

Letter to be distributed separately

2  
3 June X, 2016

4  
5 Carl Weisbrod  
6 Director  
7 Department of City Planning  
8 22 Reade Street, 2nd Floor  
9 New York, NY 10007

10  
11 **Re: 625 West 57th Street-Automobile Showroom Text Amendment**

12  
13 Dear Director Weisbrod:

14  
15 At the recommendation of its Clinton/Hell's Kitchen Land Use Committee,  
16 Manhattan Community Board  
17 4 (MCB4) recommends **approval** of an application by Durst Pyramid LLC for a  
18 text amendment to Zoning Resolution 96-34 and to Appendix A of Article IX,  
19 Chapter 6 (District Map for the Special Clinton District).

20  
21 Durst Pyramid LLC is proposing to locate an automotive showroom within the  
22 ground floor of the westernmost portion of the building under construction at  
23 Manhattan Block 1105, Lot 7501 (the "Development Site"). Use Group 9  
24 automotive showroom and sales uses are permitted as-of-right at this location, but  
25 repair services and the reparation of vehicles for delivery are not permitted uses.  
26 The text amendment will create within the Northern Subarea C1 of the SCD, a new  
27 Area C1-2 comprised of Manhattan Block 1105, Lot 7501, which is the block  
28 between West 57th Street, Eleventh Avenue, West 58th Street, and Twelfth  
29 Avenue, and allow auto showrooms to include automobile repair and preparation  
30 of vehicles for delivery in Area C1-2 of the Special Clinton Disttrict.

31  
32 The automobile showroom would front along the full length of Twelfth Avenue  
33 between West 57th Street and West 58th Street and the western portion of the  
34 frontages along West 57th Street and West 58th Street. Automobiles would enter  
35 the showroom and repair areas from a previously approved curb cut along West  
36 58th Street, and the repair functions would be located behind the showroom and  
37 within the core of the building.

38  
39 The provision of a full-service dealership at the Development Site would be

40 consistent with similar uses in the area and would complement the existing  
41 automotive-related uses in the area. Automobile showrooms are already permitted  
42 as-of-right at the Development Site and automobile servicing and preparation of  
43 vehicles for delivery are permitted as-of-right in the blocks immediately to the  
44 north of West 58th Street and immediately to the south of West 57th Street.

45

46 Additionally, the presences of full -service dealership is well established in the  
47 surrounding area' many of the dealerships in the surround area provide repairs,  
48 vehicle storage and preparation of vehicles for delivery as part of their service.  
49 These include dealerships located within mixed-use developments.

50

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

57

58 Thank you,

59

60 Sincerely,

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62 Delores Rubin, JD

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5 June X, 2016

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7 Carl Weisbrod  
8 Chair  
9 NYC Department of City Planning

10  
11 Re: Delays On Site 7 Development

12  
13 Dear Chair Weisbrod,

14  
15 On January 6, 2014, Manhattan Community Board 4 (MCB4) overwhelmingly recommended  
16 approval by the Department of Housing Preservation and Development (HPD) of the City of  
17 New York ("City"), joined in part by 525 West 52nd Street Property Owner LLC (Taconic  
18 Investments Partners, LLC and Ritterman Capital, Inc., partnering with the Clinton Housing  
19 Development Company (CHDC)<sup>1</sup>, for a series of actions related to properties located in  
20 Manhattan Community District 4 on Block 1080 and Block 1081, which are bounded by West  
21 53rd Street to the north, Tenth Avenue to the east, West 51st Street to the south, and Eleventh  
22 Avenue to the west. (See attached January 6, 2014 letter to Department of City Planning).

23  
24 The application sought a series of actions needed to effectuate the development of three  
25 buildings located at 525 West 52nd Street, 540 West 53rd Street, and 556-560 West 52nd Street.

26  
27 On May 11, 2016, the Clinton Housing Development Company presented to MCB4's  
28 Clinton/Hell's Kitchen Land Use and Zoning Committee an update on the construction of the  
29 buildings.

30 According to CHDC, because of a delay by a tenant to relocate and delays from encountering  
31 more, and more solid, rock than anticipated, it will not be able to provide the 52,812sf of  
32 inclusionary housing generated floor area to Taconic prior to Taconic's Temporary Certificate of  
33 Occupancy (TCO) date of August 31, 2018. In order to deliver floor area to Taconic as quickly  
34 as possible, CHDC seeks support from MCB4 for the following actions:

- 35  
36 1. Modification of the existing Large sale General Development Plan;  
37  
38 2. Disposition through the Urban Development Action Area Program (UDAP) by HPD of  
39 additional adjacent floor area from City-owned site at 545 West 52nd Street;  
40  
41 3. Partial Temporary Certificate of Occupancy (TCO) and partial Certificates of Completion  
42 from HPD's Inclusionary Housing Department for five floors of the building; and,

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<sup>1</sup> Clinton Housing Development Company (CHDC) was partnering with Taconic/Ritterman on this development. Ritterman is no longer involved in the project.

1  
2 4. Obtaining from the Department of Buildings (DOB) an After Hours Variance for Saturday  
3 work.

4  
5 On June 1, 2016, MCB4, by a vote of for, against, and present but not eligible to vote, voted  
6 **to recommend approval** of CHDC's requests.<sup>2</sup>  
7

#### 8 **History**

9 Most of the Block 1081 project area and the Block 1080 project area was mapped within the  
10 former Clinton Urban Renewal Area (CURA) in August 1969. The CURA was generally  
11 bounded by West 50th Street to the south, West 56th Street to the north, Tenth Avenue to the  
12 east, and Eleventh Avenue to the west. The properties affected by this application's actions are  
13 among the last undeveloped parcels in the former CURA.  
14

15 In 1969 the City's mandate was nothing less than the "redevelopment of the CURA in a  
16 comprehensive manner, removing blight and restoring the residential character of the CURA  
17 with appropriate support facilities." The goals were clear: provide for a range of income bands in  
18 housing that exhibited good design in terms of privacy, light, air, and open space while providing  
19 community facilities, parks, retail uses, and parking.  
20

#### 21 **Consequences Of Delay**

22 The land at 540-548 West 53rd Street and development rights from 545 West 52nd Street were  
23 acquired by CHDC from the city on April 30, 2015 for CHDC's Site 7 project ("Site 7") — a  
24 development that will create 103 units of permanently affordable low, moderate and middle  
25 income housing and provide a permanent relocation site for two long standing neighborhood  
26 businesses. (The project will also generate additional funds through the sale of Inclusionary  
27 Housing floor area which will further fund CHDC's development of affordable housing in  
28 Community District 4.) As part of the financing of the project, CHDC sold 34,024sf of adjacent  
29 floor area (from 545 West 52nd, 540 West 53rd, and 554 West 53rd) and 52,812sf of (yet to be  
30 generated) Inclusionary Housing floor area to Taconic on April 30, 2015.  
31

32 At the date of acquisition there was one existing site tenant, Dave's Collision, which had been  
33 temporarily relocated to the site from 505 West 51st Street on July 11, 2008. Dave's Collision's  
34 relocation back to their original site at 505 West 51st Street was tentatively scheduled for May  
35 30, 2015 with the completion of a purpose-built garage at 505 West 51st Street. If Dave's  
36 Collision relocated on May 30, 2015, the project was expected to obtain a Temporary Certificate  
37 of Occupancy by June 30, 2017.  
38

39 Due to a hold-out by Dave's Collision, the relocation did not occur until November 3, 2015, a  
40 delay of five months. Once construction proceeded, it was discovered that the site contained  
41 much more rock than anticipated by the engineer-prepared geotechnical report. Delays due to the

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<sup>2</sup> Joe Restuccia, a member of MCB4 who serves on the Clinton/Hell's Kitchen Land Use Committee is Executive Director of Clinton Housing Development Company. Mr. Restuccia did not present to the Clinton/Hell's Kitchen Land Use Committee and recused himself from voting.

1 quantity and hardness of rock led to an additional time delay of three months, for total delays to  
2 date of eight months. As a result of the delays, CHDC will not be able to provide the 52,812sf of  
3 inclusionary housing generated floor area to Taconic prior to Taconic's TCO date of August 31,  
4 2018. Taconic cannot occupy 52,812sf of floor area in its building or close on its permanent  
5 financing until the CHDC TCO is achieved and approved by HPD.

6  
7 **Mitigation**

8 To mitigate the damage to Taconic, CHDC proposes three solutions to deliver floor area to  
9 Taconic as quickly as possible.

10  
11 1. Modification of Large Scale Plan to reflect the more modest renovation of 545 West 52nd  
12 Street as an arts Center, Hell's Kitchen Studios

13 2. The original ULURP dated May 11, 1994 included WIC's plan to create an arts center at  
14 545 West 52nd Street, which included a horizontal expansion of floors 2-10 totaling 21,452  
15 square feet. The City later terminated its contract with WIC due to nonperformance, resulting in  
16 a series of lawsuits. The final appeal on that litigation was decided in favor of the City on April  
17 5, 2016. The current plans for 545 West 52nd Street as Clinton/Hell's Kitchen Studios includes a  
18 full renovation with a modest addition of a code compliant fire stair and lobby totaling 2,440  
19 square feet, leaving 19,012 square feet for transfer to the Site 7 Project as adjacent floor area.

20 3. Obtaining a partial TCO in five floors of the building and partial Certificates of  
21 Completion from Inclusionary Housing

22 4. Obtaining from DOB an After Hours Variance for Saturday work from now until  
23 September 2016.

24 The redevelopment of the CURA has been a focus of community and MCB4 efforts in the  
25 neighborhood for four decades. There have been numerous attempts to assemble a proposal to  
26 develop the sites in this application in a manner consonant with the community's aspirations and  
27 the CURA goals. Manhattan Community Board 4 was very pleased that a plan to develop these  
28 particular sites was proposed, approves the proposed actions, and expects the project will be  
29 completed.

