



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

**Burt Lazarin**  
Chair

**Jesse Bodine**  
District Manager

January 8, 2018

Signe Nielsen  
President  
Public Design Commission of the City of New York  
City Hall, Third Floor  
New York, NY 10007

**Re: 500-508 West 52nd Street  
Proposed Stair and Elevator Bulkhead Extensions**

Dear Ms. Nielsen,

At its regular Full Board meeting on January 3, 2018, Manhattan Community Board 4 (MCB4) voted to recommend approval by a vote of 35 in favor, 0 opposed, 0 abstaining, and 1 present but not eligible to vote<sup>1</sup>, for the proposed stair and elevator bulkhead extensions (“Project”) proposed for 500-508 West 52nd Street (“Site”) by the Clinton Housing Development Company (CHDC), on the condition that CHDC inform its neighbor to the west of the Site about the proposed extensions. The approval reflects the recommendation of MCB4’s Clinton/Hell's Kitchen Land Use Committee for the Project after a presentation from CHDC on December 13th, 2017.

Both 500 West 52nd Street and 508 West 52nd Street are City-owned property net leased to CHDC. 500 West 52nd Street is proposed for 46 units of affordable housing for seniors. 508 West 52nd Street, proposed for use as a community facility and not-for-profit office space, is an annex of the 500 building. MCB4 wrote letters in January 2006, and December 2007 in support of the project (see attached).

**Proposed Work**

CHDC intends to replace an existing freight elevator with a passenger elevator and extend the elevator to the roof for future ADA accessibility prior to the full gut renovation. The addition of a roof stop will require a 19-foot increase in the elevator bulkhead height. An elevator vestibule will be added.

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<sup>1</sup> Joe Restuccia, Executive Director of CHDC and a member of MCB4’s Hell’s Kitchen/Clinton Land Use Committee recused himself from voting on the matter at both the Committee and Full Board meetings.

At the same time, the existing stair bulkhead will be rebuilt to provide legal egress from the roof. The stair bulkhead will increase by two feet in height.

MCB4 has reviewed the plan for the work and recommends the Public Design Commission approve the plan.

Sincerely,



**[Signed 1/8/18]**

Burt Lazarin

Chair

Manhattan Community Board 4

Jean-Daniel Noland

Chair

Clinton/Hell's Kitchen Land Use Committee

Enclosure

Cc: Maria Torres-Springer, Commissioner, HPD  
Clinton Housing Development Company



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**J. LEE COMPTON**  
Chair

**ANTHONY M. BORELLI**  
District Manager

January 5, 2006

Hon. Shaun Donovan  
Commissioner  
NYC Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

**Re: 500-508 West 52<sup>nd</sup> Street (portion of Clinton Urban Renewal Area Site 9C)**

Dear Commissioner Donovan:

Manhattan Community Board No. 4 writes to express its preliminary support for the proposed redevelopment of the buildings at 500-508 West 52<sup>nd</sup> Street by Clinton Housing Development Company and The Dermot Company, as co-developers. The buildings are the only remaining undeveloped portion of Site 9C in the Clinton Urban Renewal Area (CURA).

The developers presented their written proposal to the community at the December 14, 2005 meeting of the Board's Clinton/Hell's Kitchen Land Use Committee.

The existing structures would be gutted and renovated. A one-story addition would be added on top of the 500 building, and two stories would be added to the 508 building. Fifty-eight residential units of varying sizes would be accommodated, at least 50% of which would be 2-bedrooms or larger.

The developers propose to use the City's New Housing Opportunities Program (New HOP) to develop approximately 49 units of middle and moderate income housing for individuals and families earning between 80% and 165% of Area Median Income (AMI).<sup>1</sup> Those limits would serve families of four that earn between \$50,240 and \$103,620 per year, a population that is underserved by current development practices in our district. This would be the first New HOP project in our district, and would provide much-needed permanent affordable housing in an area where development pressures are making it increasingly difficult for middle-income families to remain in the community. This Board has a long-time commitment to creating permanent affordable housing for low- and middle-income families who live in our community, and for the public service workers who serve our community as policemen, firefighters, teachers, librarians, nurses and the like.

The buildings were built in the early 1900s for industrial use, and were acquired by the City in 1969 for inclusion in the CURA. The site is designated for residential use in the Third Amended Urban Renewal Plan for the CURA, and the proposal to create additional affordable housing and retain and rehabilitate existing buildings is consistent with the Plan and the community's vision for the CURA.

Vested tenants, those who have occupied the buildings since the condemnation, include LeNoble Lumber and Sonny's Grocery. Over the years, the buildings have come to house artist studios and theater companies and

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<sup>1</sup> To subsidize the affordability of the project, 9 of the 58 total units and the ground floor commercial spaces would be rented at market rates.

**S. Donovan**  
**January 5, 2005**  
**Page 2 of 2**

The 52<sup>nd</sup> Street Project, an after school program. The proposal includes the assurance that a relocation plan would be developed for permanent relocation of the current commercial tenants to affordable space within the CURA. Development of satisfactory plans for relocation of these tenants within the CURA is a high priority for this Board, and will be a condition to our approval of the project. We have encouraged CHDC to meet with the existing tenants as soon as possible, and to keep the tenants and this Board fully informed of relocation plans as they develop.

