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COMMUNITY BOARD NO. 2, MANHATTAN

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January 23, 2017

Carl Weisbrod, Director
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Mr. Weisbrod:

At its Full Board meeting on January 19, 2017, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

170006ZSM - 640 Broadway (SE corner of Bleecker St): Application for a Section 74-711 special permit to modify the height and setback regulations and the recreational space requirements to facilitate the construction of two penthouse additions.

Whereas:

1. This applicant seeks a special permit pursuant to ZR 74-711 to modify the height and setback regulations of ZR 43-43 and a waiver of recreational space requirements (ZR 42-14) to facilitate the construction of two penthouse additions containing a total of 2,288 square feet of floor area reallocated from elsewhere in the existing nine-story plus cellar and sub-cellar building located in an M1-5B zoning district (NoHo Historic District).
2. The building currently has 21 JLWQA units on floors 2-9 with UG6 on the first floor (retail stores plus an eating/drinking establishment), which are unaffected by this application.
3. In response to the Committee's request at the public hearing on December 14, 2016 to reduce the size of the two penthouses in order to provide rooftop recreation space, the penthouses were reduced from approximately 2,100 gross SF to approximately 1,200 gross SF combined.
4. Penthouses are not visible from any street.
5. There is now enough space to provide the required rooftop recreation space in compliance with DOB's requirements, so the applicant is no longer seeking a waiver of the rooftop recreation space requirement; only the waiver of the height and setback requirements for the penthouses is being sought.
6. Applicant will be upgrading access to the roof with a new staircase on the western side.
7. Applicant is also open to adding a staircase elevator to address handicap access.
8. No one from the public appeared in opposition to this application.

Therefore CB2, Man. recommends approval of this application.

Vote: Unanimous, with 32 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, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TC/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Deborah Glick, Assembly Member
Hon. Daniel Squadron, NY State Senator
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Council Member
Sylvia Li, Dept. of City Planning