



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

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

August 1, 2014

Chris Collins
Vice-Chair
Board of Standard and Appeals
250 Broadway, 29th Floor
New York, New York 10007

Re: BSA Cal. No. 362-03-BZ
Reiss Realty Corp.
432 West 45th Street, Borough of Manhattan

Dear Vice-Chair Collins:

At the recommendation of its Clinton/Hell's Kitchen Land Use and Zoning Committee, Manhattan Community Board 4 recommends approval of an application by Reiss Realty Corporation, filed pursuant to §11-411 of the NYC Zoning Resolution (ZR) to extend the term of a variance for ten (10) years allowing the use of the premises for accessory parking and storage. The premises is located at 432 West 45th Street in an R8 District, which does not permit accessory commercial uses pursuant to ZR §22-10.

The variance permitting accessory parking and storage was initially granted in the 1940s and the site has been continuously used for parking and storage by employees and customers of the tenants of the building. The Board last approved the extension of the term for ten (10) years in February 2004.

The Board's files contain no record of complaints concerning this property.

Sincerely,

Sincerely,

Christine Berthet
Chair

Jean-Daniel Noland
Chair, Clinton / Hell's Kitchen Land Use Committee

cc: NYC Council Member Corey Johnson
MBPO – Michael Sandler
Sheldon Lobel, applicant representative