



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

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**WALTER MANKOFF**  
Chair

**ANTHONY M. BORELLI**  
District Manager

February 4, 2005

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

**Re: Special Permit for attended public parking garage at 323-331 West 34<sup>th</sup> Street a.k.a. 334-344 West 35<sup>th</sup> Street (Block 758, Lot 25)(ULURP Application # C 040375 ZSM)**

Dear Chair Burden:

A representative of 323 West 34<sup>th</sup> Street LLC appeared before the Clinton/Hell's Kitchen Land Use Committee of Manhattan Community Board No. 4 in connection with the captioned application for a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 500 spaces on the ground, second, third and fourth floors and the cellar floor of an existing 4-story garage building on property located at 323-331 West 34<sup>th</sup> Street a.k.a. 334-344 West 35<sup>th</sup> Street.

The parking garage has been continuously operating since 1955 pursuant to a permit granted for a term of 50 years, expiring in 2004. No complaints concerning the parking garage are on file in the Board office, and none have otherwise been brought to the Board's attention.

The application does not specify the term of the proposed special permit. The applicant's representative has indicated that the term is likely to be ten years.

The Board agrees that there is adequate basis for the findings required by ZR Section 74-52 and therefore recommends approval of the application and the grant of the proposed special permit for a term of ten years.

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: Elected officials; Applicant c/o Frederick A. Becker, Esq.