



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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

JEAN-DANIEL NOLAND
Chair

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

April 6, 2009

Hon. Amanda M. Burden, Director
New York City Department of City Planning
22 Reade Street
New York, NY 10007-1216

Re: N 090317 ZRY – Public Plazas Follow-Up Text Amendments

On the recommendation of its Chelsea Preservation and Planning and Clinton/Hells Kitchen Land Use Committees, Manhattan Community Board 4 voted at its April 1, 2009 meeting to recommend approval of the proposed Public Plazas Follow-Up Text Amendments.

The proposed amendments affect design and operational standards only; it does not affect building form, including bonus floor area associated with a public plaza. We find that the changes are consistent with the stated goal of clarifying and enhancing the regulations approved in October 2007. In particular, we appreciate the changes to 37-721 that improve pedestrian access to plazas and the changes to 37-741 that will result in more comfortable seating.

We appreciate the ongoing efforts of the Department of City Planning revise the Zoning Resolution in response to suggestions from both developers and from affected communities.

Sincerely,

Jean-Daniel Noland, Chair
Manhattan Community Board 4

[signed 4/6/09]

Elisa Gerontianos, Chair
Clinton/Hell's Kitchen Land Use Committee

J. Lee Compton, Chair
Chelsea Preservation and Planning

cc: NYC Council Speaker Christine Quinn
Manhattan Borough President Scott Stringer