



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

March 8, 2018

Marisa Lago, Chair
New York City Planning Commission
120 Broadway
31st Floor
New York, NY 10271

re: Amendment to 180150 ZMM; N 180151 ZRM; 180152 ZSM – 606 West 30th Street – Block 675 Lots 38 and 39 – the “A-Text”

Dear Chair Lago:

Manhattan Community Board 4 (CB4) voted on March 7, 2018, by a vote of 35 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, to recommend denial of the proposed amendment applications 180150 ZMM; N 180151 ZRM; 180152 ZSM – 606 West 30th Street – Block 675 Lots 38 and 39, the “A-Text,” unless the conditions in our letter of February 5, 2017 on the original applications, attached, are met.

Background

The original application, certified on November 27, 2017, proposed a mixed-use building on Block 675 Lot 39. CB4 recommended denial of the applications unless certain conditions were met.

During their presentation to CLU the applicant informally indicated that they were attempting to purchase the adjacent parcel, Lot 38 and hoped to include it in amended applications. The applicant has now reached an agreement to purchase Lot 38 and accordingly has submitted amended applications.

Description of the Proposed Development

Block 675 Lot 38 is a 25’ wide parcel, located immediately to the east of Lot 39. It currently is occupied by an auto body shop. The proposed amended development extends the four-story base of the original building eastward along West 30th Street to include Lot 38 without affecting the footprint of the tower portion of the building.

The original proposal for the tower included 28 standard height residential floors (Floors 4 through 31) and six double height residential floors (Floors 31 through 36) in anticipation of additional floor area from the purchase of Lot 38. In the revised proposal these six floors have been replaced by eight standard height residential floors, giving 35 standard height residential floors (Floors 4 through 38), and three residential floors each approximately 50 percent taller than the standard residential floor height (Floors 39 through 41).

Other changes to the proposed development are noted in the table below.

Description	Original Application	Amended Application	Change
Floor Area			
Residential	164,728 sf	193,124 sf	28,396 sf (17%)
Commercial	13,022 sf	14,251 sf	1,229 sf (9%)
Total	177,750 sf	207,375 sf	29,625 sf (17%)
HRPT Transfer			
Floor Area	29,625 sf	34,563 sf	4,938 sf (17%)
Payment	\$9,570,000	\$11,164,813	\$1,594,813 (17%)
Residential Units			
Affordable	55 Units	63 Units	8 Units (15%)
Market Rate	163 Units	189 Units	26 Units (16%)
Total	218 Units	252 Units	34 Units (16%)-
Parking			
Residential Accessory	43 Spaces	50 Spaces	7 Spaces (16%)
Commercial Accessory	4 Spaces	4 Spaces	-
Total	47 Spaces	54 Spaces	7 Spaces (15%)

In addition, because of the additional floor area added by Lot 38, the revised project does not require a Tower Lot Coverage Waiver as the original project did. The height of the revised tower is now stated as 520' whereas the height of the original tower was stated as a maximum of 520'. There are no changes to the previously requested waivers for Base Height, Front Setback and Rear Yard.

CB4 Recommendation

CB4 is pleased that the revised project incorporates Lot 38, a better result than anything other than possibly a pocket park, an unlikely outcome under any circumstances, and provides an additional eight units of affordable housing and an additional \$1.6 million for the Hudson River Park. We recommend denial of the A-Text unless the conditions in our

letter of February 5, 2017 on the original applications, including a maximum building height of 450', are met

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
Hon. Jerry Nadler, U.S. Congress
Hon. Brad Hoylman, New York State Senate
Hon. Richard Gottfried, New York State Assembly
Maria Torres-Springer, Commissioner, NYC HPD