



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

December 6th, 2019

Sarah Carroll, Chair
Landmarks Preservation Commission
Municipal Building, 9th floor
One Centre Street New York, NY 10007

Re: Starrett-Lehigh Building at 601 West 26 Street - Twelfth Avenue Truck Bays

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on November 18, 2019, Manhattan Community Board 4 (CB4), at its regularly scheduled meeting on December 4, 2019, voted, by a vote of 40 in favor, 0 opposed, 0 abstaining, and 1 present but not eligible to vote, to recommend approval of the application to remove two non-historic roll-up garage doors and a historic concrete dividing pier on the Twelfth Avenue end of the Starrett-Lehigh Building'

Background

The 1930-31 Starrett-Lehigh Building was designated a New York City Individual Landmark in 1986 and stands within the West Chelsea Historic District designated in 2008. The current application is one of a series of applications for modifications to the building that CB4 has reviewed recently.

Description of the Proposal

The applicant proposes to remove two non-historic, exterior-mounted, roll-up garage doors on adjacent bays on Twelfth Avenue and to remove a historic, concrete dividing pier between those bays to create a single, double-wide garage opening with an interior-mounted door.

Analysis and Recommendations

The proposed interior-mounted, double-wide garage door is a significant visual improvement over the current condition. More important to the Board, however, the reconfiguration promises

to alleviate the traffic nightmare that West 26th Street between Twelfth and Eleventh Avenues has become.

The applicant stated during the public hearing that the new bay configuration will accommodate three large trucks at a time and that their traffic studies have shown that this increased capacity will mean that only smaller trucks will utilize the West 26th Street bays. Large trucks parked at the West 26th Street loading docks are a principal cause of traffic disruption. With no large trucks using these docks there will no longer be trucks blocking the West 26th Street travel lane.

Conclusion

The Board considers the loss of the historic dividing pier to be greatly outweighed by the reduction of traffic congestion on West 26th Street and the visual improvements of an interior mounting of the garage door. We strongly recommend approval of the application.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee

cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Owners/Representatives of 601 West 26th Street