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Gale A. Brewer, Borough President

March 16, 2015

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: 510-512 West 23rd Street Text Amendment – N 090311 ZRM

Dear Chair Weisbrod:

I write in support of the application by Park-It Management, Inc. to amend Section 98-33(b) of the Zoning Resolution (“ZR”) to modify the transfer provisions concerning the transfer of residential floor area from a granting site located outside of a subarea in the Special West Chelsea District (“WCh”). The High Line Transfer Corridor was created to preserve light, air, and views along the length of the High Line while ensuring that properties within the Corridor were able to utilize their development rights. This mechanism was not intended to overly limit the amount of residential floor area that could be transferred: within all subareas, granting sites are allowed to transfer their full commercial or residential floor area. Outside of subareas, however, in C6-2A and C6-3A districts, granting sites are allowed to transfer the full commercial floor area ratio (“FAR”) of 6.0, but not the higher residential floor area of 6.02 and 7.52.

The proposed text amendment would permit, under specific conditions, a limited subset of granting sites to transfer floor area pursuant to the underlying zoning. This change is appropriate and will have a limited effect on the neighborhood. In a letter dated March 3, 2015, Manhattan Community Board 4 affirmed its support of the proposed amendment, based on three conditions:

1. That the Department of City Planning (“DCP”) confirm that this change conforms with the original intent of the WCh;
2. That DCP confirm that the proposed change would only effect two properties in the WCh; and
3. That DCP draft language limiting the maximum floor area that can be transferred to the amount of as-of-right floor area available at the time the WCh was created.

These conditions and requests for clarification are reasonable and minor, and the City Planning Commission should ensure that they are fully addressed before approval of the proposed amendment.

Sincerely,


Gale A. Brewer