



CITY OF NEW YORK

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Chelsea Land Use Goals & Accomplishments 2015- 2019

Initiative to Investigate the Landmarks Preservation Committee

The Chelsea Land Use Committee (CLU) reviewed and made recommendations on multiple applications to the Landmarks Preservation Commission (LPC). Despite pleas from CB4, elected officials and community organizations, LPC permitted the virtual demolition of the oldest house in Chelsea. As a result, the CLU initiated an effort to investigate reforming the Landmarks Preservation Commission to improve LPC's transparency and accountability. CLU will seek to enlist the support of other community boards in this effort. In response to multiple illegal demolitions in CD4 special districts the CLU in collaboration with Clinton/HK, Transportation, and Housing Committees, initiated measures to reform DOB and Housing Preservation & Development (HPD) review of permit procedures to prevent illegal demolition of residential buildings. The goal of these efforts is to stem the loss of affordable housing in CD4's special districts.

Port Authority Comprehensive Transportation Study

CLU, in conjunction with other CB4 committees, has been monitoring and making recommendations on major state infrastructure projects in CD4, including:

- Moynihan Station
- Penn Station
- Javits
- Hudson River Tunnel Project

CB4 has been advocating for the Port Authority (PA) to conduct a comprehensive transportation study which would include these major infrastructure projects so that the PA's proposal for a replacement bus terminal at its Eighth Avenue site in Hell's Kitchen would take into consideration these major projects and coordinate with other transportation agencies.

Block 675 – Between Eleventh and Twelve Avenues, West 29th and West 30th Streets

CLU reviewed and commented on three developers' major proposals for Block 675. The Department of City Planning (DCP) declined to rezone Block 675 as part of the committee's efforts to expand the Special West Chelsea District to include all of the blocks originally envisioned, but eventually agreed to develop a Framework for the block. CLU has met twice with DCP regarding the framework and will continue to work to prevent the oversized buildings of the Eastern Railyards from metastasizing to Block 675.

- [Block 675, Lot 12 - CB4 Proposed EMS Station Presentation](#)

Women's Building, 550 West 20th Street

- CLU met multiple times with the developers of the Women's Building at 550 West 20th Street and reviewed fifteen zoning overrides for the development of the property. Recommendations included modification of the proposed building height for part of the site, rooftop uses, lighting, and sign regulations. The proposal was modified in response to a number of CB4 comments.

Fulton House

CLU worked with Council Member Johnson and Fulton House's tenant leadership on outdoor space improvements in conjunction with Fulton House's site for a new affordable housing building. Groundbreaking for a renovated play area with new equipment and a redesigned basketball court with new benches is scheduled for May 2017.

West 23rd Street Fitness Ghetto

CLU reviewed and made recommendations on multiple BSA applications for permits for physical culture establishments in Chelsea's developing West 23rd Street Fitness Ghetto (Gulch).C

Recently Completed Projects

Proposed Chelsea Market Expansion

For the draft Environmental Assessment Statement, the draft application, and a PowerPoint Presentation from Chelsea Market [click here](#).

[MCB4's Chelsea Market Presentation](#)

Update:

On July 25, 2012, the City Planning Commission will hear public testimony regarding the proposed Chelsea Market Expansion. 22 Reade Street, NY, NY, 10:00 a.m.

- [June 6, 2012, Manhattan Community Board Resolution to DCP re Chelsea Market](#)
- [Environmental Assessment Statement CEQR 11DCP120M](#)
- For the draft Environmental Assessment Statement, the draft application, and a PowerPoint Presentation from Chelsea Market.
▶ [Click here](#)
- [MCB4's Chelsea Market Presentation](#)
- [Chelsea Market Zoning Analysis](#)

General Theological Seminary Plans

The General Theological Seminary (GTS), located between West 20th-21st Street and 9th and 10th Avenue, forms an important part of Chelsea's historic heritage and character.

These buildings share the brick and brownstone materials and the low horizontal scale typical of the Chelsea Historic District. The Seminary faced severe financial pressures that included the cost of remedying the effects of long deferred maintenance of its historic buildings. Click below to see Manhattan Community Board 4's (CB4) letters and other background documents regarding GTS construction plans.

April 2007

- [GTS withdrew its plans to build a new 15 story building](#)

February 2007

- [West Chelsea Rezoning Points of Agreement](#)

December 2006

- [GTS submits the Applications for its proposed](#)
- [GTS Application for Certificates of Appropriateness and Textual Description of Project](#)

January 2006

- [CB4's letter regarding their concerns about the project](#)

November 2005

- [CB4's letter regarding their concerns about the project](#)