



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

MICHELLE SOLOMON
Acting District Manager

April 12, 2006

Hon. Amanda M. Burden, AICP
Director, Department of City Planning
22 Reade Street
New York, NY 10007-3219

Re: Special Permit for accessory off street parking garage at 421-429 West 54th Street aka The Hit Factory (Block 1064, Lot 16) (ULURP Application # C 060169 ZSM)

Dear Chair Burden:

A representative of Sagamore 54th St. Investments, LLC appeared before the Clinton/Hell's Kitchen Land Use Committee of Manhattan Community Board No. 4 in connection with the captioned application for a special permit pursuant to Sections 96-111 and 13-561 and 74-52 of the Zoning Resolution to allow an accessory off street parking garage with a maximum capacity of 10 spaces in the cellar of an existing building at 421-429 West 54th Street, which is in the Preservation Area of the Special Clinton District.

The applicant is seeking this special permit in connection with the as-of-right conversion of an existing commercial building to a mixed-use residential and commercial condominium. A portion of the cellar and the first and second floors will be used by existing commercial tenants. Floors three through six will contain 27 residential condominium units consisting of 12 one-bedroom units, 11 two-bedroom units and 4 three-bedroom units. It is anticipated that one parking space will be allocated to the commercial tenants and nine spaces to the residential tenants. The garage will be unattended, and accessed using the building's existing freight elevator. Tenants will activate the elevator from inside their vehicles with a remote control electronic device. The elevator will be sent to the street level when not in use, eliminating on-street vehicular cueing.

The applicant has assured the Board that street trees will be planted in accordance with ZR Section 96-51.

The Board agrees that there is adequate basis for the findings required by ZR Section 13-561, and that the findings required by ZR Section 96-111 do not apply, because the building contained no residential uses. We therefore recommend approval of the application and the grant of the proposed special permit, subject to planting of street trees in accordance with ZR Section 96-51.

Sincerely,

J. Lee Compton
Chair
Manhattan Community Board No. 4

Anna Hayes Levin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee

Simone Sindin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee

Cc: Local elected officials, Applicant c/o Emily Simons, Law Offices of Howard Goldman