



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

August 1, 2011

Hon. Amanda M. Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007-1216

Re: Application No. C 080194 ZSM – Application for a Special Permit to Increase the Number of Accessory Off-Street Parking Spaces

Dear Chair Burden:

On the recommendation of its Chelsea Preservation and Planning Committee, Manhattan Community Board 4 voted at its regularly scheduled meeting on July 27, 2011 to recommend the approval of the application for a special permit to increase the number of accessory off-street parking spaces at 151 West 17th Street from ten to twenty. The vote was 36 yes, 2 No, 0 abstentions, and 0 present not eligible.

The parking garage is a separate condominium located within a 12-story residential building and provides ten accessory parking spaces for the building's 50 dwelling units. The applicant states that the building's management has informed him that residents have requested parking spaces and that some residents have approached him directly, seeking spaces. The applicant seeks to add ten additional accessory parking spaces to satisfy this demand and states that all twenty spaces will be available only to building residents.

The applicant has corrected problems caused by a previous owner, including issuing a remote door control unit to each parking tenant so that the garage door remains closed when not being used, and appears to manage a well-run facility. The proposed plan would provide twenty parking spaces and four reservoir spaces. Since cars would be parked two deep, a daytime attendant would be on the premises. The applicant states that he lives nearby and that in emergencies parking tenants could call him for access to their cars. We have reservations about how well this will work in actual practice, but as long as parking tenants are told in advance we have no objection.

We have reviewed the applicant's representations on use, availability, congestion, traffic in residential streets and reservoir space as required by ZR 13-561 and believe that the requested increase in accessory parking spaces will not adversely affect the community. We recommend that the City Planning Commission approve the application for the special permit.

Sincerely,



Corey Johnson
Chair
Manhattan CB4



J. Lee Compton, Co-Chair
Chelsea Preservation and Planning



Bret Firfer, Co-Chair
Chelsea Preservation and Planning

cc: Honorable Christine Quinn, Speaker, New York City Council
Honorable Scott Stringer, Manhattan Borough President
Honorable Jerrold Nadler, Member of United States Congress
Honorable Tom Duane, New York State Senator
Honorable Richard N. Gottfried, Member, New York State Assembly
Edith Hsu-Chen, Erika Sellke – DCP
Anthony Petraro, Esq. – representative for applicant
Global Parking Solutions, applicant