

Tobi Bergman, *Chair*
Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

September 23, 2016

Meenakshi Srinivasan, *Chair*
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *327 W. 4th St. - Application is to convert a multi-family dwelling to a single-family dwelling, construct rooftop addition, perform excavation in existing cellar and rear yard, alter rear facade and replace windows.

Whereas:

- A. The cellar is to be excavated to a ceiling height of 9'-6"
- B. The rooftop addition with an "artist" skylight on the south side is set back 7' from front façade, a roof deck above the addition and the existing extension at the rear is to be extended two stories (rooftop addition and roof deck levels) resulting in alignment with the height of the adjoining building; and
- C. The penthouse, roof deck, and extension are clearly visible, however at a distance from a wide avenue and they abut the taller building to the east and blend into the view unobtrusively; and
- D. The cornice and windows are to be painted black and the entry infill modified to a historic design modeled on the restored entry of a neighboring building which was represented by the applicant as being original; and
- E. The ironwork will be restored to the 1929 condition and the existing gate will be moved to the eastern edge of the fence; and
- F. The rear walls of the parlor floor and the basement floor are to be full width and full height glass doors; now

Now therefore be it resolved:

That CB2, Man. recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *19-23 Commerce St. – Application is to legalize a storefront alteration, storefront replacement, installation of two awnings, and installation of a bracket sign with light fixtures without LPC permits.

[laid over]

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Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *16 W. 9th St. – Application is to add a bluestone areaway to the front of the building, enclose the areaway with a concrete curb, black painted iron fence and gate and to install a black painted metal trash enclosure.

Whereas:

- A. The building to the west of the subject building which was built as a non-identical companion building is being used as a model for the restoration of the areaway and iron work; and
- B. The proposed fence is 2'-6" high above the proposed 6" curb with a 3'-6" wide gate at the front door and is too decorative for a simple fence; and
- C. A rubbish bin enclosure is to be placed at the west end of the area; and
- D. The area is to be paved in bluestone and level with the sidewalk; and
- E. The areaway proposed is not a proper, historical areaway in that it is not depressed below the sidewalk level, gives the appearance of simply fencing off a portion of the sidewalk and this is made more pronounced by the absence of front steps and a stoop; and
- F. The rubbish bin enclosure is out of scale to the area, blocks the view of existing historical steps to the east, and serves a need that could be served by sinking the bins into the sidewalk, as is the case in other buildings on the block; and
- G. Two neighbors spoke against the application; now

Therefore be it resolved:

That CB2, Man. recommends denial of the application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***46 Carmine St.** – Application is to renovate the 4th floor apartment to add 5' deep rear terrace and a small AC compressor.

Whereas:

- A. Doors with solid infill will replace the existing windows leading to the newly created terrace on the existing flat roof and will extend one foot beyond the existing roof; and
- B. An air conditioner compressor of modest size is to be installed on the back of the roof of the extension; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *109 Spring St. – Application is to establish a Master Plan to install a painted wall sign on the east facing façade of the building.

Whereas:

A. A clearly visible ghost sign provides evidence of prior signage on the building and is of historical and aesthetic merit; and

B. The sign will conform to the standard regulations for such signs as written in the application and Landmarks Commission staff will review each new sign to ensure that the guidelines are met; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application provided that the sign is placed in such a way that the maximum area of the ghost signs is preserved.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *486 Broadway - Application is to repair/restore the facade and modify the fire escape.

Whereas:

A. There is considerable damage to the brownstone at the attach points of the fire escape and some damage to the roof; and

B. The fire escape is not original to the building and with the current configuration of the interior of the building the size of the fire escape can be considerably reduced and will continue to meet code; and

C. The brownstone and roof will be restored as necessary; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. ***8 Perry St.** – Application is to restore front door, stoop and railings to match adjacent historic stoop and railings, install new, visible, standing seam metal stair bulkhead at roof and metal roof railings, build full-width, brick, 3-story rear addition to replace partial-width 2-story addition.

Whereas:

A. The stoop and entryway, iron work will be reconstructed modeled on 6 and 10 Perry Street where there are original examples; and

B. A bulkhead will be clad in standing seam metal painted gray which is considerably and unavoidably visible, however the visibility is from a distance on a wide street and not more visible than similar bulkheads in the neighborhood; and

C. Unobtrusive railings required by code are to be added to the roof; and

D. A rear two story addition from the 1950's is to be replaced by a three story addition, full width of building and 10' deep that will align with a similar addition on a neighboring property; and

E. The rear parlor floor windows are to be replaced by a nearly full width opening with small pane windows and the basement floor windows are full height, operable doors; now

Therefore be it resolved:

That CB2, Man. recommends Approval of this application.

Vote: Passed, with 37 Board members in favor, and 1 in opposition.

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vote

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Dear Chair Srinivasan:

At its Full Board meeting on September 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *568 Broadway – Application is to install a new elevator in an existing shaft, and enlarge the existing elevator bulkhead

Whereas:

- A In order to install a new elevator opening onto the roof in the existing elevator shaft, the existing shaft is to be extended 15'-4" above the existing shaft which extends 12'-10" above the roof; and
- B. A convincing case was made for this visible location toward the front of the building, that this is the only viable place for this improvement; and
- C. The building is among the largest in the district and the visibility is only at a great distance from a wide street and, in this context, is not unduly obtrusive; now

Therefore be it resolved:

That CB2, Man. recommends approval of this application

Vote: Unanimous, with 38 Board members in favor.

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

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

CS/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Alice Cancel, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, Director of Government & Community Relations,
Landmarks Preservation Commission