



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

Dear Park West Village Neighbor,

Although some time has passed since I last wrote to the Park West Village community, I am contacting you today with new information regarding the Department of Buildings' audit of the proposed curb cuts and accessory parking garage at 808 Columbus Avenue.

In July 2007 I wrote to DOB challenging four aspects of the development plans at 808 Columbus as being in violation of the zoning code. My concerns centered on access to open space, the relocating of curb cuts to a wide street, the number of accessory parking spaces, and whether the proposed retail establishments were appropriate to the zoned use group. In May 2008 after ten months of correspondence and review, DOB responded with an audit of the application with regards to the curb cuts and accessory parking but determined that the access to open space and size of proposed retail establishments were acceptable under the zoning.

I recently received a determination from DOB regarding the curb cuts at 808 Columbus Avenue (see attached). The letter states that curb cuts can be created on a wide street without public approval and that regulations restricting curb cuts only apply to those leading to an accessory garage and not ones associated with the commercial loading berths or the private road. While more research must be done to access the validity of these new arguments, this determination can be appealed at the Board of Standards and Appeals. We still do not have a final written determination from DOB on the issue of accessory parking spaces and I have urged them to provide it as quickly as possible.

All of these issues will be addressed further through Westsiders for Public Participation's legal actions. It is imperative that we continue to push for development that is legal and compliant, and my office remains committed to furthering this cause.

If you have any questions or concerns, please contact Sari Bernstein of my staff at (212) 669-8151 or sbernstein@manhattanbp.org.

Yours Sincerely,

Scott M. Stringer
Manhattan Borough President