



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

Jesse Bodine
District Manager

January 13, 2015

Carl Weisbrod
Chair
NYC Department of City Planning
22 Reade Street
New York, NY 10007

**Re: 332 West 44th Street Garage
EXG 332W44 LLC
No. M 090377 (a) ZSM**

Dear Chair Weisbrod,

Manhattan Community Board 4 (MCB4) is pleased to provide its recommendation on an application by EXG 332W44 LLC (the "Applicant") for a modification of a special permit previously granted pursuant to Zoning Resolution Sections 13-562, 74-52, and 96-11(CPC No. C 090377 ZSM) to reflect a number of changes to upgrade the garage (the "Garage") at 332 West 44th Street and its operations.

Located in the Preservation Area of the Special Clinton District. the property, a 17,272 square-foot parcel known as of Block 1034, Lot 48 is zoned C6-2. The property has 172 feet of frontage on the midblock of West 44th Street and a depth of 100.5 feet. The portion of the site fronting West 43rd Street is 25 feet wide and 100.5 feet deep.

A public presentation on the proposed development and the required zoning actions was heard by Manhattan Community Board 4's Clinton/Hell's Kitchen Land Use and Zoning Committee on December 10, 2014. Manhattan Community Board 4 at its Full Board Meeting on January 7, 2015, by a vote of 36 for, 1 against, and 0 present but not eligible, recommended **approval** of the application **with the following conditions**:

1. The Applicant installs and maintains a large and attractive planted container adjacent to the bollards of the West 43rd Street Garage driveway and cooperates with MCB4 to get a tree planted near the Garage driveway on West 43rd Street;
2. The Applicant replaces the roll-down gate with a white picket iron gate on West 43rd Street so the landscaping will be visible to the public;

3. The Applicant delivers, within six months if possible, a white box core and shell for the proposed retail spaces on West 44th Street;
4. The Applicant agrees not to rent the retail spaces on West 44th Street to establishments requiring a liquor license;
5. The Applicant considers the feasibility of art installations in the driveway on West 43rd Street or in the proposed retail spaces on West 44th Street;
6. The Applicant submits a time-frame for the new facade improvements on West 44th Street; and,
7. The Applicant submits to MCB4 a letter of commitment to the above conditions (See enclosure)

Proposed Changes To The Garage

The Applicant proposes a number of changes to upgrade the Garage in order to improve the internal operations and efficiency. According to the Applicant, the changes "will have no negative effect on the area and street traffic capacity." The changes include:

- Installing new, wider staircases at the front two corners of the building on West 44th Street frontage and elevators at the eastern side of that frontage. Consequently, parking areas on the ground floor, second and third levels, and the rooftop would be reconfigured. The capacity for the Garage would be reduced by 13 spaces, from 350 spaces to 337 spaces.
- Adding on the eastern portion of the West 44th Street frontage a new entry lane to improve access and avoid congestion on the street. The entrance would not be expanded but the existing 22-foot curb cut would be allowed under the new special permit.
- Redistributing on the ground floor the required 17 reservoir spaces to reflect the additional entry point and to accommodate vehicle movements on ramps in one direction only.
- Relocating the customer service area from the center of the Garage to the West 44th Street frontage (eastern side).
- Reconfiguring the internal pedestrian walking areas.
- Reserving the remaining Garage frontage (middle and western side) for active retail users to improve the overall appearance of the building and to enliven the streetscape. The employee bathroom and locker area would be relocated to the rear of the building under the "up" ramp; and the required bicycle parking area (22 spaces) would be relocated to the rear of the building behind the ramps.

Minor changes would be made on the upper levels of the Garage, including the addition of a 675 square foot office area on the second level and realignment of the lifts on the rooftop to improve circulation and promote safer movement of vehicles.

MCB4 would like to thank the applicant for its willingness to discuss with the Board improvements to the Garage which would be acceptable, and agreeable, to the community.

Sincerely,



Christine Berthet
Chair



Jean-Daniel Noland
Chair, Clinton / Hell's Kitchen Land Use Committee

Enclosure

cc : Manhattan Borough President Gale A. Brewer
NYC Council Member Corey Johnson
NYS Assembly Member Richard Gottfried
NYS Senator Brad Hoylman
U.S. Congressman Jerry Nadler
James P. Power, Special Council, Kramer Levin Naftalis, and Frankel
Anthony Borelli, Vice President of Development, Edison Properties LLC