



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

October 11, 2005

Hon. Meenakshi Srinivasan
Chair
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006

Re: BSA Cal. No 1005-66-BZ, 320 West 30th Street, Manhattan

Dear Chair Srinivasan;

After a presentation by the representative of the applicant, Mr. Moshe Feldman, to the Chelsea Preservation and Planning Committee of Manhattan Community Board No. 4 on September 19, 2005, the Committee voted unanimously to approve this application conditioned on the provision of written confirmation of compliance with certain conditions stated in previous approvals. The Community Board at its regular monthly meeting on October 6, 2005 held a duly noticed public hearing at which there were no speakers. Having received a letter confirming substantial compliance with the conditions noted, the Board voted to approve the application: 30 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible to vote.

The application, to renew a variance to allow transient parking in unused spaces of the accessory garage of the building at 320 West 30th Street, is acceptable in view of the high number of 45 accessory spaces for 66 dwelling units and the conditions that have been attached to previous approvals. These include the notification of tenants that they are entitled to claim spaces for their use, the inclusion of this information in tenant leases, and posting of a conspicuous sign in the building carrying this information.

Although the representative of the applicant stated orally to the Committee that these conditions were being fulfilled, the Committee believed the uncertain history of tenant notification and of the current presence of the sign shown in the application showed the need for explicit written confirmation of compliance with these conditions. This has been received. The Board notes that recent observation and the absence of complaints indicate that the garage itself is being operated properly and in compliance with previous approvals.

The history of this application shows repeated belated requests for renewal of this variance, waivers of the rules to allow the renewal, and recently the loss of relevant files. If this were a more controversial application, this history might have caused serious concern at the Community Board.

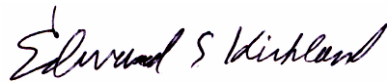
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On a different note, we would also like to encourage the applicant to provide electric outlets for monthly car users. Drivers who wish to curtail their use of fossil fuels by driving electric cars and plug-in hybrids should be assisted, and the use of such vehicles should be encouraged. The applicant could help by installing the outlets and notifying tenants of the building and of neighboring buildings of their availability.

Sincerely,



J. Lee Compton
Chair
Manhattan Community Board No. 4



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



Walter Mankoff
Co-Chair
Chelsea Preservation & Planning Committee

Attachment: Letter from Applicant

cc: Applicant