

1 **Landmarks Committee (LAND)**

Item #: 1

2
3 October 26, 2012

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 Dear Chair Tierney,

13
14 Manhattan Community Board 4 is writing about the application by Alan Gaynor +
15 Company, P.C., Architects and Designers for approval of proposed work at 601 West 26th
16 Street, the Starrett-Lehigh Building, an individual designated landmark.

17
18 The work consists of replacement of windows throughout. The building's windows are a
19 primary character-defining feature of the building and warrant particular consideration.
20 They were notable in their time as an early example of continuous ribbon windows with
21 no intermediate masonry supports. The architect proposes replacing presumably original
22 single-glazed steel factory-style windows with aluminum framed windows containing
23 insulated glass. The proposed windows will be finished in durable Kynar paint colored to
24 match the original window paint color, assumed by the architect to be black. (This is
25 uncertain; see below.) Narrow-profile decorative, over-surface muntins will closely
26 simulate the existing authentic glazing divisions. Authentic, glass-dividing muntins will
27 have slightly wider profiles than existing muntins. Operable sash will have slightly wider
28 profiles than existing operable sash. The overall detailed window division pattern,
29 disposition of operable sash, tilting sash operation and mullion placement will closely
30 approximate the existing.

31
32 Results to be obtained from three aluminum window manufacturers and one steel window
33 manufacturer were comparatively presented. The architect presented that aluminum
34 systems accommodate insulated glass with narrower muntin profiles than steel systems
35 do, allowing them to better match the appearance of the existing single glazed steel
36 windows. The architect also presented that aluminum windows perform better thermally
37 than steel windows with insulated glass. The best-matching product among the three
38 presented aluminum window manufacturers was proposed for use in the project.

39
40 The Board recommends that serious consideration be given to the proposed aluminum
41 window solution, and commends the architect's methodical approach.

42
43 It should be noted that the Board was not presented a physical window sample for review.
44 The Board notes that a steel solution, while more expensive, might have been ideal if a
45 system were found that closely matched existing profiles. The Board's recommendation
46 is contingent on use of new glass which approximates the color and transparency of the

47 existing, and on verification through chromachronology of the original frame color,
48 which should be matched. This color is described as green by Lewis Mumford, in one of
49 his "Sky Line" pieces, dated November 21, 1931: "The contrast between the long,
50 continuous red brick bands and the green-framed windows, with sapphire reflections or
51 depths, is as sound a use of color as one can see about the city."

52
53 Sincerely,

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57 Corey Johnson, Chair
58 Manhattan Community Board 4

Pamela Wolff, Chair
Landmarks Committee

DRAFT

1 **Landmarks Committee**
2 **(RATIFICATION)**

Item #: 2

3
4 November 7, 2012

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

12
13 **Re: 555 W. 25th Street - bulkhead**

14
15 Dear Chair Tierney,

16
17 Manhattan Community Board 4 is writing recommending approval¹ of the application by
18 Tamar Kisilevitz of Scarano Architect, PLLC of proposed work at 555 West 25th Street.

19
20 The work proposed is in response to a safety code requirement to provide stairway egress
21 to the roof.

22
23 The work consists of construction of a stair bulkhead at the east side of the roof, the
24 east facade to rest directly upon the existing parapet wall.

25
26 The Board recommends approval of this work, with the following conditions:

27
28 Since the existing parapet wall is topped with original slate coping stones flowing
29 evenly from end to end of the east wall, we recommend that the bulkhead wall be
30 set back several inches, preserving the stones in place to keep the visual line,
31 assuming this can be accomplished without sacrificing structural stability of the
32 bulkhead.

33
34 We commend the proposal to clad the new walls with weathered brick matching the
35 texture and color of the wall below.

36
37 Sincerely,

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39 Corey Johnson
40 Chair, MCB4

Pamela Wolff
Chair, Landmarks Committee

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42 cc: Applicant
43 Electeds

¹ This application is being held prior to the Full Board meeting on November 7, 2012. This letter will be ratified at that time.

