

1 **LANDMARKS COMMITTEE**

Item #: 1

2
3 May 1, 2013

4
5 Hon. Robert B. Tierney,
6 Chair
7 Landmarks Preservation Commission
8 Municipal Building, 9th floor
9 One Centre Street
10 New York, NY 10007

11
12 **Re: 455 W. 22nd Street – cellar level rear extension**

13
14 Dear Chair Tierney,

15
16 Manhattan Community Board 4 is writing in response to an application by Michalski Studio for
17 approval of a cellar level rear extension at 455 West 22nd Street in the Chelsea Historic District.

18
19 The property has open balconies at every floor, extending 5 ½ feet from the rear facade. This
20 application proposes a further extension of 4 ½ feet at the cellar level only, to create a glass
21 enclosed greenhouse for the owners.

22
23 The Board has no objection to this application with the following comments:

24
25 Compared to recent applications of this nature that have come before us this one is modest in
26 scope and in impact on the open space within the interior of the block.

27
28 That said, we would like to express to the Commission our concern for the cumulative impact of
29 the erosion of open space within the interior of all of our blocks in the Historic District. The loss
30 has been gradual and decremental, but the impact is substantial and permanent.

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32 A few recent examples of this are: 460 West 22nd St, 353 West 20th St, 327-329 West 22nd St,
33 438 West 20th St. Each of these rear additions encroached into the block interior by at least ten
34 feet. The trend is clear, as is the result.

35
36 Sincerely,

1 **CLINTON/HELL'S KITCHEN LAND USE COMMITTEE**

Item #: 33

2
3 May 1, 2013

4
5 Amanda M. Burden
6 Director
7 Department of City Planning
8 22 Reade Street
9 New York, New York 10007

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11 **Re: ULURP #N 120146 ECM**
12 **DCA # 1415773**
13 **MS Restaurant Owners LLC**
14 **DBA: Morning Star Restaurant**
15 **879 Ninth Avenue aka 401 W. 57th Street, Borough of Manhattan**
16

17 Dear Director Burden:

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19 At the recommendation of its Clinton/Hell's Kitchen Land Use, Manhattan Community Board 4
20 reluctantly recommends approval of the application by MS Restaurant Owners LLC for renewal
21 of an enclosed sidewalk café with 8 tables and 24.
22

23 Although we are fundamentally opposed¹ to enclosed sidewalk cafes, this is a renewal and
24 recommend in the hope that this operation will continue to be the successful, well-run restaurant
25 it has been since the early 1990s.
26

27 Sincerely,

28
29 Corey Johnson, Chair

JD Noland, Chair
Clinton/Hell's Kitchen Land Use

30
31 cc: Steve Gagliano, Project Manager - DCP
32 NYC Council Speaker Christine Quinn
33 NYC Council Member Gale Brewer
34 NYS Senator Brad Hoylman
35 NYS Assemblywoman Linda Rosenthal
36 MBP Scott Stringer
37 MBPO – Brian Cook, Michael Sandler
38 Applicant

¹ We are fundamentally opposed to enclosed sidewalk cafes for three reasons:

- i. They are permanent structures that appropriate public property for private use without providing a public benefit;
- ii. Unlike unenclosed sidewalk cafes which can add to community ambiance and create more vibrant streetscapes, enclosed sidewalk cafes isolate diners from sidewalk activity and the community; and
- iii. Since they are permanent structures, they are difficult to remove should that be warranted.

1 **New Business**

Item #: 34

2
3 May 1, 2013

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5 Mr. Joseph J. Mulvey
6 Facilities Implementation
7 U.S. Postal Service
8 Two Congress Street, Room 8
9 Milford, Massachusetts 01757 – 9998

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11 **Re: Old Chelsea Postal Station – 217 W. 18th Street**

12
13 Dear Mr. Mulvey:

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15 Manhattan Community Board 4 (MCB 4) representing Hell’s Kitchen/Clinton and Chelsea is
16 deeply concerned about the possible sale and demolition of the Old Chelsea Postal Station at 217
17 W. 18th Street in the heart of our neighborhood. A national landmark built in 1935 with two bas
18 relief stone panels by Paul Fiene, Old Chelsea serves a diverse residential and commercial
19 population in one of the fastest growing areas of New York City. It maintains a federal presence
20 in our local community announcing the wider community in which we participate.

21
22 Two weeks ago MCB 4 held a forum on the situation of our post office. You were present and
23 witnessed the distress and heard the sentiments of the people in Chelsea. We want our centrally
24 located post office: it is critical to the lives of many. We do recognize the financial environment
25 in which the USPS is operating but we do not believe this a reason to exclude from consideration
26 alternatives to selling the property to a private developer.

27
28 MCB 4 urges the USPS to thoughtfully analyze the scenarios listed below in our order of
29 preference. Encouraging transparency of your decision making process including the
30 assumptions you will be using; we would hope to review your results.

- 31
- 32 • Preserve the existing building and rethink the use of space.
 - 33
 - 34 • Preserve the existing building and sell the development air rights above the building for
35 transfer to another site.
 - 36
 - 37 • Preserve the existing building and perhaps use a smaller footprint within it renting the
38 unoccupied space.
 - 39
 - 40 • Sell the development air rights above the building and construct a tower preserving the
41 existing structure so the historic exterior will not be lost to the community and the murals
42 and space inside will be maintained.
 - 43

44 These four possibilities incorporate some similar elements and are not at all mutually exclusive.
45 We believe with intelligence and focus and respect for our community you will be able to
46 determine a way to preserve our Old Chelsea Postal Station and enhance your financial viability.

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Sincerely,

Corey Johnson
Chair

cc: Congressman Jerrold Nadler
Congresswoman Carolyn Maloney
NYC Council Speaker Christine Quinn
NYC Council Member Gale Brewer
NYS Senator Brad Hoylman
NYS Assemblywoman Linda Rosenthal
NYS Assemblyman Richard Gottfried
Manhattan Borough President Scott Stringer

DRAFT