks, and undertake upgrades to improve lighting, drainage, fencing and signage. In addition, a reservoir area on site will be created to minimize on-street queuing of vehicles and six (6) new trees will be planted in the site's surrounding sidewalks.

No complaints concerning the parking lot are on file in the Board office, and none have otherwise been brought to the Board's attention. The Board agrees that there is adequate

A. Burden
September 28, 2004
Page 2 of 2

basis for the findings required by ZR section 13-552 and therefore recommends approval of the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Mankoff". The signature is written in a cursive, somewhat stylized script.

Walter Mankoff
Chair
Manhattan Community Board No. 4

Manhattan Community Board No. 4's review period for this application expires on October 3, 2004. In order to meet that deadline, this letter was approved by the Board's Executive Committee on September 27, 2004 and is subject to ratification by the full board at its meeting on October 6, 2004.

cc: MBPO
Local elected officials
Applicant