



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

June 18, 2018

Mariso Lago
Chair
Department of City Planning
120 Broadway, 31st Fl. New York, NY 10271

RE: Application 180 273 ZSM – 116 West 23rd Street (AKA 695-709 Sixth Avenue)
Burlington Coat Factory Signage

Dear Chairwoman Lago:

At its regularly scheduled Board meeting on June 6, 2018, Manhattan Community Board 4 voted to recommend approval of an application to the Department of City Planning for a special permit under ZR 74-711 for the referenced signage by a vote of 36 in favor, 0 in opposition, 0 abstentions, and 0 voting Present Not Eligible. This reflects the recommendation of the Chelsea Land Use Committee which voted to approve the request at its May 21, 2018 meeting.

The applicant, Burlington Coat Factory of Texas, Inc., is a lessee with operations at 116 West 23rd Street (AKA 695-709 Sixth Avenue). The Premises are located within the Ladies' Mile Historic District and are under the jurisdiction of the Landmarks Preservation Commission (LPC). Pursuant to ZR 74-711, the Applicant is requesting a special permit to modify ZR 32-655 and ZR 32-652 to allow for the legalization of an existing accessory double-sided illuminated sign and modification of ZR 32-652 to allow for the legalization of nine existing accessory double-sided non-illuminated flag signs as well as the installation of four proposed non-illuminated flag signs at the Premises.

On June 30, 1995, LPC granted the owner of the Premises a Certificate of Appropriateness that permitted the installation of a projecting vertical Blade Sign. Soon thereafter, the blade sign was installed on the northwest corner of West 22nd Street and Sixth Avenue. On December 7, 2012, LPC approved thirteen Flag Signs. Although LPC approved the Blade Sign and Flag Signs, sign permits were never issued by the Department of Buildings. In June 2013, the Applicant advised the Department of Buildings of the Applicant's intent to legalize signage by pursuing the current application.

On September 24, 2014, LPC issued a report stating that a continuing maintenance program had been established that will result in the preservation of the building and that the restorative work under that program contributes to a preservation purpose, meeting the first condition under ZR 74-711. On July 5, 2017, LPC amended the report to include signs hanging from 13 historic flagpoles. Under this program the Applicant has restored a portion of the ground floor terra cotta retail façade, restored a major portion of both the Sixth Avenue and West 22nd Street facades, and agreed to execute a

restrictive declaration, pursuant to which it will maintain the restoration work and the building's features in first class condition.

CB4 commends Burlington Coat Factory for pursuing the appropriate legalization of the existing signage. We also appreciate the work they do to continue to maintain a strong presence in our community with respect for the historic nature of the buildings in our commercial areas.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



John Lee Compton, Co-Chair
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair
Chelsea Land Use Committee

cc: Hon. Corey Johnson, City Council
Hon. Gale A. Brewer, Manhattan Borough President