



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

February 12, 2007

Amanda M. Burden, AICP, Director
Department of City Planning
22 Reade Street
New York, NY 10007-1216

**Re: M 880753 (D) ZMM and M 880754 (C) ZSM
River Place II – 600 West 42nd Street**

Dear Director Burden:

The attached memorandum concerning these two applications was transmitted to your staff on January 16, 2007 in order to meet the 30-day deadline for comments. It was approved by Manhattan Community Board No. 4 at its meeting on February 7, 2007 by a unanimous vote.

Sincerely,

J. Lee Compton
Chair
Manhattan Community Board 4

Anna Hayes Levin
Co-Chair
Clinton/Hell's Kitchen Land Use

Cc: City Planning Commission Calendar Information Office, 22 Reade Street Room 2E
All addressees on attached memorandum
Electeds

MEMORANDUM

TO: Erik Botsford, DCP
Erika Sellke, DCP

DATE: January 16, 2007

CC: Anthony Borelli, MBPO
Danielle Decerbo, City Council Land Use Division
Elise Wagner, Esq., Kramer Levin et al.

FROM: Anna Levin, Chair, CB4 Clinton/Hell's Kitchen Land Use Committee

**SUBJECT: River Place II – 600 W. 42nd Street
Applications M 880753 (D) ZMM and M 880754 (C) ZSM**

Representatives of the Silverstein Properties presented these two applications to CB4's Clinton/Hell's Kitchen Land Use Committee at its meeting on January 10, 2007. As you know, the applications seek modifications to the previously approved special permit and restrictive declaration in connection with the planned development of River Place II, consisting of two 57-story residential towers and a 12-story residential building. The requested modifications involve:

- relocation of the through-block drive,
- relocation of the entrance/exit to the public parking garage along the through-block drive,
- relocation of pedestrian access to the parking garage,
- modification of design requirements for the interior of the parking garage, and
- requirements for completion of the redesigned open space.

The Committee found these modifications appropriate, and proposed no further comment on these applications.

Notice of these applications was dated December 20, 2006 and received in the Board office on December 26, 2006. The earliest opportunity for the Committee's response to be formalized by the Board is at its next meeting on February 7, 2007. This informal report is provided as an accommodation to the applicant, and is subject to approval by the Board.

Separately, the Committee was keenly interested in the preliminary information that was provided at the meeting concerning the proposed redesign of the River Place open space; our thoughts on that information are unrelated to these applications and will be the subject of a separate letter.