



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**CHRISTINE BERTHET**  
Chair

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

June 3, 2014

Hon. Meenakshi Srinivasan, Chair  
Landmarks Preservation Commission  
Municipal Building, 9<sup>th</sup> floor  
One Centre Street  
New York, NY 10007

**Re: 407 West 21<sup>st</sup> Street – rooftop elevator and stair bulkhead**

Dear Chair Srinivasan:

At a regular Chelsea Land Use Committee meeting on May 19, 2014 the committee voted to recommend approval of an application for a row house rooftop elevator and stair bulkhead as modified: lighter colored bulkhead without an overhanging roof cap. This vote is subject to ratification at the Manhattan Community Board 4 Full Board meeting on June 4<sup>th</sup>, 2014.

The proposed new construction is not visible from the West 21<sup>st</sup> Street public way, but is visible, across a vacant lot behind the row house which is used for parking, from the 22<sup>nd</sup> Street public way.

The applicant presented options for the bulkhead including light and dark coloring, and with and without an overhanging roof cap. CB4 only finds the lighter colored option without an overhanging roof cap acceptable because it is less conspicuous than the presented alternatives, and approves of the proposal in this form.

It should be noted that the applicant referred to a future roof garden which would be accessed by way of the stair bulkhead. (The elevator bulkhead will contain only mechanical equipment and will not provide elevator access to the roof.) However, no roof railings are proposed at this time. CB4 expects that any railings or other added rooftop elements provided in the future will first be presented for review, and CB4 holds the applicant accountable for this.

Sincerely,

Christine Berthet  
Chair

J. Lee Compton  
Co-Chair  
Chelsea Land Use Committee

Betty Mackintosh  
Co-Chair  
Chelsea Land Use Committee