30  
31 Thank you,

32  
33 Delores, JD  
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1 Clinton\Hell's Kitchen Land Use Committee

Item#: 21

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7 Martin Rebholz  
8 Manhattan Borough Commissioner  
9 NYC Department of Buildings  
10 280 Broadway  
11 New York, NY 10007

12  
13 Vicki Been  
14 Commissioner  
15 NYC Department of Housing Preservation and Development  
16 100 Gold Street  
17 New York, NY 10038

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19 Carl Weisbrod,  
20 Chair  
21 City Planning Commission  
22 22 Reade Street  
23 New York, NY 10007

24  
25 June XX, 2016

26  
27 **Re: 821 Ninth Avenue (Block 1064 Lot 31)**  
28 **False DOB Filings**

29  
30 Dear Commissioner Rebholz:

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32 At Manhattan Community Board 4's (MCB4) May 11, 2016 Clinton/Hell's Kitchen Land Use  
33 meeting, members discussed 821 9<sup>th</sup> Avenue, a building located in the heart of the Clinton  
34 Special District (CSD). This building has been demolished by the owner through a series of DOB  
35 filings masquerading as Alt II work by the owner. In the midst of these filings, the owner also  
36 filed a DS1, a demolition submittal form, which was accepted by the Department of Buildings  
37 (DOB).

38  
39 This building adds to the list of buildings in Community District 4 for which owners have  
40 submitted false filings, and undertaken illegal demolitions that are not in compliance with the  
41 City's Zoning Resolution. For the last several months, MCB4 has written to DOB amid growing  
42 concern over the lack of oversight and oftentimes approval of these false filings. This latest  
43 example has further added to our concern. It is one thing for an owner to attempt to circumvent  
44 the provisions of the Zoning Resolution; it is another thing for DOB to accept a DS1 for a  
45 building in an area in which demolition has been expressly prohibited since 1973. Yet, this lack  
46 of oversight has affected every neighborhood in our district. MCB4 has now seen illegal

47 demolitions in each of its special districts—West Chelsea, Hudson Yards, Garment Center, and  
48 Clinton.

49  
50 By a vote of XX in favor, XX opposed, XX abstaining and XX present but not eligible to vote,  
51 MCB4 voted to request that the following:

- 52 • An immediate Stop Work Order on the site
- 53 • A DOB audit of this building
- 54 • DOB enforcement of the Zoning Resolution
- 55 • The revocation of the Certificate of No Harassment issued to the owner on XX
- 56 • A meeting with DOB to discuss strategies to prevent the illegal demolition of buildings  
57 within our district as well as sanctions that DOB can take against building owners who  
58 violate the Zoning Resolution

59 **Background**

60 821 Ninth Avenue was a four story residential building that contained 6 units. The building is  
61 located in the Special Clinton District and is within the Preservation Area. In January 2012, the  
62 building was sold to Joe G & Sons LLC. Shortly after purchasing the building, the new owner  
63 filed a series of DOB job applications related to the addition of two stories, the extension of a  
64 commercial space on the first floor, and the addition of an elevator. During construction, the  
65 owner covered the building in a manner that made it difficult to be seen from the street level. By  
66 May 2016, a part of the tarp covering the building has become loose, revealing that over the  
67 course of four years of construction, the building had lost its façade, back wall, and that the  
68 interior spaces had all been gutted. All wood joists had been removed and a new steel structure  
69 was in place. Prior to the demolition of this building, this building was fully occupied.

70  
71 **Non-Zoning Compliant Illegal Demolition**

72 Because the scope of work included the addition of two floors and the addition of 5 units, any  
73 professionals submitting forms to HPD should have disclosed that the proposed work would  
74 entail:

- 75 • A change in the number of dwelling units
- 76 • A change in occupancy
- 77 • A change that is inconsistent with current Certificate of Occupancy
- 78 • A change in the number of stories

79 The proposed scope of work qualifies as a Type 1 Alteration because it proposes to increase the  
80 residential floor area as well as the number of units from 6 to 11. As such, the work would have  
81 required a new Certificate of Occupancy for the building.

82  
83 The proposed scope of work is also considered a material alteration under Section 96-01 of the  
84 Zoning Resolution:

85  
86 (13) Material alteration<sup>1</sup>

87 “Material alteration” shall mean any alteration to a  
88 #multiple dwelling# or other #building#, including, but not

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<sup>1</sup> Emphasis added

limited to, an alteration which reduces or increases the #floor area# of the #multiple dwelling# or other #building#, #converts floor area# from #residential# to non-#residential use#, changes the number or layout of #dwelling units# or #rooming units#, or adds or removes kitchens or bathrooms; provided, however, that #material alteration# shall not include:

- (i) an #incidental alteration# which does not change the layout of #dwelling units# or #rooming units#, or
- (ii) a repair or replacement of existing elements of such #multiple dwelling# or other #building# without materially modifying such elements.

Furthermore, because the building is located in the Clinton Special District, any job filing is required to also include an HPD2 form, which is the Special Clinton District Anti-Harassment Checklist. This form should have stated that the building is located within the Preservation Area of the Clinton Special District. Additionally, the owner obtained a Certificate of No Harassment on XX, prior to commencing work on the site.

**False Filings**

Beginning in May 2012, all job applications submitted in relation to 821 9<sup>th</sup> Avenue have either neglected to address questions about the impact of the scope of work, or misstated the impact of the work. These filings are summarized below:

Job No.	Date	Description	False Statements/Omissions
121183600	5/23/12	Addition of two floors and extension of commercial space in first floor; addition of an elevator	<ul style="list-style-type: none"> <li>• <u>PW1</u>: Stated work was a Type 3 alteration; did not state impact on dwelling units, occupancy, Certificate of Occupancy, or number of stories</li> <li>• <u>HPD2</u>: Not submitted</li> </ul>
121388765	9/27/12	Probes and test pit to determine structural conditions for elevator and floor additions	<ul style="list-style-type: none"> <li>• <u>PW1</u>: Stated work was a Type 2 alteration; did not state impact on dwelling units, occupancy, Certificate of Occupancy, or number of stories</li> <li>• <u>HPD2</u>: Filed HPD1 form; stated that no material alteration included</li> </ul>
140126799	10/22/13	Installation of pipe scaffold	<ul style="list-style-type: none"> <li>• <u>PW1</u>: Stated work was a Type 3 alteration; did not state impact on dwelling units, occupancy, Certificate of Occupancy, or number of stories</li> <li>• <u>HPD2</u>: Not submitted</li> </ul>
140126806	10/23/13	Installation of sidewalk shed	<ul style="list-style-type: none"> <li>• <u>PW1</u>: Stated work was a Type 3 alteration; did not state impact on dwelling units, occupancy, Certificate of Occupancy, or number of stories</li> <li>• <u>HPD2</u>: Not submitted</li> </ul>

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115 **Illegal Demolition Submittal**

116 In May 2016, local residents noticed that a new steel structure was entirely replacing the  
117 previous structure<sup>2</sup>. Previously, the extent of change in the building was not visible from the  
118 street. For years, the site had been covered by scaffolding and tarp. However, it eventually  
119 became clear that the entire façade of the building had been removed, along with the back wall.  
120 The owner has placed a new steel structure in the building and all that remains of the original  
121 building are the side walls.

122  
123 MCB4 research later found that on April 25, 2013, the owner submitted a Demolition Submittal  
124 Certificate form<sup>3</sup>. The issuing of this certificate, in conjunction with a series of PW1 forms that  
125 proclaim no change in units, occupancy, or the number of stories, exposes the extent of oversight  
126 that allowed this building to be demolished. Moreover, it suggests that the owner sought a  
127 demolition certificate long after he had undertaken the demolition of the building, and without  
128 submitting a job application for the demolition.

129  
130 **Lack of DOB Response**

131 On May 9, 2016, under Complaint # 1423343, DOB issued a partial stop work order, which  
132 applied only to the 6<sup>th</sup> floor of the building. DOB noted that the work on the 6<sup>th</sup> floor did not  
133 conform to the plans submitted by the owner, but that work on all other floors conformed to the  
134 plan. However, MCB4 remains concerned over the simple fact that a building that should not  
135 have been demolished, was allowed to be demolished by DOB. The Board questions how the  
136 vertical additions to the building can be allowed to continue when these issues have not been  
137 resolved.

138  
139 **Conclusion**

140 Since December 2015, MCB4 has identified 8 buildings that have shirked DOB regulations and  
141 filing requirements in order to undertake non-zoning complaint work. This Board remains  
142 gravely concerned that there are many more buildings that are following the same trend. MCB4  
143 continues to call for improved DOB oversight in order to ensure that jobs under false filings are  
144 not approved. The affordable housing and the character of our communities is at stake, and a  
145 solution must be devised as soon as possible.

146  
147 MCB4 look forward to working with you to arrive at such a solution.

148  
149 Sincerely,

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155 Delores Rubin  
156 Board Chair

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

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158  
159 cc: Senator B. Hoylman

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<sup>2</sup> See Appendix XX - Photograph of 821 9<sup>th</sup> Avenue, dated May 6, 2016

<sup>3</sup> See Appendix XX – Demolition Submittal Certificate Form, dated April 25, 2013

160 Assembly Member R. Gottfried  
161 Borough President G. Brewer  
162 V. Been, HPD  
163 Councilmember C. Johnson

DRAFT

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2 Clinton\Hell’s Kitchen Land Use Committee

Agenda#: 22

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8 Martin Rebholz  
9 Manhattan Borough Commissioner  
10 NYC Department of Buildings  
11 280 Broadway  
12 New York, NY 10007

13  
14 May XX, 2016

15  
16 **Re: 400 West 56<sup>th</sup> Street AKA 859 9<sup>th</sup> Avenue (Block 1065 Lot 36)**  
17 **And 401 West 56<sup>th</sup> Street (Block 1066 Lot 29)**  
18 **False DOB Filings**

19  
20 Dear Commissioner Rebholz:

21  
22 At Manhattan Community Board 4’s (MCB4) May 11, 2016 Clinton/Hell’s Kitchen Land Use  
23 meeting, members discussed two buildings located on West 56<sup>th</sup> Street for which two separate  
24 owners have submitted falsified DOB forms. By a vote of XX in favor, XX opposed, XX  
25 abstaining and XX present but not eligible to vote, MCB4 voted to request that DOB conduct an  
26 audit of these buildings.

