



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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Meeting Date	January 3, 2018
Meeting Time	6:30PM
Meeting Location	Mount Sinai West 1000 Tenth Avenue 2nd Floor Conference Room

BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

January 2018 Full Board Meeting Minutes

PRESENTATION & PUBLIC HEARING

ULURP Applications for New Mixed-Use Developments Using Transferable Development Rights from Hudson River Park

Betty Mackintosh, co-chair of the Chelsea Land Use Committee, explained the general contours of these two applications and the actions that CB4 will take in the ULURP process. The applications relate to a proposed rezoning and special permit provisions for construction of two buildings on Block 675 which lies between 29th and 30th Streets and 11th and 12th Avenues. A building at 601 West 29th Street will be developed by Douglaston Development LLC, and another will be built by Lalezarian Properties at 606 West 30th Street. Both buildings will use development rights transferred by the Hudson River Park Trust from floor area available on Piers 59, 60 and 61. The proposed price for such floor area is \$304 per square foot. The applicants will pay approximately \$46.6 million for 153,063 square feet.

The applicants outlined their proposals in a slide presentation that condensed the information they shared at a Chelsea Land Use Committee meeting held on December 18th.

- The Lalezarian development will replace a single-story structure that has 150 feet of frontage on West 30th Street and is currently zoned for light manufacturing uses. The new building will be a 36-story mixed residential-commercial building containing approximately 218 dwelling units; 25% of total floor area will be permanently affordable pursuant to the City’s Mandatory Inclusionary Housing program. Lalezarian’s ULURP application requests amendments to the Zoning Resolution and zoning map along with provision for a special permit to facilitate the development rights transfer.
- The Douglaston development will be built on an L-shaped property that fronts on 11th Avenue and West 29th Street. It will include a 62-story building with up to 198 as-of -right accessory parking spaces. Out of a possible three options for ground floor use, the most likely will include an EMS station that would replace the existing facility on West 23rd Street near 10th Avenue. That scenario would produce approximately 917 dwelling units with 25% of total floor area coming from the MIH program, as it does in the Lalezarian project.

Two speakers from the public made comments following the presentation:

- Omar Ahmed, a resident in the neighboring OHM building, spoke in support of the proposed Block 675 development saying it would be good for the neighborhood by increasing foot traffic.
- Tony Simone is the director for consumer affairs of Hudson River Park

	<p>Friends. He was thankful for the opportunity to speak for his organization’s interest in obtaining the maximum value for air rights being sold by the Trust to fund the build out of the park.</p> <p>Written testimony was submitted by Joe Rose prior to the hearing concerning the valuation of the development rights to be transferred by the Hudson River Park Trust. Mr. Rose is a member of the board of Friends of Hudson River Park and is a former board member of the Hudson River Park Trust and former chair of the City Planning Commission. He made clear that he was submitting testimony solely on his own behalf. Mr. Rose is of the belief that the appraisals relied upon by the applicants are defective in that they are based on faulty assumptions. He recommends a sales price in line with that of development rights that were recently transferred from Pier 40. That price was \$500 per square foot of floor area and, if applied with respect to Block 675, would yield an additional \$30 million to the Trust.</p> <p>There were several questions from board members that primarily concerned air rights valuation, building height, the distribution of affordable units within buildings, and the EMS station. Each of these topics will be addressed in upcoming committee meetings and the next general meeting of the board on February 7th, at which time a final recommendation letter will be voted upon.</p>
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Public Session	
Jenna Chrisphonte	Ms. Chrisphonte is a former CB4 office staff member who is currently the director of community affairs for the Drama Institute of America. She announced the opening of a play she wrote – The Rule in Shelly’s Case – which opens on January 16th at Dixon Place, 161A Chrystie Street. Doors open at 7 pm and admission is free.

Remarks from Elected Officials and Representatives	
Council Speaker Corey Johnson	Mr. Johnson was the first person to speak once the meeting opened. He congratulated the new chair and thanked the outgoing chair. Then he announced that he had just been selected to be City Council Speaker and reviewed some of his activities and accomplishments over the past year: his office helped 2,871 constituents connect with important City services; he delivered 2,244 bags of fresh fruits and vegetables to seniors in the Food Bag Program; 413 constituents received free legal advice from housing attorneys at the monthly housing clinic that meets each month; more information can be found in the Speaker’s year-end message at http://mailchi.mp/council/my-year-end-message-to-you-2017-year-in-review?e=4ce006febd .
Borough President Gale Brewer	Ms. Brewer had discussions with the Governor earlier in the day in Albany about matters concerning Hudson River Park and the Port Authority Bus Terminal. Her office submitted a bill in the City Council to establish a Charter Commission to consider amendments to the City Charter. She is also working with the Council on plan to dismantle Riker’s Island and its impact on the community in relation to the Tombs facility. Ms. Brewer reviewed several more topics that can be viewed in her January Update: https://mailchi.mp/manhattanbp/december2017-1182473?e=7c334563b0 .
Eli Szenes-Strauss for State	Eli noted that the Governor had delivered his “State of the State” address earlier in the day and it included mention of the fact that ten of the Senator’s bills had been signed

