



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
District Manager

May 18, 2015

Honorable Margery Perlmutter
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: 145 Central Park North, Manhattan – Block 1820; Lot 6

Dear Honorable Perlmutter:

On Thursday, March 19th, the new owners of 145 Central Park North and their representatives made a presentation to Community Board 10 requesting a letter of support for their request for a variance at the aforementioned site. They have applied for a variance that does not seek a waiver in additional floor area but does seek a waiver in height as well as front and rear setback requirements.

We as a community board voted overwhelmingly to send a letter asking for the Board of Standards and Appeals to uphold the denial that they have already received from the Department of Buildings for a few reasons.

First, the nearby residents of 145 Central Park North have expressed serious reservations about the loss of light and shading issues that would become an issue for the immediate and surrounding areas. From a contextual standpoint this building will look grossly out of place standing at over 12 stories nearby buildings that are mostly 4 to 6 stories in height. Secondly, our community is looking for more mixed-income properties and this project is only looking to provide 24 luxury apartments.

Please feel free to reach out to us with any questions and/or concerns regarding our board's opinions on this matter. You can reach out to our District Manager Andrew Lassalle at (212) 749-3105 for further information.

Sincerely,

Brian Benjamin
Chairperson of Land Use
Manhattan Community Board 10

Cc: Harlem Local Elected Officials
1801-1805 7th Avenue HDFC