27  
28 In our district alone, this Community Board has seen 8 buildings for which false filings have  
29 been submitted. The rising trend is alarming and must be addressed in order to preserve the  
30 community’s affordable housing stock.

31  
32 **Background**

33 400 West 56<sup>th</sup> Street is a four story building containing 41 units located in the Clinton Special  
34 District. Historically, the building contained railroad apartments with kitchenettes.<sup>1</sup> The owner  
35 purchased the property in December 2013 and began renovating apartments in 2014. The scope  
36 of work included installing new kitchens and bathrooms, as well as converting one bedroom  
37 apartments into two bedroom apartments.

38  
39 401 West 56<sup>th</sup> Street is a 7 story residential building containing 94 units. In 2011, DOB approved  
40 a job application for the renovation of a unit in the building. The applicant submitted an HPD2  
41 form as part of this job application, which falsely stated that the building was not located within  
42 the Preservation Area of the Clinton Special District and therefore subject to Certificate of No  
43 Harassment (CONH) certification.<sup>2</sup>

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<sup>1</sup> See Appendix A: I Card, dated September 16, 1938

<sup>2</sup> See Appendix B: Map of 401 West 56<sup>th</sup> Street

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**400 West 56<sup>th</sup> Street**

Beginning in 2014, the owner filed job applications for the renovation of apartments throughout the building. The Plan/Work Approval Application Form (PW1) required under the job application includes a Section 26, which asks about rent controlled or rent stabilized units, and whether or not the owner notified the New York State Department of Homes and Community Renewal of the planned work. Under the following 11 job applications, the owner submitted PW1 forms that either stated that the building did not contain occupied units that were subject to Rent Control or Rent Stabilization, or left this section unanswered. The same job applications either included falsified required HPD2 forms, or omitted them altogether. The owner also submitted additional PW1 forms for these applications—all of which were expressly to revise Section 26 on the initial PW1 forms. The forms are summarized in the table below, where grey indicates incorrect answers.

Job No.	Original PW1	Resubmitted PW1	HPD2 Form	Responses in Resubmitted PW1 Forms	
				Occupied Rent controlled/rent stabilized units?	Owner required to notify NYSHCR?
<b><i>CORRECT RESPONSES</i></b>			Work is not exempt	<b><i>YES</i></b>	<b><i>YES</i></b>
122241644	1/12/2015	1/21/2016	None submitted	YES	NO <sup>3</sup>
122410747	7/23/2015	1/21/2016	None submitted	YES	NO
122410738	7/31/2015	1/21/2016	States work/structure is exempt	YES	NO
122478817	8/31/2015	1/21/2016	States work/structure is exempt	YES	NO
122478826	8/31/2015	1/21/2016	States work/structure is exempt	YES	NO <sup>2</sup>
122470174	9/11/2015	1/21/2016	States work/structure is exempt	YES	NO
122515858	9/30/2015	1/21/2016	States work/structure is exempt	YES	NO
122549705	10/23/2015	1/21/2016	States work/structure is exempt	YES	NO
140432057	11/20/2015	5/12/2016	None submitted	YES	NO
122451729	11/20/2015	1/21/2016	None submitted	YES	NO <sup>2</sup>
122271004	3/2/2015	1/8/2016	States work/structure is exempt	YES	NO <sup>2</sup>

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According to the Comments section of the resubmitted PW1 forms, these forms were submitted for the purpose of correcting answers pertaining to the existence of occupied rent controlled or rent stabilized units, as well as the owner’s obligation to notify NYSHCR. In several of these forms, the owner himself acknowledged that NYSHCR was notified of the scope of work on February 12, 2015. However, forms submitted on the same day and after directly contradict this statement.

Furthermore, the owner filed Job Application No. 121972614 in April 2014. The description on the application stated that the work would include the “interior renovation of non-load bearing partitions, finishes, and façade work”. **Under this filing alone, the owner submitted 20 PW1 forms over the span of 24 months:**

<sup>3</sup> These PW1 Forms state that NYSHCR was notified on 2/12/15

Date	Owner's Comments/Reason for Filing	Responses in Resubmitted PW1 Forms	
		Occupied Rent controlled/ rent stabilized units?	Owner required to notify NYSHCR?
<b><i>CORRECT RESPONSES</i></b>		<b><i>YES</i></b>	<b><i>YES</i></b>
4/17/2014	None provided	NO	None provided
4/17/2014	None provided	None provided	None provided
4/3/2015	Respectfully request to revise section#1, schedule B and plans.	None provided	None provided
4/6/2015	Respectfully request to revise schedule B and plans.	None provided	None provided
4/21/2015	Respectfully request to revise section#1, schedule B and plans	None provided	None provided
5/4/2015	Respectfully request to revise schedule B	None provided	None provided
5/5/2015	Respectfully request to revise schedule B	None provided	None provided
7/27/2015	Respectfully request to revise schedule B and plans.	None provided	None provided
7/29/2015	Respectfully request to revise schedule B and plans.	None provided	None provided
8/7/2015	Respectfully request to revise scope of work, schedule B and plans.	None provided	None provided
9/2/2015	Respectfully request to revise scope of work, schedule B and plans.	None provided	None provided
9/17/2015	Respectfully request to revise scope of work, section #1 and plans.	None provided	None provided
9/29/2015	Respectfully request to revise schedule B and plans.	None provided	None provided
9/30/2015	Respectfully request to revise schedule B and plans.	None provided	None provided
10/12/2015	Respectfully request to revise schedule B.	None provided	None provided
1/4/2016	Respectfully request to revise section# 26.	YES	NO <sup>4</sup>
1/6/2016	Respectfully request to revise section# 26.	YES	NO <sup>3</sup>
3/4/2016	Respectfully request to revise scope of work.	YES	YES <sup>3</sup>
3/14/2016	Respectfully request to add 40 ton HVAC unit, add mechanical as a controlled inspection on tr1, add EUP cards as a required item, add tr8 with new energy inspections, revise section 10 as per highlighted changes and PW-3 with additional cost.	YES	YES <sup>3</sup>
3/21/2016	Respectfully request to add 40 ton HVAC unit, add mechanical as a controlled inspection on tr1, add EUP cards as a required item, add tr8 with new energy inspections and PW-3 with additional cost	YES	YES <sup>3</sup>

<sup>4</sup> These PW1 Forms state that NYSHCR was notified on 2/12/15

75 In light of the last 3 PW1 forms, which included correct answers, the Board is concerned about  
 76 the following job applications, for which the owner submitted falsified forms that have not been  
 77 corrected:  
 78

Job No.	Date	PW1 Form	HPD2 Form
140202117	5/21/2014	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	No HPD2 form submitted
140202153	5/23/2014	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	No HPD2 form submitted
140286474	12/1/2014	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	No HPD2 form submitted
140295062	12/23/2014	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	No HPD2 form submitted
140431968	11/19/2015	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	No HPD2 form submitted
122626809	12/18/2015	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	States proposed work is on an exempt structure; states that work does not include a material alteration
122626845	3/22/2016	Building does not contain occupied housing accommodations subject to rent control or rent stabilization	States proposed work is on an exempt structure; states that work does not include a material alteration

79  
 80 MCB4 would also like to note that five of these filings did not include an HPD2 form, which is  
 81 required for all buildings in the Clinton Special District. All of these filings received DOB  
 82 approval.  
 83

84 Furthermore, the sum of all of these filings results in a material alteration, as defined in Section  
 85 96-01 of the Zoning Resolution:  
 86

87 (13) Material alteration<sup>5</sup>

88 “Material alteration” shall mean any alteration to a  
 89 #multiple dwelling# or other #building#, including, but not  
 90 limited to, *an alteration which reduces or increases the*  
 91 *#floor area# of the #multiple dwelling# or other*  
 92 *#building#, #converts floor area# from #residential# to*  
 93 *non-#residential use#, changes the number or layout of*  
 94 *#dwelling units# or #rooming units#, or adds or removes*  
 95 *kitchens or bathrooms; provided, however, that #material*  
 96 *alteration# shall not include:*

- 97 (i) an #incidental alteration# which does not change the

---

<sup>5</sup> Emphasis added

98 layout of #dwelling units# or #rooming units#, or  
99 (ii) a repair or replacement of existing elements of such  
100 #multiple dwelling# or other #building# without  
101 materially modifying such elements.  
102

103 The owner did not disclose the material alteration in any of the filings. Having done so would  
104 have initiated a CONH requirement. No such document was found on the online DOB Building  
105 Information System. However, it is clear that prior to the filings listed in this letter, 400 West  
106 56<sup>th</sup> Street was fully occupied. About half of the tenants who lived in the building prior to the  
107 construction work remain.  
108

109 **401 West 56<sup>th</sup> Street**

110 In 2011, an HPD2 form was submitted under DOB Job application No. 120775214.<sup>6</sup> The form  
111 incorrectly stated that the building was not located within the Special Clinton District's  
112 Preservation Area.<sup>7</sup> This is a clear and direct matter. The work done as part of this application  
113 included material alteration. As such, the Board requests a stop work order and audit for the site.  
114

115 **Conclusion**

116 The Board is gravely concerned about the growing trend of building owners who are submitting  
117 falsified forms to DOB, and we are particularly alarmed to learn that the job applications for  
118 which these forms are submitted have been previously approved by DOB. MCB4 has now seen  
119 this trend in all of our Special Districts—West Chelsea, Hudson Yards, Garment Center, and  
120 Clinton.  
121

122 In order to preserve the affordable housing in this community, it is imperative that DOB devise a  
123 solution to curtail this growing trend. MCB4 is eager to work with DOB to establish a system  
124 that can adequately respond to false filings that threaten the very existence of our special  
125 districts, and the affordable housing that maintains their character.  
126

127 Sincerely,  
128  
129  
130  
131  
132

133 Delores Rubin  
134 Board Chair

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

137 cc: Senator B. Hoylman  
138 Assembly Member R. Gottfried  
139 Borough President G. Brewer  
140 V. Been, HPD  
141 Councilmember C. Johnson

---

<sup>6</sup> See Appendix XX – HPD2 form dated July 16, 2011.

