



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**WALTER MANKOFF**  
Chair

**ANTHONY M. BORELLI**  
District Manager

April 14, 2005

Beverly Gotay  
Assistant Director of Licensing  
Department of Consumer Affairs  
42 Broadway, 8<sup>th</sup> floor  
New York, NY 10004

**Re: Newsstand on Southwest Corner of West 19<sup>th</sup> Street and Seventh Avenue**

Dear Ms. Gotay:

At its March 16, 2005 meeting, Manhattan Community Board No. 4's Transportation Planning Committee re-reviewed plans for a newsstand to be placed on the southwest corner of West 19<sup>th</sup> Street and Seventh Avenue. As the applicant failed to appear at the committee's February 2005 meeting, the Board recommended denial at that time, but gave the applicant an opportunity to meet with the committee in March to present his plans.

Several residents of Chadwin House (located between 18<sup>th</sup> and 19<sup>th</sup> Street on the West side of Seventh Avenue) appeared and expressed opposition to the newsstand. A large number of residents elaborated on these concerns at the full Board meeting on April 7.

The building is set back slightly from the street behind a narrow garden of shrubbery with elaborate topiary at the corners. Just behind this garden are the low bedroom and living room windows of the ground-level apartments, the floors of which are clearly a little below the sidewalk level.

The principal concerns voiced by Chadwin House residents were:

- Trash such as paper from objects purchased at the newsstand would inevitably be thrown into the garden and threaten its health and beauty;
- Persons operating the newsstand would look directly into the low-level windows of the ground level apartments close by, thus encroaching on the privacy of the residents and diminishing their quality of life;
- The customers and their interactions with the newsstand operators customers would be only a few feet away from these apartments, thus further diminishing the quality of life there;

- The building is the only one on this section of the avenue that has no commercial presence on the ground floor of this heavily commercial strip, and the presence of the newsstand would diminish this character and have an adverse affect on this pleasant oasis on the strip;
- There was no need for a newsstand at this location, since several stores close by sell newspapers and other items that a newsstand would stock.

The Board believes that this section of Seventh Avenue, near the 18th Street IRT station, is an appropriate area for a newsstand, but believes that the proposed location is inappropriate and undesirable for the bulk of the reasons cited. These outweigh the marginal benefits of a newsstand at this particular location.

The Board asks that the current application be denied.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Jay Marcus  
Chair  
Transportation Planning Committee

cc: Local Electeds  
Chadwin House, 140 Seventh Avenue  
Applicant