



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**J. LEE COMPTON**  
Chair

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

June 6, 2007

Shaun Donovan  
Commissioner  
Dept. of Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

**Re: 421-A application for 520 West 19<sup>th</sup> Street**

Dear Commissioner Donovan:

At its regular committee meeting on May 15, 2007, the Housing, Health and Human Services Committee of Community Board 4 voted to approve the 421-a application for the project located at 520 West 19<sup>th</sup> Street.

The proposed project, by 516 West 19<sup>th</sup> Street LLC will generate 26 family-sized condominium units, including eight 2-bedroom, sixteen 3-bedroom and two 5-bedroom units, is thankfully the last project to come before Community Board 4 that is outside of the exclusion zone and therefore generates no affordable units. On May 11, 2006, Mayor Bloomberg signed Intro. 202 into law, extending the exclusion zone to all areas covered by the West Chelsea rezoning. However, a 12 month delay in the implementation of these changes allows this project to move forward under the old guidelines.

While the committee supported the distribution of units within the project, and the emphasis on family-sized units, we lament that no CB4 residents of moderate means will be able to live in them.

Sincerely,

J. Lee Compton  
Chair  
Manhattan Community  
Board No. 4

Sarah Desmond  
Co-Chair  
Housing, Health & Human  
Services Committee

Joe Restuccia  
Co-Chair  
Housing, Health & Human  
Services Committee