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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

September 21, 2018

Margery Perlmutter, Chair
NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Perlmutter:

At its Full Board meeting on September 20, 2018, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

27-29 Great Jones St. (Between the Bowery and Lafayette St.) - BSA Cal. No. 193-97-BZ is an application to extend the term of a previously-granted special permit to allow the operation of a physical culture establishment (PCE) called Great Jones Spa.

Whereas:

1. This is an application to extend for a second time, the term of a previously -granted special permit allowing the operation of a physical culture establishment and spa called the Great Jones Spa.
2. The PCE occupies 11,941sf and is located in portions of the sub-cellar, cellar, cellar mezzanine, first floor and first floor mezzanine.
3. The operator remains the same and the spa has operated without incident. Therefore, this use should not adversely affect the community.
4. A term of 10 years is requested.
5. Hours of operation are reduced to 9:30am to 10pm daily.
6. The facility has a sprinkler system and an approved fire alarm system.
7. The space is ADA accessible.
8. No one from the neighborhood appeared to speak against the application.
9. As of April 23, 2018, there were three open DOB violations, which are the responsibility of the owner and will be cleared prior to the new Certificate of Occupancy being issued.

Therefore, CB2 Manhattan has no objection to this application.

Vote: Unanimous, with 41 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Terri Cude, Chair
Community Board #2, Manhattan



Anita Brandt, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan



Frederica Sigel, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TC/jt

c: Hon. Carolyn Maloney, Congresswoman
Hon. Brian Kavanagh, State Senator
Hon. Deborah Glick, Assembly Member
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Councilmember

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September 21, 2018

Maria Torres-Springer, Commissioner
Dept. of Housing Preservation and Development
100 Gold Street
New York, New York 10038

Dear Commissioner Torres-Springer:

At its Full Board meeting on September 20, 2018, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

111 Varick St. (West side) - Affordable housing application to the City of New York Department of Housing Preservation and Development for new construction pursuant to the Voluntary Inclusionary Housing program in the Special Hudson Square District (100 total units, 25 inclusionary housing units).

Whereas:

1. The project at 111 Varick will be a newly-constructed, 27-story, 100-unit residential rental building.
2. The building will contain 73,730sf of net residential floor area, 25 units of which will be inclusionary housing affordable units as per the Inclusionary Housing Program of the NYC Dept. of Housing Preservation and Development.
3. These 25 units will also be utilized to partially satisfy the 421-a/Affordable NY requirement, which requires a total of 20 affordable units; an additional five units will be deemed affordable for purposes of Inclusionary Housing only.
4. Ten percent of the units will be for residents at 40% AMI; 10% at 60% AMI; and 5% at 80% AMI.
5. The building will have 20 accessory parking spaces.
6. The project exceeds inclusionary requirements for the units' vertical distribution over floors and meets the mandatory bedroom mix. However, seven of the market-rate apartments have terraces whereas none of the affordable units do.
7. Finishes in affordable and market-rate apartments are "comparable" and there is a single entrance and lobby for all residents.
8. CB2 commends this developer for electing to participate in the Inclusionary Housing Program, especially at the AMI levels that it is targeting, and hopes that the success of the building will inspire other developers in Hudson Square to do the same.
9. The applicant proposes to bundle a roof terrace, a "great lounge" and gym on the fourth floor, and a childrens' room in the basement into a \$100-per-month amenity package.

10. CB2 is concerned that IH residents at these AMI levels will find the \$100 per month unaffordable, and the amenity package will ultimately work against the spirit of inclusivity that the program is meant to foster—especially in the case of the amenities that encourage socializing and community.

Therefore, CB2 recommends approval of this project on condition that:

- 1. All residents will have free and equal access to all building amenities.**
- 2. If not all amenities are free, then at a minimum the childrens' room and roof deck should be offered gratis to all residents, with a reduced rate offered to IH residents for the gym and "great lounge."**

Vote: Unanimous, with 41 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Terri Cude, Chair
Community Board #2, Manhattan



Anita Brandt, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan



Frederica Sigel, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TC/jt

- c: Hon. Jerrold Nadler, Congressman
Hon. Brad Hoylman, State Senator
Hon. Deborah Glick, Assembly Member
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Corey Johnson, City Council Speaker