



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

April 22, 2013

Hon. Robert B. Tierney, Chair
Landmarks Preservation Commission
One Centre Street, 9th floor
New York, NY 10007

Re: 455 W. 22nd Street – cellar level rear extension

Dear Chair Tierney,

Manhattan Community Board 4 is writing in response to an application by Michalski Studio for approval of a cellar level rear extension at 455 West 22nd Street in the Chelsea Historic District.

The property has open balconies at every floor, extending 5 ½ feet from the rear facade. This application proposes a further extension of 4 ½ feet at the cellar level only, to create a glass enclosed greenhouse for the owners.

The Board has no objection to this application¹ with the following comments:

Compared to recent applications of this nature that have come before us this one is modest in scope and in impact on the open space within the interior of the block.

That said, we would like to express to the Commission our concern for the cumulative impact of the erosion of open space within the interior of all of our blocks in the Historic District. The loss has been gradual and decremental, but the impact is substantial and permanent.

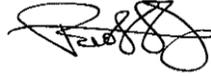
¹ Letter is subject to Full Board ratification at the May 1, 2013 meeting.

A few recent examples of this are: 460 West 22nd St, 353 West 20th St, 327-329 West 22nd St, 438 West 20th St. Each of these rear additions encroached into the block interior by at least ten feet. The trend is clear, as is the result.

Sincerely,

Handwritten signature of Corey Johnson in blue ink.

Corey Johnson
Chair

Handwritten signature of Pamela Wolff in black ink.

Pamela Wolff
Chair, Landmarks Committee

cc: Matthew Michalski - Michalski Studio
NYC Council Speaker Christine Quinn