CHDC is a non-profit housing organization with a proven record of undertaking similar projects in the CURA.<sup>2</sup> The Dermot Company is currently constructing the 627-unit "Mosaic" (formerly "Clinton Green") project adjacent to the buildings and across 52<sup>nd</sup> Street on CURA Site 8. Both developers have developed good working relationships with the Board, and have demonstrated a commitment to working with the community in developing their plans. We would be pleased to work with them on this project.

If the project moves forward, UDAAP and ULURP applications will be required, with ample opportunity for public consideration of the proposal in greater detail.

At this point, we are pleased to support the proposal in concept, and to encourage HPD to begin discussions with CHDC and Dermot about this project. In addition, we support the lease of the buildings to CHDC pending redevelopment, so that the City can be relieved of management responsibilities and pressing service needs can be met.

Sincerely,



J. Lee Compton  
Chair  
Manhattan Community Board No. 4



Anna Hayes Levin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Simone Sindin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: Local elected officials  
CHDC  
Dermot  
All tenants  
HCC

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<sup>2</sup> Joe Restuccia, Executive Director of CHDC, is also a member of the Board and of its Clinton/Hell's Kitchen Land Use Committee. His interest has been disclosed, and he is not entitled to vote on any matter concerning this proposal that may come before the Board or the Committee, including approval of this letter.



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**JEAN-DANIEL NOLAND**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

December 11, 2007

Hon. Shaun Donovan  
Commissioner  
NYC Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

**Re: 500-508 West 52<sup>nd</sup> Street (portion of Clinton Urban Renewal Area Site 9C)**

Dear Commissioner Donovan:

Manhattan Community Board 4 writes to express its preliminary, conceptual support for Clinton Housing Development Company's revised proposal for redevelopment of the buildings at 500-508 West 52<sup>nd</sup> Street for supportive housing and not-for-profit office space.

In January 2006, this Board wrote to you expressing its preliminary support for a proposal by CHDC and The Dermot Company, as co-developers, to gut and renovate the existing structures, add one story to the top of the 500 building and two stories to the 508 building, and use the City's New Housing Opportunities Program (New HOP) to develop approximately 49 units of middle and moderate income housing. At the same time, we wrote to you supporting CHDC's proposal to renovate the Captain Post Building and an adjacent lot at 556-560 West 52<sup>nd</sup> Street for supportive and family rental housing.

In developing architectural plans for each project, CHDC has found that the layout of the building at 500 West 52<sup>nd</sup> Street is more suitable for supportive housing while the layout of the Captain Post Building is more suitable for individual apartments. Therefore, CHDC now proposes to switch the proposals, and presented its revised proposals to the community at the November 27, 2007 meeting of the Board's Clinton/Hell's Kitchen Land Use Committee.

In the revised proposal for 500-508 W. 52<sup>nd</sup> Street, the existing structures would be gutted and renovated as previously proposed. CHDC now proposes to use HPD's Supportive Housing Program and private equity from the sale of Low Income Housing Tax Credits to construct 60 units of supportive housing at 500 W. 52<sup>nd</sup> Street (36 studios and 24 two-unit suites), to be occupied by referrals from the Department of Homeless Services. The project would include on-site social services, a community room, kitchen, laundry and roof deck, as well as two commercial units on the ground floor. The smaller building at 508 West 52<sup>nd</sup> Street would be used as office space for not-for-profit organizations.

The buildings were built in the early 1900s for industrial use, and were acquired by the City in 1969 for inclusion in the CURA. The site is designated for residential use in the Third Amended Urban Renewal Plan for the CURA, and the proposal to create additional affordable housing and

not-for-profit space and retain and rehabilitate existing buildings is consistent with the Plan and the community's vision for the CURA.

As noted in our January 2006 letter, vested tenants, those who have occupied the buildings since the condemnation, include LeNoble Lumber and Sonny's Grocery. Over the years, the buildings have come to house artist studios and theater companies and The 52<sup>nd</sup> Street Project, an after school program. The proposal includes the assurance that a relocation plan would be developed for permanent relocation of the current commercial tenants to affordable space within the CURA. Development of satisfactory plans for relocation of these tenants within the CURA is a high priority for this Board, and will be a condition to our approval of the project. CHDC, which assumed a lease and management responsibilities for the buildings in 2005, has been meeting with the existing tenants from time to time, and is in the process of developing relocation plans. We have asked CHDC to keep the tenants and this Board fully informed of relocation plans as they continue to develop.

CHDC is a non-profit housing organization with a proven record of undertaking similar projects in the CURA. It has developed a good working relationship with the Board, and has demonstrated a commitment to working with the community in developing its plans. We would be pleased to work with CHDC on this project.<sup>1</sup>

If the project moves forward, UDAAP and ULURP applications will be required, with ample opportunity for public consideration of the proposal in greater detail.

At this point, we are pleased to support the revised proposal in concept, and to encourage HPD to continue discussions with CHDC about this project. We further request that CHDC be immediately given site control of the buildings by HPD's Division of Special Needs Housing so that relocation expenses incurred by one of the tenants, LeNoble Lumber, can be reimbursed before the end of the year.

Sincerely,



Jean-Daniel Noland  
Chair



Anna Hayes Levin, Chair  
Clinton/Hell's Kitchen Land Use Committee

Cc: Electeds  
CHDC  
All tenants  
HCC

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<sup>1</sup> Joe Restuccia, Executive Director of CHDC, is also a member of the Board and of its Clinton/Hell's Kitchen land Use Committee. His interest has been disclosed, and he is not entitled to vote on any matter concerning this proposal that may come before the Board or the committee, including approval of this letter.