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THE SENATE  
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CULTURAL AFFAIRS, TOURISM,  
PARKS & RECREATION  
JUDICIARY

July 10, 2013

Matthew M. Wambua  
Commissioner  
New York City Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

Dear Commissioner Wambua:

I write regarding the Uniform Land Use Review Procedure (ULURP) applications by the New York City Department of Housing Preservation and Development (HPD), in conjunction with Artimus Construction, to allow the construction of an 18 story affordable residential building with 158 units and community facility uses on a site currently used as a parking lot at 429-433 West 18th Street. As you know, the applications (140002 ZAM and C 140001 ZMM) were recently certified by the New York City Department of City Planning. It is my understanding that the applications would also allow for the development of replacement accessory parking on the site of an existing playground and community garden that are heavily used by residents of the adjoining Robert Fulton House development, as well as other local school children and those living in nearby buildings.

I enthusiastically welcome this new stock of affordable housing in my district. However, I am outraged that HPD would even consider moving forward with any development that would deprive young children of recreational space, particularly given the administration's laudable efforts to promote fitness and health and combat the scourge of childhood obesity.

It is distressing that after nearly a decade of discussion with the community about the proposed development, HPD would so drastically modify its plans and seek certification without first consulting stakeholders. The City's original plan, as established in the West Chelsea Points of Agreement, was to replace the parking lot slated to be displaced by the development with a below-grade garage. It would be unfair to the community, and particularly to Manhattan Community Board 4 (CB4), which has vigorously fought for new permanent affordable housing at this site, to impose a choice between this development and essential recreation space. The creation of affordable housing should not be a zero sum game, and any changes to this plan must be vetted by CB4 and other stakeholders.

I strongly urge HPD to work with CB4, the Fulton Houses Residents Association, local elected officials and other stakeholders to ensure that our critical active open space is preserved.

Thank you for your consideration of my comments.

Sincerely,

A handwritten signature in black ink that reads "Brad Hoylman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brad Hoylman  
New York State Senate  
27th District

cc: Manhattan Community Board 4  
Amanda Burden, Director, New York City Department of City Planning