



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.nyc.gov/mcb4

Delores Rubin
Chair

JESSE R. BODINE
District Manager

December 21, 2016

Vicki Been
Commissioner
NYC Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Re: 464 West 25th Street – Mayoral Zoning Override

Dear Commissioner Been:

At its regularly scheduled full Board meeting on December 7th, 2016 meeting, Manhattan Community Board 4 (MCB4) voted 33 in favor, 0 opposed 0 abstaining and 1 present but not eligible to vote* to recommend approval of an application for a Mayoral Zoning Override for bulk for 464 West 25th Street to permit the development of four permanently affordable apartments. This vote reflects the Chelsea Land Use Committee's unanimous vote to recommend approval at its November 21, 2016 meeting.

Project Description

The Clinton Housing Development Company (CHDC) is proposing a major renovation of a four-story walk-up building to a five-story elevator building with an addition on the east side of the building and the addition of a fifth story. The project will result in four two-bedroom apartments on floors two through five, and a lobby and commercial space on the first floor. The apartments will be permanently affordable to moderate income residents. Two apartments would be rented to residents with 80 percent AMI. Residents with 100 percent AMI would be eligible for the other two apartments.

The Zoning Override is necessary to permit the building to exceed the maximum permitted FAR and the maximum permitted lot coverage. The additional bulk and lot coverage are essential to the project. Existing code regulations require that an elevator be installed. Additional space must be allocated for an elevator. The Zoning Override will allow for the creation of four two-bedroom apartments instead of four studios.

The current maximum residential FAR is 3.00. The existing building is overbuilt with an FAR of 3.13. The project requires an FAR of 4.94. The maximum lot coverage allowed is 80 percent. The current lot coverage is 99 percent, exceeding that maximum. The proposed project would have a building lot coverage of 100 percent.

Background

This small building, built around 1880, was foreclosed by the City of New York in 1986 for non-payment of taxes. The site has gone through a series of owners. In 1999 the property was net-leased to Clinton Housing Development Company, a private, non-profit development organization.

All the original tenants in the building have been relocated to other comparable affordable apartments. Currently three occupants have temporary occupancy agreements and will be given six months to vacate before the construction starts on the building.

The building is owned by the City and will be sold to a Clinton Housing Development Company-controlled entity for \$1. New York City Housing Preservation Development (HPD) will request the Mayoral Zoning Override from Corporation Counsel who reviews the request with City Planning. The Corporation Counsel will make a recommendation to the Mayor's Office for approval or denial. The Zoning Override will be referred to in a UDAAP (Urban Development Action Area Program) application to HPD which allows for the acquisition of the site.

CB4 Recommendation

MCB4 sent letters of support for the concept of this project in 2007 and 2008 (see enclosed). In those years the project was intended to obtain a variance, not a Mayoral Zoning Override. The more expeditious zoning override will facilitate a financial package including this small project and a larger project, 560 West 52nd Street (known as the Captain Post site) which is also supported by MCB4.

MCB4 is very pleased that this project will provide four permanently affordable two-bedroom apartments for moderate income residents. These type of apartments are greatly needed in Chelsea. MCB4 recommends approval of the proposed Mayoral Zoning Override which will provide the necessary bulk for the project.

MCB4 believes that the "Joe's Tavern" sign on the outside of the building is distinctive and reflects the history of the neighborhood. CHDC has committed to saving the sign although not necessarily returning it to its current location.

Sincerely,



Delores Rubin
Chair
Manhattan Community Board 4



John Lee Compton, Co-Chair
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair
Chelsea Land Use Committee

Enclosure

cc: Joe Restuccia, Executive Director, CHDC

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



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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.



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JEAN-DANIEL NOLAND
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ROBERT J. BENFATTO, JR., ESQ.
District Manager

November 27, 2007

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

Re: 464 W. 25th Street – Proposed Inclusionary Housing

Dear Commissioner Donovan:

Manhattan Community Board 4 writes to express its preliminary conceptual support for an affordable housing development by Clinton Housing Development Company (CHDC) for the property located at 464 W. 25th Street, on the southeast corner of 10th Avenue and 25th Street.

CHDC presented its written proposal to the community at the October 15, 007 meeting of the Board's Chelsea Preservation & Planning Committee.

CHDC proposes to renovate the existing premises as permanent affordable rental housing consisting of one (1) studio and four (4) two (2) bedroom apartments for low and moderate residents.

Currently the building is a four story walk-up structure containing three residential units on the 2nd through 4th floors plus one ground floor commercial unit. The building also has a one story commercial extension of approximately 25 x 20 to the east of the main structure. There are no permanent residential tenants residing in the building. The apartments on the second and third floors are occupied by temporary tenants. The fourth floor apartment is vacant as has been the commercial space located on ground level for over fifteen years. CHDC has provided assurance to the Board that the temporary tenants residing on floors two and three will be relocated to comparable affordable housing units within the area.

The building will be converted from a 4-story walk-up to a 5-story elevator structure with an addition on the eastern end of the building and an additional floor. One additional storey (the fifth story) will be added above the existing structure resulting in the addition of a one bedroom unit. The common space extension on the east side of the building will be extended vertically through the fifth floor, building the structure to the full corner lot

size. The elevator will be accessible to all residential tenants. The building will contain code compliant fire stairs and also be ADA compliant. The project also includes a roof deck for open space. There will be one commercial ground floor unit of 450 square feet on Tenth Avenue.

At present the building is overbuilt by 194 square feet. The proposed project, including the rear addition and fifth floor, will increase the square footage of the building to 2529 square feet.

CHDC will apply for a variance under Section 72-21 of the Zoning Resolution to before the BSA. CHDC is prepared to file a UDAAP at the appropriate time assuming that this project progresses forward.

CB 4 is pleased to support CHDC's proposal in concept and requests that HPD begin discussions with CHDC about this project.

Sincerely,



Jean-Daniel Noland
Chair



J. Lee Compton, Co- Chair
Chelsea Preservation and Planning

[signed 11/27/07]

Lynn Kotler, Co-Chair
Chelsea Preservation and Planning