



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**DELORES RUBIN**

Chair

**Jesse Bodine**

District Manager

June 7, 2016

Carl Weisbrod  
Director  
Department of City Planning  
22 Reade Street, 2nd Floor  
New York, NY 10007

**Re: 625 West 57th Street-Automobile Showroom Text Amendment**

Dear Director Weisbrod:

At the recommendation of its Clinton/Hell's Kitchen Land Use Committee, Manhattan Community Board 4 (MCB4) recommends **approval** of an application by Durst Pyramid LLC for a text amendment to Zoning Resolution 96-34 and to Appendix A of Article IX, Chapter 6 (District Map for the Special Clinton District).

Durst Pyramid LLC is proposing to locate an automotive showroom within the ground floor of the westernmost portion of the building under construction at Manhattan Block 1105, Lot 7501 (the "Development Site"). Use Group 9 automotive showroom and sales uses are permitted as-of-right at this location, but repair services and the reparation of vehicles for delivery are not permitted uses. The text amendment will create within the Northern Subarea C1 of the SCD, a new Area C1-2 comprised of Manhattan Block 1105, Lot 7501, which is the block between West 57th Street, Eleventh Avenue, West 58th Street, and Twelfth Avenue, and allow auto showrooms to include automobile repair and preparation of vehicles for delivery in Area C1-2 of the Special Clinton District.

The automobile showroom would front along the full length of Twelfth Avenue between West 57th Street and West 58th Street and the western portion of the frontages along West 57th Street and West 58th Street. Automobiles would enter the showroom and repair areas from a previously approved curb cut along West 58th Street, and the repair functions would be located behind the showroom and within the core of the building.

The provision of a full-service dealership at the Development Site would be consistent with similar uses in the area and would complement the existing automotive-related uses in the area.

Automobile showrooms are already permitted as-of-right at the Development Site and automobile servicing and preparation of vehicles for delivery are permitted as-of-right in the blocks immediately to the north of West 58th Street and immediately to the south of West 57th Street.

Additionally, the presence of full-service dealerships is well established in the surrounding area. Many of these dealerships provide repairs, vehicle storage, and preparation of vehicles for delivery as part of their service. These include dealerships located within mixed-use developments.

The Board is encouraged by the applicant's understanding of, and determination to address, any quality-of-life issues an automotive showroom in a mixed use building may engender. These include not allowing the temporary parking of new showroom cars on the sidewalk before they can be placed inside the building and mitigating any noise issues generated by large HVAC systems necessary to meet ventilation requirements of dealerships with below level uses.

Thank you,

Sincerely,



Delores Rubin  
MCB4 Chair



Jean Daniel Noland, Chair  
Clinton Hell's Kitchen Land Use  
and Zoning Committee