



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

**CHRISTINE BERTHET**  
Chair

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

June 3, 2014

Hon. Meenakshi Srinivasan, Chair  
Landmarks Preservation Commission  
Municipal Building, 9<sup>th</sup> floor  
One Centre Street  
New York, NY 10007

**Re: 220 Twelfth Avenue (Terminal Stores Building) – rooftop mechanical equipment**

Dear Chair Srinivasan:

At a regular Chelsea Land Use Committee meeting on May 19, 2014 the committee voted to recommend approval of an application for rooftop mechanical equipment. This vote is subject to ratification at the Manhattan Community Board 4 Full Board meeting on June 4<sup>th</sup>, 2014.

The applicant has prepared a master plan for the installation of a rooftop mechanical system to accommodate the transition from storage facilities to retail and office space. A complete upgrade is planned which would be phased in over seven to ten years as spaces are re-used. The new equipment – cooling towers, air handler units, make up air units and generator -- would be located in a zone that is 12 feet to 25 feet from the edge of the roof to minimize views from the street and nearby sites. Two cooling towers would be the largest equipment and would be painted black so the sun would be reflected back.

CB 4 finds this rooftop equipment master plan to be necessary and appropriate. There are a number of rooftop protrusions already on this industrial building which lacks a consistent roof line. The Starrett-Lehigh building to the south looms over the Terminal Stores building by at least 10 stories and has protruding rooftop equipment.

Sincerely,

Christine Berthet  
Chair

J. Lee Compton  
Co-Chair  
Chelsea Land Use Committee

Betty Mackintosh  
Co-Chair  
Chelsea Land Use Committee