



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

P.O. Box 2622, New York, NY 10108
www.mcb4.nyc

LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

December 8, 2020

Ed Pincar
Manhattan Borough Commissioner
NYC Department of Transportation
59 Maiden Lane, 37th Floor
New York, NY 10038

Re: Revocable Consent #140680826
278 West 25th Street

Dear Borough Commissioner Pincar,

Manhattan Community Board 4 (MCB4), at its December 2nd Full Board meeting, voted by 38 in favor, 0 against, 0 abstaining, and 0 present but not eligible to vote, to support the request that the Department of Transportation (DOT) grant revocable consent to the owners of 278 W. 25th Street to: (a) permit removal of an existing metal fence and, (b) construction of two brownstone stoops and fenced enclosures (“areaway”) as presented, contingent upon a key clarification from the DOT.

We recognize that the sidewalk clearance will increase from the current 4’-3½” (measuring from the existing fence to the tree pit) to 5’-0” as per the proposed plan presented to the Transportation Planning Committee at the November 2020 meeting. However, it is not clear whether:

1. the existing fence is encroaching upon the sidewalk “public right of way”, and if so, noncompliant;
2. Or the removal and replacement of the existing fence, is permitted under the current DOT provisions and regulations;
3. Or the removal would trigger further noncompliance vis-à-vis the “right of way.”

Please provide this clarification at your earliest convenience.

Thank you.

Sincerely,



Lowell D. Kern
MCB4 Chair



Christine Berthet
Co-chair, Transportation Planning Committee



Dale Corvino
Co-chair, Transportation Planning Committee

Cc: Julie Torres Moskovitz, Architect
Jason C. Diaz, Applicant