



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

November 14, 2018

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

Re: 115 West 18th Street proposal for Chimney Replacement

Dear Chair Carroll:

On the consensus recommendation of its Chelsea Land Use Committee, following a duly noticed public hearing at the Committee's meeting on October 15, 2018, Manhattan Community Board 4 (CB4), at its regular Board meeting on November 7, 2018, voted, by a vote of 37 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend approval of a proposed chimney replacement at 115 West 18th Street.

Background

The building at 115 West 18th Street, located in the Ladies' Mile Historic District, requires an LPC Certificate of Appropriateness for a change in the exterior. New Department of Buildings (DOB) mechanical regulations require that the building's chimney be replaced. The chimney is deteriorated and rusted, and performs poorly. Its exhaust vent, which serves two boilers, is damaged and torn. The chimney is located between two rooftop water tanks in a central court yard near several windows. It may be potentially hazardous to building tenants.

Proposal

The applicant proposes to construct a new chimney which would be three feet higher than the water tanks to meet building code; the total extension would be 18 feet. The small portion of the chimney which would be visible from the street would be painted to match the building façade.

CB4 Recommendation

CB4 recommends approval of the proposed new, extended chimney. It is an important safety measure and will be minimally visible from the street.

Sincerely,



Burt Lazarin
MCB4 Chair



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