



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

May 24, 2010

Amanda M. Burden, AICP
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

**Re: Hudson Yards & Garment Center Special Districts
Proposed Street Wall Text Amendments
ULURP No. N 100217 ZRM
Proposed Revisions for lots with street frontage less than 25 feet**

Dear Chair Burden:

Manhattan Community Board 4 (CB4) recommends proposed revisions, regarding lots with street frontage less than 25 feet, to the Proposed Text Amendment as noted in the attached text received from the Department of City Planning on May 21st, 2010.

It was recently been brought to the attention of CB4 that Glenwood Development Corporation ("Glenwood") had requested to modify the current Proposed Street Wall Text Amendment regarding street wall height requirements for lots with a street frontage of less than 25 feet. The proposed revision would allow a street wall without a setback less than 80 feet as required by the new proposed text.

After reviewing a survey of the P-2 Area of the Garment Center Special District comprising the lot that would be affected, the Board agrees that this revision to the Proposed Text Amendment has merit in that it respects the neighborhood character while maintaining street wall continuity. We request, however, that the text be further fine tuned to respond to adjacency conditions.

Specifically, if a development on a lot less than 25 feet wide is adjacent to a street wall less than 60 feet, then the street wall minimum requirement may be 60 feet. Conversely, where the adjacent street wall is at least 60 feet but less than 80 feet, the street wall may rise the adjacent street wall.

Within the P-2 Area of the Garment Center District there is some variety of building type. Tenements with lower street walls and 25 foot frontages are interspersed between

industrial loft buildings with higher street walls and 100 to 200 foot frontages. In order to create a variety of building heights, while maintaining minimum street wall requirements, it makes sense to allow buildings, which are to be developed on narrow lots adjacent to lower street walls, to have a lower minimum street wall requirement. However, where such adjacency has higher street walls, a higher minimum street wall should be required.

This recommendation was approved by the Executive Committee on Monday, May 24th, 2010 and is subject to ratification at the Full Board meeting on June 2, 2010.

Sincerely,



John Weis, Chair
Manhattan Community Board 4

cc: NYC Council Speaker Christine Quinn
NYC Council Speaker Quinn's Office – Amanda Younger, Melanie Larocca
NYC Council Land Use Division – Danielle DeCerbo
NYS Senator Thomas K. Duane
NYS Assemblyman Richard Gottfried
MBPO – Anthony Borelli, Deborah Morris
DCP – Frank Ruchala