

May 3, 2002

Hon. James Chin
Chair
Board of Standards and Appeals
40 Rector Street
New York, NY 10007

Re: BSA Cal. No.: 1263-80 BZ. Application to extend term of variance for Amoco service station at 436 Tenth Avenue (West 34th Street).

Dear Chair Chin:

At the recommendation of its Clinton Land Use and Zoning Committee, Manhattan Community Board No. 4, having held a duly noticed public hearing on BSA Calendar No. 1265-80 BZ, voted to recommend approval of this application, subject to the conditions indicated below (41 in favor, 0 opposed, 0 abstentions and 0 present but not eligible to vote).

This application requests the extension of the term of an existing variance for an additional ten years beyond May 12, 2001 and waiver of the rules of procedure to allow for late filing of the application. No changes are proposed.

The variance was first granted in 1981 and permitted the enlargement in lot area and reconstruction of an existing auto service station with a projecting accessory business sign for a term of 10 years. The variance was extended in 1992 for an additional 10 years on condition that the planting be maintained and replaced when needed, that the premises be kept grafitti free and that the premises conform to the approved drawings.

This Board has previously received complaints from residents of the area that the fence surrounding the service station and the required planting had not been properly maintained. Both of these conditions were corrected shortly before this application was filed. The attorney for the applicant has assured this Board that he will remain available to the Board to ensure that any future lack of maintenance is immediately addressed.

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This Board therefore recommends approval of the application for a 10-year period, subject to continuation of the conditions that were imposed by the Board of Standards and Appeals when the variance was last extended.

Sincerely,

Simone Sindin
Chair
Manhattan Community Board No. 4

Anna Hayes Levin
Chair
Clinton Land Use and Zoning Committee

This letter was approved at Manhattan Community Board No. 4's May 1, 2002 full board meeting.

cc: Local Elected Officials
Carl A. Sulfaro, Esq.