



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN

Chair

JESSE R. BODINE

District Manager

March 14, 2019

Lorelai Salas
Commissioner
Department of Consumer Affairs
42 Broadway
New York, NY 10004

Ed Pincar
Manhattan Borough Commissioner
NYC Department of Transportation
59 Maiden Lane, 37th Floor
New York, NY 10037

Re: Newsstand Application # 712-2019-ANWS on the N/W/C 30th Street and Tenth Avenue (IFO 10 Hudson Yards)

Dear Commissioner Salas and Commissioner Pincar,

Manhattan Community Board 4 (MCB4) at its March 6th Full Board meeting, voted unanimously to deny this application by a vote of 38 in favor, 0 against, 0 abstaining, and 0 present but not eligible to vote.

The applicant did not attend the February 20th meeting of MCB4's Transportation Committee to present the application and introduce themselves to our community.

MCB4 opposes the requested location, along with the owner of 10 Hudson Yards (see attached letter from The Related Companies.) 10 Hudson Yards will soon open with more than three floors devoted to retail as the location of a new Neiman Marcus store. There is already a for-hire vehicle pick-up and drop-off area at the requested location. The requested location is also too close to utility valves. Finally, the requested location is in front of the main entrance for a 60-

story office building, which will soon have over 10,000 workers entering and leaving. The requested location would impede pedestrian flow.

We are happy to work with the applicant to identify a suitable alternative location. Should the Department of Consumer Affairs decide to advance this application, we request that the Department of Transportation perform a study of pedestrian congestion on this sidewalk at peak hours to inform the decision.

Sincerely,



Burt Lazarin
Chair
Manhattan Community
Board 4



Christine Berthet
Co-Chair
Transportation Planning
Committee



Dale Corvino
Co-Chair
Transportation Planning
Committee

Enclosure

Cc: Javed Iqbal, Applicant

**LEGACY HUDSON YARDS LP
C/O THE RELATED COMPANIES, L.P.
60 COLUMBUS CIRCLE, 19TH FLOOR
NEW YORK, NEW YORK 10023**

February 20, 2019

BY EMAIL

Transportation Planning Committee
Manhattan Community Board Four
330 West 42nd Street, 26th floor
New York, NY 10036

Dear Members of the Committee,

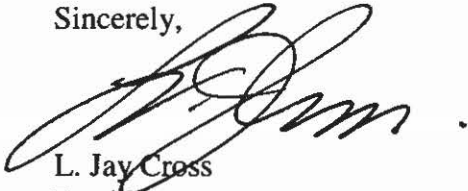
I am writing on behalf of the owner of the property located at 501 West 30th Street, more commonly known as 10 Hudson Yards (“10HY”) to oppose the application for a newsstand to be located on the northwest corner of 30th Street and 10th Avenue that is currently before the committee. The current application does not meet the siting criteria and should be denied for the following reasons:

- **Pedestrian Flow:** As you are likely aware, 10HY is a 1.7 million square foot office building with its primary entrance and exit located on the northwest corner of 30th Street and 10th Avenue. As a result, this corner experiences extremely high pedestrian volumes.
- **Multi-story Retail Entrance:** Additionally, the section of 10th Avenue where the newsstand is proposed occupies the frontage adjacent to the million square feet of retail arrayed across seven levels that is scheduled to open at Hudson Yards on March 14th. This large retail complex has a primary entrance for the anchor department store located on 10th Avenue immediately proximate to the proposed newsstand location.
- **FHV For Hire Vehicle Zone:** In order to accommodate the 10HY population as well as the significant number of visitors expected at the retail complex, DOT has granted a For Hire Vehicle Zone along the curb at 10th Avenue north of 30th Street. The proposed newsstand would be immediately in front of the zone and would significantly interfere with its operation.
- **Critical Infrastructure:** The area proposed for the newsstand is already congested with atypical infrastructure including the DEP Water Tunnel access, NYPD mandated bollards, and the High Line along with more standard hydrants and manholes. As shown in the attached image (Exhibit A), the proposed newsstand location interferes with two

water valve boxes for 10 HY and another valve box for DEP which services the regulator chamber for shaft 26b and are clearly within the code required minimum clearance areas.

For all of the above reasons, the proposed newsstand does not meet the DOT siting criteria and should be denied. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Jay Cross", written over the typed name.

L. Jay Cross
President

EXHIBIT A: CURRENT SITE PHOTO