<sup>7</sup> See Appendix XX – Map of Special Clinton District

2  
3 June XX, 2016

4  
5 Hon. Meenakshi Srinivasan, Chair  
6 Landmarks Preservation Commission  
7 Municipal Building, 9th floor  
8 One Centre Street New York, NY 10007  
9

10 **Re: 339 West 29<sup>th</sup> Street - Hopper-Gibbons House**

11 Dear Chair Srinivasan:

12  
13  
14 On the recommendation of its Chelsea Land Use Committee, Manhattan Community Board No.  
15 4 (CB4), at its regularly scheduled meeting on June 1, 2016, voted, by a vote of XX in favor, XX  
16 opposed, XX abstaining and XX present but not eligible to vote, to recommend that the  
17 Landmarks Preservation Commission (LPC) decline to consider an application for a Certificate  
18 of Appropriateness for 339 West 29<sup>th</sup> Street, the Hopper-Gibbons House, until the currently-  
19 existing illegal fifth floor is removed as ordered by the Board of Standards and Appeals (BSA),  
20 confirmed by the Appellate Division of the Supreme Court.  
21

22 LPC should not permit itself to be used to overturn this decision. However, if LPC decides to  
23 consider the application, we strongly recommend its denial because the proposed enlargement is  
24 out of context with the buildings in the Lamartine Place Historic District in both scale and  
25 material, is widely visible and does not conform to setback requirements.  
26

27 **Background**

28  
29 The Hopper-Gibbons House was the home of the Quaker Abolitionists Abbey Hopper Gibbons  
30 and James Sloan Gibbons, was a stop on the Underground Railroad and was attacked during the  
31 draft riots of 1863. It is one of a series of four story-houses on West 29<sup>th</sup> Street designated by  
32 LPC as the Lamartine Place Historic District in 2009. In its designation report, LPC wrote, "The  
33 row houses standing since the mid-nineteenth century on West 29<sup>th</sup> Street between 8<sup>th</sup> and 9<sup>th</sup>  
34 Avenues are remarkable for their association with several well-known abolitionist families, for  
35 their connection to the Underground Railroad, and for being among the very few documented  
36 surviving structures associated with the Civil War Draft Riots of 1863, a pivotal period in New  
37 York City history."  
38

39 The current owner has constructed a fifth floor addition to the building without LPC approval,  
40 working at times without required permits and in violation of stop-work-orders. In November  
41 2010 the Department of Buildings (DOB) issued a Certificate of Correction ordering the removal  
42 of the illegally-built fifth floor addition but to date has failed to enforce its order.  
43

44 For nearly ten years the fate of the building has been mired in a tangled web of determinations  
45 and orders by DOB, BSA and LPC, concluding in rulings by the Appellate Division of the

46 Supreme Court confirming that a BSA determination that the illegal fifth floor enlargement must  
47 be removed was correctly made.

48  
49  
50  
51

52 **Application**

53

54 The current application is for a Certificate of Appropriateness for a newly-designed fifth floor  
55 enlargement that differs significantly from the existing illegally-built fifth floor. The proposed  
56 addition is set back seven feet, slopes steeply and is clad in a zinc finish. The plan also calls for  
57 replacing the existing stucco facade - which the applicant installed after removing the existing  
58 brick facade shortly after purchasing the building - with brick veneer, restoring the cornice and  
59 installing a fire escape.

60

61 **Conclusion and Recommendations**

62

63 The Hopper Gibbons House is an historic treasure that deserves to be protected for the benefit of  
64 future generations. It is far too important to the history of New York City to be subjected to the  
65 violence the current owner has visited on it and which the current application would make  
66 permanent.

67

68 Since purchasing the property, the current owner has shown a continuing and flagrant disregard  
69 for permits, stop-work-orders and other procedures that the community has a right to depend on  
70 in order to manage orderly development. CB4 believes that the BSA determination that the  
71 illegal fifth floor enlargement must be removed, confirmed by the Appellate Division of the  
72 Supreme Court, is definitive and should be implemented.

73

74 We therefore recommend that LPC not consider either the current application or any other  
75 application for this property until the fifth floor enlargement has been removed. Furthermore,  
76 because of the applicant's actions over the years we further recommend that the building be  
77 returned to its condition at the time he purchased it before any application be considered.

78

79 If, despite our recommendation, LPC decides to proceed with the consideration of the  
80 application, we strongly recommend its denial because the proposed enlargement is contrary to  
81 basic landmark principles. It is out of context with the Lamartine Place buildings in both scale  
82 and material. It is widely visible from the street in multiple directions, as well as from buildings  
83 to the south, and the zinc finish on the proposed cladding is dramatically out of context with the  
84 other houses on Lamartine Row. While the applicant presents this as a positive attribute in that  
85 the enlargement would be distinct from, and not compete for attention with, the historic row,  
86 CB4 and others find the juxtaposition of materials jarring and inappropriate.

87

88 CB4 believes that the appropriate form of the Hopper-Gibbons house is with the original flat roof  
89 with no fifth floor addition. This is particularly important because that roof provided an escape  
90 route for the Gibbons' daughters as they fled for their lives during the Draft Riots, running to  
91 neighboring roofs as rioters focused their violence on the house.

92  
93  
94  
95  
96  
97

We request that LPC put an end to this multi-year effort to subvert DOB, BSA and LPC practice and procedure and confirm the Hopper-Gibbons House in its proper place as an important, cherished historic landmark in its appropriate form.

DRAFT

2  
3  
4 June XX, 2016

5  
6 Hon. Meenakshi Srinivasan, Chair  
7 Landmarks Preservation Commission  
8 Municipal Building, 9th floor  
9 One Centre Street New York, NY 10007

10  
11 **Re: 404 West 20<sup>th</sup> Street**

12  
13 Dear Chair Srinivasan:

14  
15 On the recommendation of its Chelsea Land Use Committee, Manhattan Community Board No. 4 (CB4),  
16 at its regularly scheduled meeting on June 1, 2016, voted, by a vote of XX in favor, XX opposed, XX  
17 abstaining and XX present but not eligible to vote, to reiterate its recommendation that the application for  
18 alterations to 404 West 20<sup>th</sup> Street in the Chelsea Historic District be denied, and to request urgent further  
19 action before the Landmarks Preservation Commission (LPC) makes a final determination.

20  
21 CB4 believes that the applicant has exaggerated the poor condition of the building in order to support a  
22 request for its nearly complete demolition and the filling in of the historically significant side yard. Since  
23 there has been no independent evaluation of the building's condition, we strongly request that LPC ask for  
24 such an evaluation by Mr. Timothy Lynch, P.E., Executive Director, New York City Department of  
25 Buildings Forensic Engineering Unit (DOBFEU), to determine whether the building is at risk of collapse  
26 and is beyond preservation.

27  
28 We understand that LPC has worked with DOBFEU in the past and believe that no building is more  
29 deserving of a proper evaluation than the oldest dwelling in Chelsea.

30  
31 **Background - History and the Importance of the Side Yard**

32  
33 404 West 20<sup>th</sup> Street is well-known in the preservation community, and to LPC. As documented in the  
34 1970 Chelsea Historic District Designation Report, 404 West 20<sup>th</sup> Street shows the tentative beginnings of  
35 the neighborhood in a modest house built before the arrival of more substantial residences like those of  
36 neighboring Cushman Row. The Designation Report states:

37  
38 "No. 404, the oldest house in the Chelsea Historic District, was built in 1829-30 for Hugh Walker on  
39 land leased from Clement Clarke Moore for forty dollars per year. The lease stated that if, during the  
40 first seven years, a good and substantial home was erected, being two stories or more, constructed of  
41 brick or stone, or having a brick or stone front, the lessor would pay the full value of the house at the  
42 end of the lease."

43  
44 Moore both subdivided his estate into building lots and shaped its development. In donating the block  
45 across West 20<sup>th</sup> Street from 404 to the Episcopal Church for the General Theological Seminary, he gave  
46 the neighborhood a focus, a role long acknowledged in the block's name, Chelsea Square. Both his  
47 aspirations for the block and his pragmatism about its still semi-rural character are reflected in the brick  
48 face and wood side of 404.

49  
50 Less well known is the importance of the building's side yard, significant as a remnant of a type of early  
51 Chelsea house now almost entirely vanished. These modest, often wood-frame houses had narrow side

1 yards providing access to freestanding backyard workshops or rear service buildings, including those of  
2 self-employed tradesmen. The attached plate 73 of the neighborhood from the 1854 William Perris  
3 Insurance Atlas shows dozens of yellow-colored frame dwellings with rear yard outbuildings accessed by  
4 narrow alleys like 404's. In his 1894 city chronicle, *In Old New York*, the historian Thomas Janvier  
5 specifically associated this building type with early nineteenth-century Chelsea.

