



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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WALTER MANKOFF
Chair

ANTHONY M. BORELLI
District Manager

June 8, 2005

Hon. Meenakshi Srinivasan, Chair
Board of Standards and Appeals
40 Rector Street
New York, NY 10006

Re: Application BSA Cal. No. 878-80-BZ, Amended Use Variance - 141 West 24th Street

Dear Chair Srinivasan:

The applicant gave a presentation of this application to the Chelsea Preservation & Planning Committee at a meeting on May 16, 2005, and a duly noticed public hearing was held immediately before the regular meeting of the Board on June 1, 2005. The Board voted unanimously to have no objection to the application if the Board of Standards & Appeals found that the variance sought is indeed the minimum feasible variance.

141 West 24th Street is a seven story mixed use building in an M1-6 district. The original variance, granted on March 10, 1981, permitted the conversion of commercial loft floors to residential and studio use on the third, fifth, sixth and seventh floors, and a Certificate of Occupancy, CO 85846, was issued June 12, 1984. A subsequent amendment on October 16, 2002 permitted the swapping of uses between the third and fourth floors, potentially giving four contiguous residential floors. A penthouse addition has been constructed but an amended Certificate of Occupancy has not been issued. The applicant now seeks an amendment to convert the two remaining commercial floors, the second and fourth, to residential use.

The block has long been mixed in use, and the Board has looked favorably on such requests because of the decline in actual industrial uses. As in other cases, however, the Board recommends close study of the economic analysis to ensure that this is the minimum feasible variance. In particular, we would prefer that the second floor remain commercial if that configuration provides the applicant with a reasonable return. It is understandable that the applicant would have trouble finding a commercial tenant for a fourth floor sandwiched between residential floors; it is less clear that the second floor would be unattractive to a commercial tenant if all of the floors above were residential.

If the economic analysis demonstrates that retaining the second floor for commercial uses is not feasible, the Board has no objection to this application.

Sincerely,

Walter Mankoff
Chair
Manhattan Community Board No. 4

Lee Compton
Co-Chair
Chelsea Preservation & Planning Committee

Edward S. Kirkland
Co-Chair
Chelsea Preservation & Planning Committee

cc: Applicant