



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

July 19, 2005

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

Re: Hudson Yards Follow-Up Corrective Actions Text

Dear Chair Burden:

We understand that the Commission will soon certify the ULURP application for the Hudson Yards Follow-Up Corrective Actions Text, to implement many of the follow-up changes in the Zoning Resolution that were agreed to when the Hudson Yards zoning was approved by the City Council. As agreed with the Council, this Board and Councilmember Christine Quinn will be co-applicants on that application.

We understand that the proposed text includes several changes of great importance to this community, in particular the addition of a harassment and cure provision, updating of the harassment and cure provisions of the Special Clinton District text, and prohibition of conversion of ground floor residential uses in the Hell's Kitchen Midblocks.

The Department's staff, as well as the staff of the Department of Housing Preservation and Development and Councilmember Quinn's office, have consulted the Board's office frequently as the proposed text has been developed, and we are gratified by the cooperative effort that has brought the text to the point of certification.

We believe that only a few matters require further discussion:

- Item 6 (availability of inclusionary housing bonus in subarea D3) and Item 7 (definition of "administering agent"). We understand that discussions are ongoing, and we are confident that these items can be resolved during the ULURP process.
- Additional text to make the central provisions of the Special Clinton District, Special Hudson Yards District and the P2 portion of the Special Garment Center District more consistent. We understand that text is being prepared, and we look forward to reviewing a draft in the next two weeks.
- Item 16 (theater/performing arts space bonus). This item requires further revision of the text to avoid unintended consequences. This text should not be included in the ULURP application until a proposed use and tenant have been identified by the developer of the building now under construction at the southeast corner of 42nd Street and 10th Avenue.

A. Burden
June 19, 2005
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We understand that being a co-applicant on this ULURP application will not foreclose the Board from participating in the normal ULURP public review process, soliciting public comment and offering its comments on the proposed text in due course.

On that basis, we are pleased to have the ULURP application move forward to certification. We do have one timing request, however. Last summer, we lost our usual August vacation to the Hudson Yards ULURPs, and this summer neither the Board nor any of its committees is scheduled to meet in August. We would be grateful if the proposed text could be considered by the appropriate CB4 committees in September and acted upon by the full Board at its October meeting.

As always, thank you for your consideration. We look forward to working with you and the other stakeholders on this ULURP application as well as the other follow-up corrective actions that were agreed to in January.

Sincerely,



J. Lee Compton
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: Council Member Quinn
A. Weisbrod
W. Haas