6  
7 404 West 20<sup>th</sup> Street's side yard is significant for revealing the wood-frame nature of the house behind the  
8 brick façade stipulated by Moore. With its exposed wood clapboards, the building and its side yard have  
9 been staples of Chelsea walking tours for decades, and make a natural starting point for any history of the  
10 neighborhood.

11  
12 The façade of the 1898 Donac building immediately east of 404 West 20<sup>th</sup> Street was deliberately  
13 designed to curve back to align with the façade of 404, and the bay within the Donac's concavity is  
14 dropped a story from the cornice line, creating the impression that the building is stepping down to the  
15 height of 404 in the same graceful gesture that finesses the street setback, a masterstroke of suggestion.  
16 The open space between the buildings eases their transition in actual height far better than would a  
17 slightly recessed slot added to 404 which would bring its roof line into abrupt collision with the side of  
18 the taller Donac. The current relationship of these buildings is an architectural high point of the most  
19 architecturally significant block in Chelsea, and would be deeply compromised by filling in the side yard.

## 20 21 **The Application**

22  
23 The current application proposes the complete demolition of the building except for the façade, closing  
24 the side yard off from the street with brick infill recessed from the historic brick façade by two feet,  
25 adding two upper stories and encroaching twenty-five feet farther south into the rear yard, with a new  
26 skylight-lit cellar level excavated below the current basement, extending almost to the rear property line  
27 and covering about 90% of the building lot. The proposed building approaches two-and-one-half times  
28 the size of the existing building.

## 29 30 **Analysis**

### 31 32 **i. Building Condition**

33  
34 The applicant's Description of the Application describes the building's condition in part as follows: "The  
35 Building...is in extremely poor condition, exhibits serious structural deficiencies including bulging and  
36 leaning walls and cracks and urgently needs updated mechanical systems."

37  
38 We believe that there has never been an independent structural analysis of the condition of the house to  
39 substantiate the applicant's claims that the house is in extremely poor condition and cannot be restored  
40 without demolition. We note in particular the following errors and deficiencies in the application and the  
41 applicant's presentation to LPC at its April 19 hearing:

- 42
- 43 • No structural calculations are presented; the proposal merely notes, for example, that a 4" basement  
44 post is "deemed to be insufficient support," despite the evidence of 186 years' sufficiency, and  
45 without structural calculations proving as much or identifying who deems it insufficient and on what  
46 basis.
  - 47  
48 • Aside from some cracked plaster, the images and notes on sheets titled "Structural Deficiencies –  
49 Wood Frame House" in the applicant's presentation simply show intact-looking original construction.  
50 3"x4" timbers – not "studs" as he labels them - and rafters, diagonal sheathing and plaster-on-lath

1 interior finish are all included on these sheets as if they were deficiencies rather than the standard  
2 construction practice of the house's era. It should be noted that a historic 3x4 timber is a substantial  
3 structural member with a cross sectional area of 12 square inches compared to a modern 2x4 stud,  
4 which has an actual cross-sectional area of 5.25 square inches.

- 5  
6 • The absence of siding on the house's west wall adjacent to 406 West 20th Street is cited as a  
7 structural deficiency even though siding is not structural. It would have made perfect sense to remove  
8 the stepped clapboards when 406 was erected next door in 1840; it was no longer needed as a weather  
9 barrier and its thickness and stepped surface would have made for a wider, harder-to-seal joint  
10 between the buildings and a more visible joint between their brick facades, not to mention  
11 unnecessarily taking interior space from 406, whose brick wall is described as abutting 404's wood  
12 studs.

13  
14 In support of his contention regarding the building's condition, the applicant stated in his presentation that  
15 nothing had been done to maintain the property over the years. In response, the previous owner has  
16 provided a letter to CB4 and to LPC containing an extensive list of maintenance actions, including in  
17 2013 a cornice reconstruction, partial roof replacement, replacement of rear basement windows and  
18 basement drain replacement, a 2007 second-floor plumbing replacement, a 2003 complete roof  
19 replacement, major electrical upgrades in 2000 and 2002 and replacement of copper downspouts and  
20 brick façade repointing in the 1990s. The owner repeatedly hired William O'Malley, a reputable, licensed  
21 general contractor long established in Chelsea to make repairs on the house, including periodic plastering  
22 and repainting.

23  
24 In contrast with this active maintenance by the previous owner, the current owner has an unresolved DOB  
25 violation dated September 3, 2015: "Owner to immediately engage a New York State Licensed  
26 professional engineer to evaluate entire building, obtain permits for repairs and start repair work with  
27 permit no later than 9/17/2015." Furthermore, it is our understanding that the current owner failed to heat  
28 the house this past winter, resulting in burst pipes that flooded the basement and suggest the possibility of  
29 intentional demolition-by-neglect.

## 30 31 **ii. Side Yard**

32  
33 The existing side yard poses a significant challenge to the applicant's plan to expand the building to the  
34 south: at 2' 7" wide it is non-compliant, though it is grandfathered. Since ZR 54-41 precludes any  
35 reconstruction of a damaged building that increases the pre-existing degree of non-compliance, any  
36 extension of the building to the south can be a maximum of 17 feet wide, leaving a complying eight foot  
37 side yard on the 25 foot wide lot. In addition, the permitted 17-foot wide rear extension would be similar  
38 to an historic "ell" typical of rowhouse rear extensions.

39  
40 The applicant's proposed solution is to declare the existing east wall of 404 dangerous and not able to be  
41 restored, then eliminate the pre-existing non-compliance by demolishing the wall and incorporating the  
42 side yard area into the enlarged building. The applicant's declaration that the east wall is beyond repair  
43 and must be demolished to "save" the building is self-serving and unsupported since an independent  
44 evaluation has not been done.

## 45 46 **Landmark Issues**

47  
48 A year after the Chelsea Historic District was designated in 1970, the owner of the house was presented  
49 with a plaque reading "OLDEST DWELLING IN CHELSEA, FRAME HOUSE WITH BRICK FRONT,  
50 1830." The existing side yard is an integral part of this historic building, both for itself and for what it  
51 reveals of the building's construction, and of the historic district in which it is located.

- 1  
2 • The proposed infill of the side yard would have its street face recessed from the existing façade by  
3 two feet. This would reduce the exposure of the house’s wood siding to a narrow strip of token  
4 history and erase its reading as an access path to former rear yard service buildings. A deeper recess  
5 was discussed at the April 19 hearing, but the maximum depth is limited by ZR 23-841 to the width  
6 of the court, or about two-and-one-half feet.  
7  
8 • In addition to showing the house's historic wood siding, the side yard allows views from West 20<sup>th</sup>  
9 Street of the house’s federal-era pitched roof, a character defining feature of the house. The “existing  
10 sight line” from the far sidewalk to the house’s rooftop shown as a dashed line on the proposal’s  
11 “Existing Building Section” drawing does not take this into account.  
12

### 13 **Conclusions and Recommendations**

14  
15 Our fundamental conclusion is that the applicant is asking LPC to approve the near-total demolition of the  
16 oldest dwelling in Chelsea solely on the self-interested word of the applicant that the building "is in  
17 extremely poor condition" and is beyond preserving.  
18

19 Therefore:

- 20  
21 • CB4 strongly requests that LPC ask that DOBFEU evaluate the "Structural Deficiencies" noted in the  
22 application and determine whether the building is a risk of collapse and is beyond preserving.  
23  
24 • If the DOBFEU evaluation determines that the building is able to be preserved, CB4 recommends that  
25 LPC require of the applicant a new plan that preserves and restores the essential historic, character-  
26 defining features of the house, including the side yard, the wood clapboard siding on the east wall and  
27 views of the house's federal-era pitched room from West 20th Street.  
28  
29 • If and only if the DOBFEU evaluation determines that the building is at risk of collapse and is beyond  
30 preserving, we recommend that LPC require of the applicant a new plan that better preserves more of  
31 the historic, character-defining features of the house than the current plan does. In particular, we  
32 recommend that LPC require the applicant to seek a variance from the Board of Standards and  
33 Appeals permitting a side yard deeper than permitted by ZR 23-841 in order to expose more of the  
34 wood clapboard siding on the east wall to public view.  
35

36 CB4 believes that the preservation and restoration of 404 West 20<sup>th</sup> Street for the enjoyment of future  
37 generations is an important and necessary action entirely mandated by the designation of the Chelsea  
38 Historic District, and that, conversely, permitting it to be demolished without reasonable efforts to save it  
39 is contrary to the fundamental purpose of landmarking. We believe that LPC should require the applicant  
40 to prove rigorously the need for the house's demolition, and failing that, that LPC should require its  
41 preservation and restoration.

Transportation Planning Committee

Item#: 25

Letter to be distributed separately

1 **Transportation Planning Committee**

Item # 26

2  
3 Alba Pico, First Deputy Commissioner  
4 Special Application Unit  
5 Department of Consumer Affairs  
6 42 Broadway, 5<sup>th</sup> Floor  
7 New York, NY 10004

8  
9 Ms. Margaret Forgione  
10 Manhattan Borough Commissioner  
11 NYC Department of Transportation  
12 59 Maiden Lane, 37<sup>th</sup> Floor  
13 New York, NY 10038

14  
15 **Re: Newsstand Application #3936-2016 ANWS, 34<sup>th</sup> Street at the Southwest**  
16 **corner of 34<sup>th</sup> Street and 9<sup>th</sup> Avenue**

17  
18 Dear Commissioner Pico and Commissioner Forgione,

19  
20 After carefully reviewing this application, Manhattan Community Board 4 (CB4) voted  
21 to deny the installation of a 6' x12' newsstand at this location.

22  
23 Contrary to the applicant's description, three fixed planters obstruct the sidewalk at the  
24 proposed location.