1 **Landmarks Committee**

Item #: 3

2
3 November 7, 2012

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: 220 Twelfth Street – loading dock**

13
14 Dear Chair Tierney,

15
16 Manhattan Community Board 4 is writing recommending approval for the application by
17 Windigo Architecture, LLC of proposed work at 220 Twelfth Avenue, the Terminal
18 Stores Building.

19
20 The work consists of construction of new storefront glazing and doors in four existing
21 adjacent openings on the West 27th Street façade of the Terminal Stores complex. Three
22 of these openings are now loading docks, and the fourth has a steel platform with steps
23 providing access from sidewalk level. This platform will be replaced by a larger steel
24 diamond-plate platform, painted black, with railings and with steps at each end,
25 extending across the four openings and providing service access to individual tenancies
26 behind them. This platform will be used for loading and deliveries. Wheelchair
27 accessible public access to the tenant spaces will be provided from the historic platform
28 level of the building's interior former rail passage.

29
30 As the area of work has been previously altered, the building's historic architectural
31 integrity will not be significantly affected by the proposed work. The work is consistent
32 with the generally industrial character of the building.

33
34 The Board recommends approval of this work, contingent upon the applicant providing
35 an explanation of its full compliance with the accessibility requirements of the New York
36 City Building Code's Chapter 11.

37
38 Sincerely,

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41 Corey Johnson
42 Chair, MCB4

Pamela Wolff
Chair, Landmarks Committee

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44
45 cc: Applicant
46 Electeds

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DRAFT

2 November 7, 2012

3 NYS DEC

4 EPA

5 Rose Management

6

7 To Whom It May Concern:

8

9 Manhattan Community Board 4 requests a meeting be held as soon as possible between
10 your two offices, Rose Management, and the tenants, residents and operators of
11 commercial businesses located at or near The Sheffield, 322 West 57th Street, New York,
12 New York 10023 in order to discuss the events surrounding the oil spill which occurred
13 there on Monday, October 15, 2012.

14

15 Recently, MCB4's Quality of Life Committee was presented with information compiled
16 by residents and neighbors regarding this oil spill. Additionally, QoL was briefed by
17 Jesse Bodine of Councilmember Gail Brewer's office about steps taken to mitigate the
18 spill (which was then estimated to be in the range of 800 gallons). Since then, it has been
19 confirmed by the DEC and EPA that this event has led to over 8,000 gallons of oil being
20 spilled into the basement of The Sheffield. Of much more significant concern is that it
21 has now been confirmed that the groundwater in the surrounding areas have now been
22 contaminated by this spill.

23

24 It is of serious concern of MCB4 that this environmental event and its aftermath have not
25 and are not being dealt with in a consistently transparent and upfront manner by the
26 owners of The Sheffield, and the responding City and State agencies which have the best
27 interests of the residents and neighbors of our community at heart.

28

29 Thankfully, we understand that once the oil spill was reported appropriate remediation
30 efforts were made under the auspices of your agencies. However, the major concern of
31 this Community Board is that there was no concerted effort to alert anyone other than the
32 residents of The Sheffield of the magnitude and seriousness of this environmental event.

33

34 Only after repeated efforts made by the Office of Gail Brewer at the behest of concerned
35 citizens, was this community board even alerted to the happening of this oil spill. As far
36 as this Board knows, affected neighbors and impacted businesses have never been
37 officially informed of the happening of this spill, let alone its continuing effects.

38

39 There are many unanswered questions regarding the events that led up to this spill, its
40 aftermath and its ultimate resolution. As such, we are writing to strongly urge that a
41 meeting be held by your offices with impacted tenants, residents and businesses as soon
42 as possible to 1) ascertain officially the status of the remediation efforts so far; 2) to
43 determine if there are any health related dangers remaining to the community at large; 3)
44 to inform all affected parties of the expected time line of the remaining mitigation and
45 what these efforts will entail; and 4) to start a dialogue with this Community Board in

46 order to improve upon in the future community outreach efforts if such an event ever
47 transpired in our District again.

