



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

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

November 7, 2008

Mr. Joe Restuccia, Executive Director
Clinton Housing Development Company
403 West 40th Street
New York, New York 10018

Re: 464 West 25th Street

Dear Mr. Restuccia:

Thank you for presenting your plans for 464 West 25th Street to Manhattan Community Board 4's Chelsea Preservation and Planning Committee at its October 20, 2008 meeting.

You plan to convert the current four-story walk-up to a five-story elevator building through an addition on the east side of the building and the addition of a fifth story. The project will result in affordable rental housing consisting of one studio and four two-bedroom apartments for low- and moderate-income residents.

The committee appreciates your attention to its concerns expressed during your first presentation of the plans last year and believes that your modified design is a much better fit with the surrounding buildings. We look forward to reviewing the final design.

While formal consideration of the proposed increase in bulk must await the variance application you will submit to the Board of Standards and Appeals, CB4 welcomes the creation of inclusionary housing - especially multi-bedroom housing for families - and is generally supportive of the project, including an appropriate increase in bulk such as you presented to the committee.

Sincerely,

Jean-Daniel Noland, Chair
Manhattan Community Board 4

J. Lee Compton, Chair
Chelsea Preservation and Planning

** Joe Restuccia, Executive Director of CHDC, is also a member of this Board. His interest has been disclosed, and he is not entitled to vote on any matter concerning this proposal that may come before the Board, including approval of this letter.