



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

January 11, 2010

Hon. Amanda M. Burden, Director
New York City Department of City Planning
22 Reade Street
New York, NY 10007-1216

Re: Application No. N 100139 ZRY – Residential Streetscape Preservation Text Amendment

Dear Director Burden:

On the recommendation of the Chelsea Preservation and Planning and the Clinton/Hells Kitchen Land Use committees, Manhattan Community Board 4 voted to recommend the conditional approval of the application for a Zoning Text Amendment for the preservation of residential streetscapes.

The great majority of the proposed amendments apply to lower scale zoning districts found in other boroughs but not in Manhattan Community District 4. We are concerned, however, that those amendments that would apply in CD4 have been written with a similar focus and without consideration of potential consequences for some building forms found in our district. While the specific examples noted here are existing conditions and likely would be exempt, we request that the proposed amendments be modified to accommodate them and eliminate future problems with similar buildings.

25-631 Location and width of curb cuts in certain districts

(b) (3) R6 R7 R8

These sections provide for a single curb cut with a maximum width of 12 feet, or, in the case of a group parking facility, either a single curb cut with a maximum width of 22 feet or two separated curb cuts each with a maximum width of 12 feet.

While we support the objective of reducing the number of curb cuts, these provisions are incompatible with the tower-in-a-park building form found in CD4. For example, the Penn South development in Chelsea has multiple buildings on a single zoning lot in an R8 district, with service curb cuts wider than 12 feet for each building to accommodate

trash removal, and multiple, wide curb cuts for their power station. We request that the proposed amendments be modified to accommodate this condition.

In addition, the Penn South parking facility on West 26th Street has a single curb cut approximately 55 feet wide to accommodate entry and exit lanes for both above ground and below ground parking. We prefer this single, wide curb cut to any alternative and request that that the proposed amendments be modified to accommodate it.

Finally, CB4 would like to see permits for uncovered parking facilities with curb cuts that run the entire length of the facility and parking facilities with curb cuts on both a wide and a narrow street made ineligible for renewal. Both of these conditions exist in CD4 and adversely affect pedestrians and the ability to plant trees.

Sincerely,



John Weis, Chair
Manhattan Community Board 4



J. Lee Compton, Co-Chair
Chelsea Preservation and Planning

[signed 1/11/10]
Corey Johnson, Co-Chair
Chelsea Preservation and Planning



Sarah Desmond, Co-Chair
Clinton/Hell's Kitchen Land Use



Elisa Gerontianos, Co-Chair
Clinton/Hell's Kitchen Land Use

cc: NYC Council Speaker Christine Quinn
NYC Council Land Use Division – Danielle DeCerbo
NYS Senator Thomas K. Duane
NYS Assemblyman Richard Gottfried
MBP Scott Stringer
MBPO – Anthony Borelli, Deborah Morris