



February 2, 2012

Amanda Burden
Chair, City Planning Commission
22 Reade Street
New York, NY 10007-1216

Dear Chair Burden,

We are writing to strongly urge the New York City Planning Commission (CPC) to determine that the Related Companies' proposed development on Ruppert Playground constitutes a major change to the previously approved Large-Scale Residential Development Plan that governs the use and development of the playground and adjacent property. As such, the developer's proposal must be considered through the New York City Uniform Land Use Review Procedure (ULURP).

As the State Legislators who represent Ruppert Playground, and/or the surrounding neighborhood, we are deeply concerned by the property owner's proposal to replace a beloved playground in a community starved for open space with a 35-story building. The construction of a 35-story building on the playground site will not only heavily impact the urban landscape, but it could also deprive residents of much-needed parkland. Community Board 8 is the most densely populated area in the City of New York. Yet it has the least amount of publically accessible recreational land, and only 3.2 of its total land area is dedicated to open and green space.

There is no question that the proposed development of the site by its current owners, Related Companies, is a major change to the Large Scale Residential Development plan and requires ULURP, as it involves changing a 0 FAR public park to an up to 12.0 FAR building. Unless a previously-approved Large-Scale Residential Development Plan under Article VII, Chapter 8 of the Zoning Resolution is amended, the use of the Playground as open space cannot be changed.

Minor modifications to the Plan require approval only from the City Planning Commission. However, under Section 197-c of the City Charter, major modifications are subject to an assessment that includes review periods by the local Community Board, City Planning Commission, City Council, and the Borough President.

Since 1975 all of the City Planning Commission's actions affecting Ruppert Playground have been subject to ULURP. It is our hope that this will continue to be the case. The proposed project on the Ruppert Playground site greatly affects the Large Scale Development Plan, and the

residents of this community deserve a fair assessment when it comes to their already scarce public parkland.

Sincerely,



José M. Serrano
NYS Senate



Liz Krueger
NYS Senate



Dan Quart
NYS Assembly