



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

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

July 17, 2007

Amanda Burden, Chair
City Planning Commission
22 Reade Street, Room 2E
New York, New York

Re: N 070498 ZRM - Proposed Special West Chelsea District Sub-Area H Text Amendment

Dear Chair Burden:

The Chelsea Planning and Preservation Committee of Manhattan Community Board No. 4 reviewed the proposed amendment which would modify the means by which the required public plaza and stairway and elevator access to the High Line is provided. Instead of the present provision requiring the developer to construct the facilities it would permit the City to do the construction and subsequently invoice the developer. This would permit faster completion of the facilities and allow earlier use of the High Line.

The Committee concurs with the proposed amendment but wishes to convey to City Planning its concern that the zoning regulation, present or amended, imposes a limit on the amount the developer is required to pay for the amenities and that the City may ultimately defray a substantial portion of the cost. It is our recommendation that the City should build in an escalation provision, based on industry standards that are passed on to the developer.

Due to the time limitations imposed by the CPC's request to submit comments by July 20, 2007, the Committee recommendation has been endorsed by the Executive Committee of the Board and is subject to ratification at the next full Board meeting on July 25, 2007.

Sincerely,

[Signed on 7/19/07]

Jean-Daniel Noland
Chair
Manhattan Community Board 4

Walter Mankoff
Chair
Chelsea Preservation and Planning

[Signed on 7/19/07]

Lynn Kotler
Chair
Chelsea Preservation and Planning

Cc: Calendar Information Office
Edith Hsu-Chen, Deputy Director, Manhattan Office
Erik Botsford, Manhattan Office
Electeds