48
49 We look forward to working with your offices, the tenants and residents of the impacted
50 neighborhood to schedule and facilitate this emergency meeting at the earliest time
51 possible.

52
53 Sincerely,

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Corey Johnson
Chair
Manhattan Community
Board 4

David Pincus
Co-Chair
Quality of Life
Committee

Larry Roberts
Co-Chair
Quality of Life Committee

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58

DRAFT

2 November 7, 2012

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4 Hon. Meenakshi Srinivasan, Chair

5 Board of Standards and Appeals

6 40 Rector Street

7 New York, NY 10006

8 Dear Chair Srinivasan:

9 At its regularly scheduled Board Meeting on November 7, 2012, Manhattan Community Board
10 4, on the recommendation of its Chelsea Preservation and Planning Committee, voted to
11 recommend approval, with one condition, of an application to waive the rules of practice and
12 procedure of the Board of Standards and Appeals, reopening for extension a variance permitting
13 transient parking for unused and surplus tenant spaces within the required accessory garage at
14 320 West 30th Street.

15 Beginning on May 2, 1967 the Board of Standards and Appeals waived the rules of practice and
16 procedure, granting a series of variances to permit the use of unused and surplus tenant spaces in
17 the garage at 320 West 30th Street for transient parking. The most recent variance expired on
18 May 2, 2012 and included the conditions that the number of daily transient parking spaces would
19 not exceed 22, that tenant leases and signage would indicate that the spaces allocated to transient
20 parking could be recaptured by tenants of the building on 30 days notice, that the Department of
21 Buildings must ensure compliance with all relevant laws, and that the conditions be listed in the
22 Certificate of Occupancy.

23 The current application seeks to reopen for extension the variance that expired on May 2, 2012.
24 The applicant presented evidence that the required conditions have been fulfilled, and the owner
25 has submitted an affidavit affirming that the garage would comply with the CofO, which permits
26 a total of 45 parking spaces, and with the BSA resolution permitting a maximum of 22 of the 45
27 parking spaces to be used for transient parking. A visit to the garage on Saturday, October 27
28 confirmed the required signage and found 48 cars, 21 on the street level and 27 in the basement.

29 The Board believes that the required conditions have been met and that the garage is operating
30 responsibly. The one discrepancy noted is that the license from the Department of Consumer
31 Affairs lists a capacity of 82 cars, far higher than the 45 listed on the CofO.

32 Additionally, we request that the owner add warning pads to the sidewalk in front of the garage
33 for the safety of visually impaired pedestrians

34

35 The Board therefore recommends that the variance be approved with the condition that BSA
36 require that the DCA license be corrected to indicate a capacity of 45 cars, conforming to the
37 CofO.

38 Sincerely yours,

39 Corey, Lee, Brett

40

41 cc: Applicant

42 Electeds

DRAFT

1 **Waterfront, Parks and Environment Committee**

Item #:12

2
3 Jordan Barowitz
4 Director of External Affairs
5 Durst Organization
6 One Bryant Park, 49th Floor
7 New York, NY 10036
8

9 Thank you for presenting and sharing information at our recent Waterfront, Parks and Environment
10 Committee Meeting, about the environmental measures you are taking regarding your new development at
11 (address...). This will be helpful in evaluating future green development in Community District No 4 and for
12 sharing with other developers, as the Durst Organization suggested.
13

14 Following are two suggestions from Christine Berthet, co-chair of our Transportation Planning Committee
15 and 1st Vice Chair of the board, who was present at the meeting.
16

17 First, here is a link to DOT's Design Manual re recommended porous materials for sidewalks.
18 http://www.nyc.gov/html/dot/downloads/pdf/nycdot_streetdesignmanual_ch3.pdf
19

20 Second, Christine offered to help you them request a bus stop at 58th Street, to alleviate
21 congestion at peak hours. She can be reached at 212-239-2917 or
22 christine@sunnysiderecords.com.
23

24 We look forward to being updated on your initiatives as progress continues.
25

26 Sincerely,
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DRAFT