



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
T: 212-749-3105 F: 212-662-4215

**HENRIETTA LYLE**  
*Chair*

**PAIMAAN LODHI**  
*District Manager*

May 2, 2012

**Resolution on  
BSA Application No. 31-12-BZ at 280 West 155<sup>th</sup> Street**

**Whereas**, the applicant has requested a favorable recommendation of a special permit application filed at the Board of Standards and Appeals to waive the rear yard requirement for the property, in order to permit the construction of a two-story and mezzanine supermarket building that would also permit the extension of the first floor to the rear lot line, providing a more efficient floor plate for the supermarket;

**Whereas**, certain members of the Community objected to the requested variance on the bases that construction of the store: (i) would dangerously increase traffic flow, especially with regard to ingress and egress from the proposed underground parking garage as well as the safety of children entering a playground whose entrance is directly across from proposed parking lot(ii) was unnecessary in light of the fact that there were three other supermarkets in a ten (10) block radius including one directly across the street; and (iii) would compromise the use of land which could better serve the Community through the development of a library, center for after-school programs, or other public service use;

**Whereas**, the Land Use Committee holistically considers all aspects of a zoning variance request and its impact on the Community at-large, and not just the technical requirements relating to the zoning variance request, to ensure that the District's needs are both protected and satisfied;

**Whereas**, the Land Use Committee did not believe that the hazards or disadvantages to the community at large of such special permit bulk regulations at the site are outweighed by the advantages derived by the community by the grant of such special permit;

**Whereas**, the Land Use Committee was not convinced a special permit application for a rear yard waiver was necessary to facilitate the development of the project, and believed that the City's Zoning Regulations should be adhered to for the construction of this development;

**Therefore, be it resolved** that in recognition of the Community's objections and the District's needs, the Land Use Committee voted 16 against and 1 in favor of the zoning variance request;

**Be it further resolved** that at a regularly scheduled Community Board 10 General Board Meeting on May 2, 2012, the Board voted to disapprove BSA application No. 31-12-BZ with a vote of 31 in favor, 0 opposed and no abstentions.