



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

November 29, 2005

Amanda M. Burden, A.I.C.P.
Director
Department of City Planning
22 Reade Street
New York, New York 10007

Re: 306 W. 44th St., Block 1034, Lots 33, 34, 36 and 37 – ULURP Application No. 010700ZSM

Dear Director Burden:

In 2002 a special permit was issued pursuant to ULURP Application No. 010700ZSM, allowing an attended public parking garage in a new mixed use building to be constructed at 304 West 44th Street.

The property has since been sold to The Witkoff Group, which proposes to develop the property in the same manner described in the ULURP application, but with the addition of approximately 15,160 square feet of unused development rights from Lot 27 (without affecting the tenement building on the lot).

Representatives of The Witkoff Group appeared at the meeting of this Board's Clinton/Hell's Kitchen Land Use Committee on November 9, 2005 to describe their development plans and request our support for a modification of the special permit to allow 3 more years for completion of the project. They assured the committee that the only changes being requested for the special permit are the addition of the Lot 27 development rights and the three-year extension. They further agreed to present the project's design to the committee at the earliest opportunity.

We support the requested three-year extension and the addition of the Lot 27 development rights.

This letter has been approved by the Board's Executive Committee in order to arrive at DCP before The Witkoff Group's meeting with DCP staff on December 5, 2005; it is subject to ratification by the full Board at its meeting on December 7, 2005.

Sincerely,

J. Lee Compton
Chair

cc: Local elected officials
Scott Alper, The Witkoff Group
Gary Tarnoff, Esq., Kramer Levin