25 The clearance section of the Rules of New York<sup>1</sup> indicates "Newsstands may not be  
26 placed within 15 feet of any other obstruction, such as scaffolding or construction  
27 material, that is present at the time at which the proposed site for the newsstand is  
28 inspected by DOT. If the removal of such obstruction may be reasonably expected within  
29 one year, an applicant for a new newsstand may propose such a site for placement of a  
30 newsstand upon the removal of such obstruction. DCA shall keep all such applications on  
31 file for a maximum of one year from the date of application. It shall be the responsibility  
32 of the applicant to notify DCA that such obstruction has been removed. After one year,  
33 any such application that is still pending for any reason, including the continued presence  
34 of such obstruction, shall be denied. "

35 We also note the presence of an existing Newsstand on the opposite side of 9<sup>th</sup> Avenue at  
36 34<sup>th</sup> Street. The applicant declined to attend the Transportation committee to answer our  
37 questions.

38

39

---

<sup>1</sup> [http://www1.nyc.gov/assets/dca/downloads/pdf/about/sidewalk\\_stand\\_law\\_rules.pdf](http://www1.nyc.gov/assets/dca/downloads/pdf/about/sidewalk_stand_law_rules.pdf)

2  
3 Mayor de Blasio  
4 City Hall  
5 New York, NY 10007

6  
7 **Re LED Street Lights**

8  
9 Manhattan Community Board 4 (CB4) has received a number of complaints related to the  
10 few LED street lights installed in our neighborhood. The public has found serious  
11 deficiencies and health side effects with the new lights. We are pleased you have  
12 declared publicly (on the radio) you will investigate and correct the problems where  
13 warranted.

14  
15 We ask that you go further and prevent health issues and costly repairs by putting the  
16 rollout of this program on hold until the solutions have been identified and the negative  
17 impacts have been minimized.

18  
19 DOT operates 262,000 street lights and intends to convert all of them to LED by 2017 to  
20 generate \$ 14 million in savings. It is worth noting that the project was originally tested  
21 on highways and parks. It is not clear what tests – if any - have been conducted in  
22 residential environments.<sup>1</sup>

23  
24 LED lights have many advantages: they save energy and are ecologically sustainable.  
25 However, as with many rapidly developing new technologies a lack of careful calibration  
26 to the context can present a threat to public health.

27  
28 According to a neurologist at Einstein/Montefiore Hospital who is a Chelsea resident,  
29 intense, misdirected light intrudes into homes, disturbs sleep, adversely affects health and  
30 can cause sleep disruption, migraines, and agitation, especially in vulnerable populations  
31 like children, elderly and the chronically ill<sup>2</sup>. Numerous studies have documented the  
32 adverse effects of light pollution on the environment<sup>3</sup> and on human health. The worst  
33 offender appears to be blue spectrum light, which is used for the new NYC LED  
34 streetlights.

35  
36 Numerous 311 complaints from residents have led DOT to replace some 78-watt lamps  
37 with 64-watt lamps, forcing the city to deploy extensive resources for a retrofit. This is a  
38 good start but not enough.

39  
40 The lighting industry and health researchers have recommended:  
41

---

<sup>1</sup> <http://www.nyc.gov/html/dot/downloads/pdf/sustainablestreetlighting.pdf>

<sup>2</sup> <http://www.health.harvard.edu/staying-healthy/blue-light-has-a-dark-side>

<sup>3</sup> <http://darksky.org/light-pollution/energy-waste/>

- 42 • Using warm lights with color temperature no greater than 2,700 Kelvin instead of  
43 the current 4,000 Kelvin lamps.  
44 • Using shades or lenses to prevent unwelcome light seepage and lateral glare.  
45 • Adjusting the lamp wattage to the context, for example, by using a lower wattage  
46 and possibly shorter poles on residential streets.  
47

48 LED lights hold the promise of great savings and technological advances for the future.  
49 NYC should follow the example of other cities that have chosen to install LEDs on the  
50 warm side of the spectrum, which are much less likely to disrupt health than the blue-rich  
51 LEDs<sup>4</sup>. As the lighting technology has made significant advances since 2007, when this  
52 project started, it would behoove the city to evaluate if the balance of the rollout should  
53 take these new advances into account in order to deliver a healthier and better system. It  
54 is particularly urgent to act now, since each new LED lamp is expected to last 20 years  
55 and the current plan is to change all streetlights in the city to LED by the end of 2017.  
56

57 We are pleased to see that Intro 822 -2015 intends to tackle this problem and would  
58 mandate the use of warmer lamps.  
59

60 We ask that you to put on hold the rollout of this program until the issues have been  
61 resolved and the negative health and comfort impacts have been minimized. This will  
62 prevent costly retrofits in the future.  
63

64 Cc CAU  
65 CC department of transportation  
66 CC c Johnson  
67 Cc elected  
68

---

1 **Transportation Planning Committee**

**Item # 28 – For RATIFICATION**

2  
3 Federal Railroad Administration  
4 1200 New Jersey Avenue, SE  
5 Washington, DC 20590

6  
7 AMTRAK

8  
9 NJ Transit Headquarters  
10 1 Penn Plaza East  
11 Newark, NJ 07105

12  
13 Congressman Jerrold Nadler  
14 201 Varick Street, Suite 669  
15 New York, NY 10014

16  
17 The Federal Railroad Administration (FRA) and NJ TRANSIT (NJT) are soliciting  
18 stakeholders’ input on the scope of the Environmental Impact Statement (EIS) they are  
19 preparing to evaluate the Hudson Tunnel Project (the “Proposed Action” or the  
20 “Project”).

21 Manhattan Community Board4 (CB4) requests that the proposed Project Study Area be  
22 expanded, that the study’s scope encompass transportation, noise and air quality impacts  
23 from the repairs of the of the old tunnel and focus on the numerous cumulative effects in  
24 this area which is experiencing so much construction. CB4 also wants to ensure that no  
25 loss of affordable housing or public space will result from the property acquisition  
26 process.

27  
28 **Proposed Action**

29 The Hudson Tunnel Project is intended to preserve the current functionality of the  
30 Northeast Corridor’s (NEC) Hudson River rail crossing between New Jersey and New  
31 York and strengthen the resilience of the NEC. The Project would consist of construction  
32 of a new rail tunnel with tow tubes under the Hudson River, including railroad  
33 infrastructure in New Jersey and New York connecting the new rail tunnel to the existing  
34 NEC and Penn Station, and rehabilitation of the existing NEC tunnel beneath the Hudson  
35 River.

36  
37 The tunnel has two separate tubes, each accommodating a single track for electrically  
38 powered trains, and extends approximately 2.5 miles from the tunnel portal in North  
39 Bergen to Penn Station. Within the New York City commuter catchment area, recent  
40 census data indicate that 12.8 percent of the workforce in Manhattan consists of residents  
41 of New Jersey and 7.2 percent of all New Jersey workers commute to Manhattan.<sup>3</sup> In  
42 2014, NJ TRANSIT carried almost 90,000 weekday passengers each day on  
43 approximately 350 trains between New York and New Jersey. Amtrak carried  
44 approximately 24,000 weekday passengers each day on more than 100 trains between  
45 New York and New Jersey.

47 Since it was damaged during Super storm Sandy in October 2012, the tunnel remains  
48 compromised. Although it is currently safe for use by Amtrak and NJ TRANSIT trains  
49 traveling between New Jersey and New York City and beyond, it has required emergency  
50 maintenance that disrupts service for hundreds of thousands of rail passengers throughout  
51 the region. Despite the ongoing maintenance, the damage caused by the storm continues  
52 to degrade systems in the tunnel and can only be addressed through a comprehensive  
53 reconstruction of the tunnel.

54

55 The Proposed Action would rehabilitate the Tunnel without disrupting existing levels of  
56 train service, and provide redundant capacity for rail service crossing the Hudson River.  
57 To perform the needed rehabilitation in the existing Tunnel, each tube of the tunnel will  
58 need to be closed for more than a year. However, rehabilitation needs to be accomplished  
59 without unacceptable reductions in weekday service. Therefore, the Proposed Action  
60 would include construction of a new tunnel with two new rail tubes beneath the Hudson  
61 River (the “Hudson Tunnel”) that can maintain the existing level of train service while  
62 the damaged tubes are taken out of service one at a time for rehabilitation.

63 If no new Hudson River rail crossing were provided, closing a tube of the tunnel for  
64 rehabilitation would substantially reduce the number of trains that could serve PSNY,  
65 because the single remaining tube would have to support two-way service. Once the  
66 Tunnel rehabilitation is complete, both the old and new tunnel will be in service,  
67 providing redundant capacity and increased operational flexibility for Amtrak and NJ  
68 TRANSIT.

69

70 The Scoping of the EIS study is based on the Project including the following elements:

- 71 • A new rail tunnel beneath the Hudson River, extending from a new tunnel portal  
72 in North Bergen, New Jersey to the PSNY rail complex (as explained above).  
73 Modifications to the existing tracks in New York and New Jersey and to connect  
74 the new tunnel to the existing network
- 75 • Ventilation shaft buildings above the tunnel on both sides of the Hudson River to  
76 provide smoke ventilation during emergencies.
- 77 • Rehabilitation of the existing Tunnel, one tube at a time.
- 78 • Once the Tunnel rehabilitation is complete, both the old and new tunnel will be in  
79 service, providing redundant capacity and increased operational flexibility for  
80 Amtrak and NJ TRANSIT.
- 81 • In addition to those permanent features, the Proposed Action would involve the  
82 following types of construction activities, which will be described and evaluated  
83 in the Draft EIS:
  - 84 ○ Construction of new tracks along the NEC between Frank R. Lautenberg  
85 Station and the new tunnel portal.
  - 86 ○ Construction of the new tunnel using Tunnel Boring Machine (TBM)  
87 technology, which is conducted underground from a tunnel portal. At this  
88 time, it is anticipated that tunneling would likely occur from the New  
89 Jersey side of the new tunnel.
  - 90 ○ Construction staging sites near the tunnel portal and at the vent shaft site  
91 in New Jersey. These locations would be used to access the tunnel and to  
92 remove rock and soil from the tunnel while it is being bored.

