



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

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

July 27, 2008

Beverly Gotay, Deputy Director
Special Applications Unit
NYC Department of Consumer Affairs
42 Broadway
New York, NY 10004-1716

Application: Sidewalk Newsstand (NEW)
Proposed location: NWC West 14th Street and Ninth Avenue
DCA Application #: 1286759
Applicant: Sarah Oh

Dear Ms. Gotay,

Manhattan Community Board 4 recommends **denial** of the application of Ms. Sarah Oh for a new newsstand on the northwest corner of West 14th Street and Ninth Avenue in front of 401 West 14th Street.

This was subsequent to review of the site by the Transportation Planning Committee June 18, 2008. The recommendation to deny this application is due to the following:

The application is not in compliance with the Newsstand Rules of the Department of Consumer Affairs:

- On West 14th Street in front of 401 West 14th Street there is an M14 bus stop; the applicant neglected to indicate the bus stop on the plan submitted. The placement of a newsstand in a bus stop would not only be a burden to bus riders, but would be dangerous. According to the rules (Section 2-65 (a) (2) (K) newsstands may not extend into taxi stands or bus stops.
- The northwest corner of West 14th Street and Ninth Avenue is the location of the new Apple Store that opened last year. The Apple Store uses its 14th Street entrance as a freight entrance (as well as a customer entrance), and the plan submitted by the applicant shows the newsstand only five feet from this entrance. This is in violation of the rules (Section 2-65 (a) (3) (B) that requires newsstands to be a minimum of ten feet from any freight entrance.

Stakeholders in our community object to the proposed newsstand. The board heard from parties opposing the newsstand:

- Chelsea Improvement Company representing the interests of businesses and property owners in this area has expressed objections to the application (see attached letter). They point out that substantial costs were made to recent replacement of the sidewalk and the new storefront and façade renovation on the ground floor. Apple has made a distinct effort to maintain the historic image of the neighborhood. They did not put up any outside signs to advertise their business, but in stead opted for a transparent façade. Investments made by the building ownership

should be taken in to account, as the newsstand would obstruct the view in to the building. The opening of the Apple Store heralded the revitalization of this neighborhood. The store is quickly becoming a tourist destination, and we are concerned that the sidewalk would get too crowded and have a negative impact on the pedestrian flow.

- Manhattan Community Board 2 (CB2) has been a driving force behind the recent improvements of the streetscape design of the adjacent Meat Packing District and Historic Gansevoort District. At the Transportation Planning Committee meeting a representative of CB2 has expressed similar concerns as raised by the Chelsea Improvement District.

The proposed newsstand is located in a historic district designated by the Landmarks Preservation Commission, the Gansevoort Market Historic District. The proposed newsstand is not appropriate in the historical context of this area and its characteristic wide and open streetscape.

For the above reasons, we ask that this application be rejected by your agency.

Sincerely,



Jean-Daniel Noland
Chair
Manhattan
Community Board 4



Christine Berthet
Co-Chair
Transportation Planning
Committee



Jay Marcus
Co-Chair
Transportation Planning
Committee

c.c.:

Department of Transportation
Art Commission
Landmarks Preservation Commission
Manhattan Community Board 2
Chelsea Improvement Company
Applicant