

Alida Camp
Chair

Will Brightbill
District Manager



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**The City of New York
Manhattan Community Board 8**

April 9, 2018

Rick D. Chandler, P.E.
Commissioner
Department of Buildings
280 Broadway, 7th Floor
New York, NY 10007

RE: 1297-1299 Third Avenue, Manhattan
Block 1429, Lots 1, 2, 3, 4, 44, 48, and 103

Dear Commissioner Chandler:

Several conflicting plans have been proposed for parts of this merged zoning lot. About a year ago, a tower encompassing lots 1 through 4 was publicized; the Department of Buildings has recently received an Application to build a six-story building on Lot 4; and the Board of Standards and Appeals has received a request to transfer unused development rights from lot 103 to the adjacent development site. The transfer would enable the construction of a 370-foot building on lots 3 and 4, cantilevered over lots 2 and 48 – this version is the building described to Community Board 8M. The developer's representative pronounced it "as-of-right."

Community Board 8M and numerous members of the public are very alarmed about what is to be built on this site. The dramatically changing proposals, the Application to build a six-story building that obviously is not intended to be built, and the questionable assertion that the 370-foot building is as-of-right are causes for this concern.

We ask that any and all Applications filed with the Department of Buildings regarding this site, or any part of this site, be referred to us before any action is considered by your expert plan examiners. We believe that this is necessary to prevent an unfortunate outcome at this particular Community District 8 location.

Sincerely,

Alida Camp ^{GP}
Alida Camp
Chair, Manhattan Community Board 8

Elizabeth Ashby ^{GP} *Elaine Walsh* ^{GP}
Elizabeth Ashby & Elaine Walsh
Co-chairs, Zoning & Development Committee

CC: Congresswoman Carolyn Maloney
Manhattan Borough President Gale Brewer
New York State Senator Liz Krueger

New York State Assembly Member Rebecca Seawright
New York State Assembly Member Dan Quart
City Council Member Ben Kallos
City Council Member Keith Powers