Senator Brad Hoylman	into law in 2017. Among those bills were several dealing with sexual harassment settlements, keeping firearms from domestic abusers, the Gender Expression Nondiscrimination Act and efforts regarding climate change. The Senator will be holding free vision screenings at Penn South on January 29th. On February 1st, he will be hosting “Town Hall on the Resistance: How States Can Trump Washington” at the CUNY Graduate Center at 365 Fifth Avenue from 6:30-8:30 PM.
Erica Overton for Assemblymember Linda Rosenthal	Many of Ms. Rosenthal’s opioid bills were included in the legislative package presented by the Governor in his “State of the State” address. Ms. Rosenthal has been working diligently to address ongoing problems in NYCHA buildings having to do with the lack of heat and testing for lead paint. She has also had meetings with the MTA regarding inadequate service on the M104 bus line, leading to a promise by the MTA to re-evaluate the route.

Board Reports & Business	
Adoption of Agenda and Minutes	The Agenda and December minutes were approved unanimously.
District Manager Report	Mr. Bodine attended the Midtown North Annual Officer Appreciation event on behalf of the board. He also attended the Flatiron BID full board meeting. He noted that the ACES Committee would not meet in January. CLU will meet Tuesday, January 16th and TRANS will meet in its new home Cameo Studios, 307 West 43rd Street.
Board Chair Report	Mr. Lazarin, being new to his position, did not have any meetings of his own to report on, but noted that there were several meetings attended by other members of the board last month. He announced former chair Rubin joining the C/HKLU and HH&HS committees, Joni Bokser becoming co-chair of BLP and Dale Corvino becoming co-chair of the TRANS committee.

Action Items	Motions, Amendments, & Comments	Result
Business License and Permits Committee (BLP)		
Item 1: Letter to SLA re 618 W 46th Street – Mekka Nightclub LLC.	.	Passed with 31 in favor and 1 PNE
Item 2: Letter to SLA re 477-483 10th Avenue (36/37) – V & J 37 Ventures LLC d/b/a Margay’s	Items 2 – 10 were bundled, except Item 8.	Passed Unanimously
Item 3: Letter to SLA re 455 W 34th Street (9/10) – Old Country Coffee Inc.		Passed Unanimously
Item 4: Letter to SLA re Pier 62, Chelsea Piers (22/23) – CP Fresh 62 LLC d/b/a Fresh & Co.		Passed Unanimously

Item 5: Letter to SLA re 315 W 36th Street 3rd - 5th Floor – 315 W 36th Street Tenant LLC		Passed with 31 in favor and 1 PNE
Item 6: Letter to SLA re 315 W 36th Street 6th - 8th Floor – 315 W 36th Street Tenant LLC		Passed with 31 in favor and 1 PNE
Item 7: Letter to SLA re 315 W 36th Street 9th & 10th Floor – 315 W 36th Street Tenant LLC		Passed with 31 in favor and 1 PNE
Item 8: Letter to SLA re 10 Columbus Circle, 3rd Floor (8th Ave) - D & D Time Warner LLC	Friendly amendment accepted.	Passed Unanimously
Item 9: Letter to SLA re 199 8th Avenue (20/21) – Shorty’s Restaurant LLC d/b/a Shorty’s		Passed Unanimously
Item 10: Letter to SLA re 735-739 9th Avenue (49/50) – The Sound Bite Restaurant		Passed Unanimously
Clinton/Hell’s Kitchen Land Use Committee (C/HKLU)		
Item 11: Letter to LPC re Con Edison’s Landmarks Preservation Master Plan for the IRT Powerhouse at 855 11th Avenue	Friendly amendment accepted to use “deny unless” structure.	Passed Unanimously
Item 12: Letter to PDC re proposed bulkhead addition at 505-508 W. 52nd Street		Passed Unanimously.
Item 13: Letter to PDC re proposed bulkhead addition at 545 W. 52nd Street		Passed Unanimously
Waterfront, Parks & Environment Committee (WPE)		
Item 14: Letter to Friends of the High Line re 18th Street Plaza Design		Passed Unanimously
Transportation Committee (TRANS)		
Item 15: Letter to DOT re a revocable consent to construct, maintain and use an ADA ramp and steps at 828 9th Avenue (54/55)		Passed Unanimously
Item 16: Letter to DOT re revocable consent to add a pedestrian tunnel crossing at Hudson Blvd East (33/34)	Items 16 – 18 and 20 were bundled.	Passed Unanimously
Item 17: Letter to DOT re changing parking regulation outside 410 W. 46th Street (9/10) to include loading zone		Passed Unanimously
Item 18: Letter to DOT re L Train/14th Street mitigation		Passed Unanimously
Item 19: Letter to MTA re L Train/14th Street mitigation		Passed

		Unanimously
Item 20: Letter EDC re West Side Ferry Service		Passed Unanimously

Meeting Resolution	
Adjournment	8:55 PM Meeting Adjourned
Next Meeting Date and Location	6:30 PM February 7, 2018 Hudson Guild Elliott Center 441 West 26 th Street 9/10 Dan Carpenter Room A/B

As recorded by M. Noble