



**Community Board 12 - Manhattan**  
**Washington Heights & Inwood**  
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George Ferrández Jr. - Chairman  
Ebenezer Smith, District Manager

June 26, 2014

Hon. Meenakshi Srinivasan  
Chair  
Board of Standards & Appeals  
250 Broadway  
New York, NY 10007

Dear Chairman Srinivasan:

Please be advised that our General Meeting, Wednesday, June 25, 2014 Community Board 12 Manhattan passed a resolution with a vote of (28)In Favor, (0)Opposed, (1)Abstain, supporting the Application submitted to the Board of Standards and Appeals by Kramer Levin Naffais & Frankel LLP on behalf of 290 Dyckman Properties, LLC to permit conversion of 290 Dyckman Street to a self storage facility and urging 290 Dyckman Street LLC to outreach to CB12-M and to the local community with respect to hiring for construction and permanent jobs and recommending that it thoroughly review the condition of sidewalks around the Property to determine what repairs or reconstruction is needed.

Whereas: An application (the "Application") was submitted to the Board of Standards and Appeals ("BSA") in May 2014 by Kramer Levin Naffais & Frankel LLP ("Legal Counsel") on behalf of 290 Dyckman Street LLC c/o Edison Properties (the "Owner") requesting a zoning variance to allow the conversion of 290 Dyckman Street (the "Property"), Block 2246 / Lot 28, to a self-storage facility; and

Whereas: The Property is a two-story building that was built approximately 100 years ago and is located on a single zoning lot at the corner of Henshaw and Dyckman Streets. When the Property was constructed the entire site was located in an unrestricted zoning district, but as a result of the Zoning Resolution that became effecting December 1961 the site is split between two zoning districts: Fifty-eight percent (58%) of the site is located within a C8-3 zoning district and forty-two percent (42%) of the site is located within a R7-2. The proposed self-storage use is permitted as of-right in the C8-3 district but is not permitted in the R7-2 district. Additionally the height of the Property's existing loading berth does not fully conform to the height required by zoning and an existing curb cut that is within 50 feet of an intersection is being enlarged; and

Whereas: The Property was initially occupied by a stable. In 1922 the northern portion of the ground floor was converted to a garage and in 1939 the entire premises was converted to a garage. In 1944 the premises was converted to a carpet cleaning factory. Around 1983 a wholesale bakery moved into the building. The bakery discontinued operation in 2007 and the Property has been vacant since then. In 2012 the Property was purchased by the Owner, which also owns the adjacent property which is used for parking. The Owner evaluated parking, community facility and self-storage uses for the Property.

An existing interior masonry structural wall hinders an efficient layout for parking and the cost of renovating the property for community facility use exceeds its estimated capitalized value; and

Whereas:

On June 4, 2014 the Land Use Committee ("Land Use" or the "Committee") held a Public Hearing ("Public Hearing) to obtain comments on the Application. Representatives of the Owner's architect, A-Squared Architects, LLC, and Legal Counsel, attended the Public Hearing and briefed the Committee and other attendees on the Application; and

Whereas:

The Committee was informed that a zoning variance is required from BSA to allow the self-storage use on the portion of the site that is covered by a R7-2 zoning district, because zoning requires a 14 foot minimum clearance at the loading berth but the exiting clearance is only 12'6", and also because zoning prohibits curb cuts within 50 feet of an intersection, but there is an existing curb cut within 50 feet of the intersection of Dyckman and Henshaw Streets which is to be increased in width. The increased width will not be in the direction of the intersection and two additional existing curb cuts are to be eliminated. At the Public Hearing the Committee expressed support for the Application, however raised concerns about the condition of the Property's sidewalks and inquired about the Owner's plans for outreach to the local community for the construction and permanent jobs to be generated by the renovation of the Property and its operation as a self-storage facility. Now, therefore

Be It

Resolved:

Community Board 12-Manhattan ("CB12-M") supports the Application submitted to the Board of Standards and Appeals by Kramer Levin Naffalis & Frankel LLP on behalf of 290 Dyckman Properties, LLC to permit conversion of 290 Dyckman Street to a self storage facility and urges 290 Dyckman Street LLC to outreach to CB12-M and to the local community with respect to hiring for construction and permanent jobs and recommends that it thoroughly review the condition of sidewalks around the Property to determine what repairs or reconstruction is needed and to undertake the necessary repairs or reconstruction.

Thank you for your favorable consideration of our request.

Sincerely,



George Fernandez, Jr.  
Chair

cc:

Hon. Bill de Blasio, Mayor  
Hon. Gail Brewer, Manhattan Borough President  
Hon. Leitia James, Public Advocate  
Hon. Scott Stringer, Comptroller  
Hon. Charles B. Rangel, Congressman  
Kramer Levin Naffalis & Frankel LLP

Hon. Adriano Espaillat, NY State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Gabriela Rosa, Assembly Member  
Hon. Ydannis Rodriguez, Council Member  
Hon. Mark Levine, Council Member