- 93 ○ Construction staging site at the vent shaft site in Manhattan.
- 94 ○ Potential construction activities that affect the Hudson River riverbed
- 95 above the tunnel location.
- 96

97 The EIS will consider the following resource areas for the No Action and the Build  
98 Alternatives: Transportation, Property Acquisition, Parks and Recreational Resources,  
99 Air Quality: Noise and Vibration, and Secondary and Cumulative Effects:

100  
101 **CB4 comments** concern mostly the construction phase:

102  
103 In New York the entirety of the project will take place in Manhattan District 4 (CD4) at  
104 the boundary between Chelsea and Hudson Yards. The study area is limited to 8<sup>th</sup> avenue  
105 to the east from 34<sup>th</sup> Street to the North to 30<sup>th</sup> street to the south, widening to 25<sup>th</sup> Street  
106 west of 10th Avenue. We note that the survey area is much more comprehensive in New  
107 Jersey.

108  
109 **Transportation:**

110 We understand that construction staging and workers' parking will use a parking lot  
111 currently occupied by a 100-bus parking. The EIS should study the impact of the  
112 displaced buses idling and looking for inexistent parking space in streets from 23<sup>rd</sup> to 48<sup>th</sup>  
113 streets, west of 8<sup>th</sup> avenue. Should the construction staging displace other uses, we  
114 encourage you to preform a similar study.

115  
116 The EIS should also study the effect of workers and equipment's driving though the  
117 residential neighborhood of Chelsea or in the truck-intense construction zone of Hudson  
118 Yards.

119  
120 While the construction of the new tunnel will be done exclusively from New Jersey, it is  
121 not clear whether the repairs of the old tunnel will be performed from New Jersey  
122 exclusively or from both sides. If repairs are to be performed and serviced from the New  
123 York side, truck traffic and routes to the Lincoln tunnel should be studied. A much larger  
124 study area should be included in New York, from 23<sup>th</sup> Street to 42<sup>nd</sup> Streets West of 8<sup>th</sup>  
125 Avenue.

126  
127 **Property Acquisitions**

128 The plan describes the acquisition of properties for the installation of fan plants.  
129 Displacement of green space or low-income tenants should be avoided at all costs.

130  
131  
132 **Parks and recreational resources:**

133 Sustaining wall

134  
135  
136 **Air Quality:**

137 It is not clear if the building materials of the existing tunnel included asbestos or any  
138 other dangerous materials.

139 CD4 has the third worst air quality in New York City as it relates to cancer-causing micro  
140 particles. The cumulative impact of air pollution of trucks' and workers' traffic needs to  
141 be analyzed and mitigated. A larger study area must be considered, as air does not follow  
142 neatly maps boundaries.

143

144 **Noise and Vibration:**

145 Even if debris is carted out from the New Jersey side, explosions and noise can be heard  
146 10 blocks away. Deliveries of materials are very noisy as well as truck traffic. This also  
147 requires a large study area. Mitigation measures including “no after hours variances” will  
148 need to be contemplated.

149

150 **Cumulative effects:**

151 Evaluating the cumulative effects for transportation, noise, and air quality will be critical.  
152 This project will proceed while Hudson Yards construction is still in full swing.  
153 Currently there are already dozens of residents negatively impacted by the construction  
154 noise. This is on the top of extremes conditions due to the Lincoln Tunnel traffic and Port  
155 Authority bus terminal operation. All within 10 square blocks.

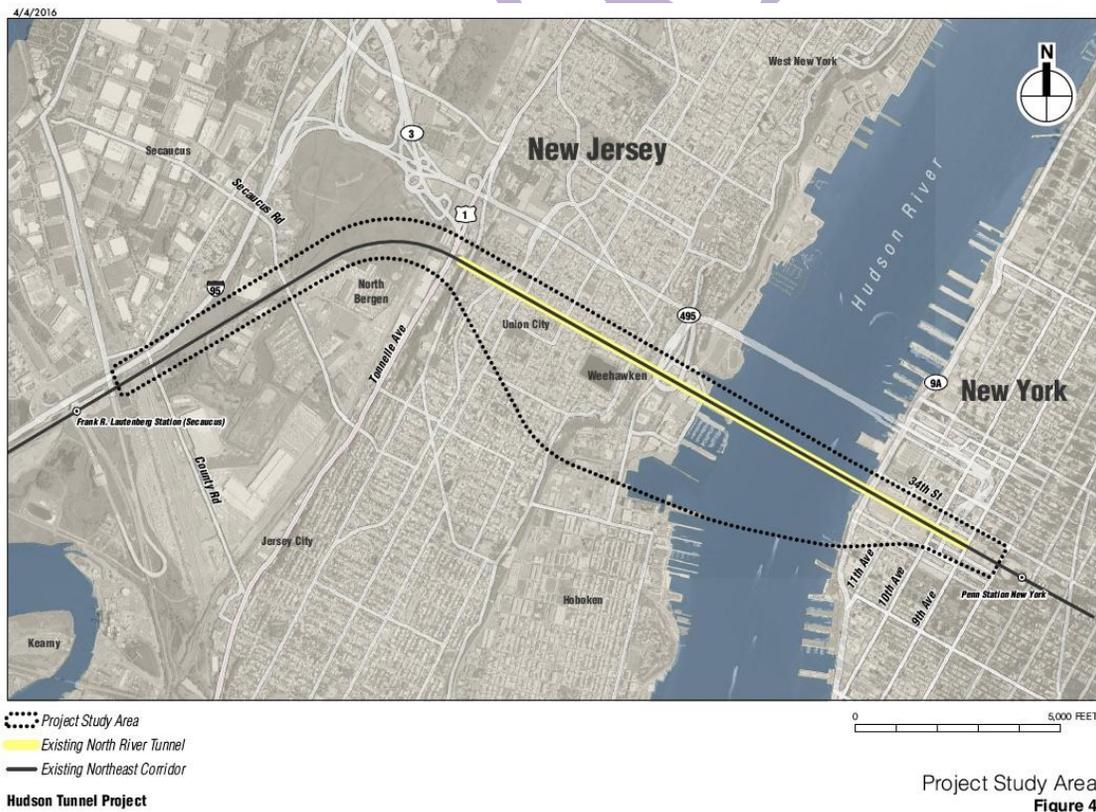
156

157 The project will possibly be concurrent with Penn Station Phase 2, Javits Center  
158 renovation and a Bus terminal relocation.

159

160 We encourage NJT and Amtrak to adjust its scope to include our recommendations.

161



162

1 **Transportation Planning Committee**

**Item # 29**

2  
3 Margaret Forgione  
4 Manhattan Borough Commissioner  
5 NYC Department of Transportation  
6 59 Maiden Lane, 37<sup>th</sup> Floor  
7 New York, NY 10038

8  
9 **Re: Intercity bus stop – 355 West 33<sup>rd</sup> Street**

10  
11 Dear Commissioner Forgione,

12  
13 We appreciate the opportunity to review the application for a bus stop for a maximum of  
14 23 pick-ups and 12-drop offs per weekday at 355 West 33<sup>rd</sup> Street, for Monroe Bus  
15 Company.

16 Manhattan Community Board 4 (CB4) recommends that the bus stop at this location be  
17 approved effective September 1, 2016, when the construction barricades at 33<sup>rd</sup> Street and  
18 8<sup>th</sup> Avenue will be removed.

19 This approval is conditional on the permit including the following stipulations below in  
20 addition to those enclosed that the applicant has agreed to in writing:

- 21  
22 1. The location is 93' long accommodating 2 buses at a time.  
23 2. The applicant has agreed to revise his schedule to ensure that there is never more  
24 than two buses arriving or departing at the same time. Such revised schedule  
25 should be attached to the permit. The Schedule should also be revised so that  
26 there is at least 5 minutes delay between buses using the same space  
27 3. The applicant has agreed that he will not use 9<sup>th</sup> Avenue or any other location in  
28 the vicinity to load or pick up its passengers  
29 4. The applicant has agreed that he will instruct the drivers to cut off the bus engines  
30 during the loading an unloading, and post prominent signs in the drivers' cab  
31 reminding them not to idle.  
32 5. The applicant has agreed to direct his passengers to line up against the wall and  
33 preserve 8' of pedestrian right of way for the public to navigate though the stop.  
34  
35

36 Enclosure:  
37 Stipulations  
38 Signature page  
39 Email approval

## Manhattan Community Board 4 - Intercity Bus Permit and Stipulations

Please attach a copy of your bus stop request to the NYC DOT  
All fields must be completed

enter data in this column

Permit from Date to Date		
Bus Company Marketing name (DBA)	Monroe Bus Corp	
Company Corporate Name	Monroe Bus Corp	
CEO or Owner's Name	Issac Gross	
Corporate Address	60 Nostrand Av, Brooklyn NY 11205	
Email Address	<a href="mailto:mike@monroebus.com">mike@monroebus.com</a>	
Phone Number	917-407-4888	
Address of requested bus stop (where the sign will be located)	355 West 335th Street	
Bus stop Length ( in feet)	93 FT	
Bus stop length in # of buses		2
Peak hour # passengers per bus	8-7, 42	
Total number of buses on this route		10
Maximum number of pickups per day		10
Maximum number of drop off per day		10
Final Destination of the bus service	Monroe, Queens, Brooklyn	
What will be the route for your bus from entering New York City limits, to the bus stop requested, to leaving New York City limits?		
Number of layover locations		
Addresses of layover locations		





## Location and Safety

Please include a diagram of the street where you are requesting a stop, including measurements of all existing uses and your proposed stop.

Current parking regulations at the location of the stop	MINI METER	
Is It in a Bus lane?	NO	
What are the other obstructions ( curb cuts, hydrants etc..)	CURB	
List the businesses, institutions and residences located along the length of bus stop	B&H PHOTO	
Did you speak with the businesses above and the block association about your planned operation?	YES	
Provide the name of the persons you spoke to for each of them and the date on which you spoke to them	ELY DASKAL 01/16/2016	
Where and when did you post the notice of the Community Board Transportation Committee Hearing?	N/A	
First Alternate Location Address	N/A	
Second Alternate location Address	N/A	
Excluding this application, does your company have additional intercity bus service in New York City?	NO	
If yes, attach a list of your existing stop location, schedules and what destination they serve . (If you stops are in the Port Authority Bus Terminal or GW Bridge Bus Station please include the slip number)		
Are all drivers your employees?	YES	
<b>Please provide your safety records per the USDOT- Federal Motor Carrier Safety Administration</b>	<b>Serious Violations in the last 12 months</b>	<b>On-road Performance Basic Percentile</b>
Operation by drivers in a dangerous or careless manner		
Operation by drivers who are ill, fatigued or in non compliance with the hours of service (HOS) regulations		
Operation by drivers who are unfit to operate due to lack of training, experience or medical qualifications		
Operation by drivers who are impaired due to alcohol, illegal drugs, misuse of prescription or over-the-counter medications.		
Failure to properly maintain vehicles		

## Compliance with Stipulations and Laws

circle one

Will you promptly notify the Department of changes to information provided in its application.	<b>Yes</b>	No
Will you prominently display a copy of the Intercity Bus Permit in each intercity bus operating pursuant to such Intercity Bus Permit	<b>Yes</b>	No
Will you display on each intercity bus using the designated location(s) the operator's name, address and telephone number affixed in characters at least five inches high on both sides of the vehicle, with such display being in a color contrasting with that of the vehicle and placed approximately midway vertically on doors or side panels.	<b>Yes</b>	No
Will you pick-up and discharge passengers only at on-street bus stops designated by the Commissioner for use by the permitted buses and within twelve inches of the curb and parallel thereto	<b>Yes</b>	No
Will you Not stop or stand in your assigned on-street bus stop location except when actively engaged in the pick-up or discharge of passengers.	<b>Yes</b>	No
Will you Notify the Department of the issuance of any violation by the United States Department of Transportation Federal Motor Carrier Safety Administration or the New York State Department of Transportation within five days of the issuance thereof.	<b>Yes</b>	No
Will you cause your drivers to comply with idling laws ( less than 1 minute idling in vicinity of a school or 3 minutes otherwise)?	<b>Yes</b>	No
Will you post a prominent sign inside the bus to remind drivers to turn off their engines after 1 (one) minute?	<b>Yes</b>	No
Will you maintain at all times 8ft of clear pedestrian right of way on the sidewalk?	<b>Yes</b>	No
Will you Not sell tickets on the sidewalk?	<b>Yes</b>	No
In addition to the driver, will you have an employee on site at all times to ensure orderly loading, no idling and preserve 8 ft. of pedestrian passage	<b>Yes</b>	No
Will you ensure your drivers use the permitted route to access the stop?	<b>Yes</b>	No
If relevant, will you bring each of your five safety measurements below the 50% threshold by all means necessary within 2 years of the granting of the permit ?	<b>Yes</b>	No

<b>Manhattan Community Board 4 recommends</b>	<input type="radio"/> Denial	<input type="radio"/> Denial unless all the stipulations above are agreed to by the applicant and are considered part of its permit
---	------------------------------	---

**MCB4 Representatives**

**Patricia Gouris**  
 MCB4 Planning Coordinator

**Ernest Modarelli**  
 MCB4 Transportation Committee  
 Co-Chair

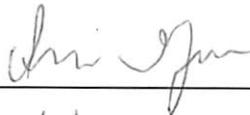
**Jay Marcus**  
 MCB4 Transportation Committee  
 Co-Chair

**Applicant Agreement with the Community**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in his intercity permit. The written stipulations above constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These written stipulations supersede any oral statements or representations in connection with this application.

**SIGN HERE**

**Signature of Applicant**



**Date**

4/17/16

From: Sami Friedman  
Subject: RE: Monroe bus intercity bus stop  
Date: May 18, 2016 at 2:16:07 PM EDT  
To: Christine Berthet  
Cc: Patricia Gouris

Hi.

Fine with me

Sami Friedman  
[www.bhphoto.com](http://www.bhphoto.com)

**From:** Christine Berthet **Sent:** Tuesday, May 17, 2016 10:21 PM **To:** Sami Friedman **Cc:** Patricia Gouris **Subject:** Monroe bus intercity bus stop

Sami, with the understanding that the buses will be able to use 33rd Street by September, could you please sign the following stipulations so that the permit can be issued from September forward.  
Thank you in advance.

2 June X, 2016

3

4 Jay Cross

5 Related Companies

6

7 Dear Mr. Cross:

8 In the December 10, 2009 Points of Agreement for the Western Rail Yard rezoning signed by  
9 you on behalf of the Related Companies and Robert C. Lieber for the City of New York (copy  
10 attached), Related Companies (“Related”) agreed to the following conditions with respect to its  
11 off-site developments financed using 421-a tax abatements:

12 “(h) Related Off-site 80/20s: Related commits to guaranteeing that all existing affordable  
13 rental units in the Westport (at 500 West 56 Street) and the Tate (at 535 West 23<sup>rd</sup> Street)  
14 in Community District 4 will remain permanently affordable to households at an average  
15 income of up to 90% AMI, not to exceed 125% AMI., provided that there are incentive  
16 programs, exemptions, credits or abatements available that will reduce the real taxes for  
17 the 80/20 buildings to a level consistent with real estate taxes paid prior to any phase out  
18 of the real estate tax abatement in the initial 421-a program. No restrictions shall apply to  
19 the market rate units as rentals or as a conversion to condominiums after the initial 421-  
20 +a period. This commitment is contingent on obtaining lender and investor approvals  
21 which Related will diligently pursue. “

22 As you are likely aware, the renewal of the 421-a regulations as set forth in Chapter 20 of the  
23 Laws of 2015 passed by the NYS Legislature last June provided for an extension similar to that  
24 anticipated by the December 10, 2009 agreement. Under the June 2015 provisions, buildings  
25 that commenced construction prior to July 1, 2008 are eligible for an extended partial tax  
26 abatement if an owner agrees to extend the affordability restriction for the original 20%  
27 affordable units to a total of 35 years, which at both the Westport and The Tate would mean a 15  
28 year extension, and commits an additional 5% of the units to be affordable to those with incomes  
29 at or below 130% AMI for the extended 15 year time period. An owner meets those conditions  
30 would be eligible for a partial real estate tax abatement equal to 50% of the assessed taxes for the  
31 entire building during the 15 year extension. In January of 2016, the City of New York released  
32 its proposed language to amend Title 28 of the Rules of the City of New York by adding a new  
33 Chapter 47 (copy of the “421-a Extended Affordability Program Rules” attached); it is  
34 anticipated that the proposed rules will be take effect in the near future.

35 Community Board 4 (CB4) is therefore inviting you to attend the July meeting of its Housing  
36 Health and Human Services committee to review the proposed 421-a changes and to discuss  
37 Related’s intention, and timeline, to uphold its commitments codified in the Point of Agreement  
38 with respect to the 2009 Western Rail Yard rezoning. The meeting will be held on May 19, 2016

1 at 6:30pm. Closer to the date, the CB4 office will be in touch to confirm the location of the  
2 meeting. If you have any additional questions, please contact Jesse Bodine, District Manager of  
3 CB4 at 212-736-4536 x 27.

4 Sincerely,

5

6

7 Delores, Barbara & Joe

8 cc: CM Corey Johnson

DRAFT

1 Executive Committee

2  
3 June X, 2016

4  
5 Michael P. Carey  
6 Executive Director  
7 Street Activity Permit Office  
8 100 Gold Street, 2nd Floor  
9 New York, NY 10038

10  
11 **Re:** Clinton Housing Development Company's Community Event on June 25th, 2016 on West 52<sup>nd</sup>  
12 Street and 10/11 Ave

13  
14 **Applicant:** Clinton Housing Development Company's Community Event on June 25th, 2016  
15 **Location:** West 52<sup>nd</sup> Street between Tenth and Eleventh Avenues  
16 **Date:** June 25, 2016  
17 **Time:** ?

18  
19 Dear Mr. Carey,

20  
21 Manhattan Community Board 4 ("MCB4") voted to approve the application from Clinton Housing  
22 Development Company's Community Event on June 25th, 2016. The requested street closure for West  
23 52<sup>nd</sup> Street between Tenth and Eleventh Avenues does not create a hardship for the neighborhood and is  
24 an anticipated annual event.

25  
26 Clinton Housing Development Company (CHDC) is a non-profit housing organization committed to  
27 developing New York City's Clinton community and surrounding neighborhoods through the provision of  
28 permanent affordable housing. CHDC has been a part of the MCB4 community since 1973. In addition to  
29 providing comprehensive housing services, CHDC actively engages the community in the way of creating  
30 and maintaining green spaces and organizing events which bring the community together.

31  
32 As the neighborhood is evolving with many new developments in the area, MCB4 has asked CHDC to  
33 expand their outreach to the new residential buildings in the area to help integrate our new neighbors with  
34 community traditions. MCB4 expects the CHDC June 25<sup>th</sup> event will once again be a great community-  
35 building opportunity.

36  
37 Thank you in advance for your consideration.

38  
39 Sincerely,

40  
41  
42  
43 Delores Rubin  
44 Chair  
45 Community Board 4

46  
47  
48  
49  
50