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Terri Cude, *First Vice Chair*
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Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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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

December 21, 2015

Vicki Been, Commissioner
NYC Department of Housing Preservation
& Development
100 Gold Street
New York, NY 10038

Dear Commissioner Been:

At its Full Board Committee meeting on December 17, 2015, Community Board #2, Manhattan adopted the following resolution:

102 Charlton Street (south side of Charlton between Greenwich Street and Hudson Street) Inclusionary housing application (HPD) for new construction located in the Hudson Square District

Whereas:

1. This is an application for a new 21-story building with 58,807 square feet of total residential floor area, and a total of 61 rental units of which 15 will be affordable.
2. The new building will cantilever over a smaller existing building that contains 16 rental units.
3. The building includes inclusionary housing units in exchange for a floor area bonus.
4. The new building will contain: a) a total of 36 studios, 10 of which are IH; b) 19 one-bedrooms, 4 of which are IH; c) a total of 5 two-bedrooms, 1 of which is IH; and d) a total of 1 three-bedroom, which is market rate.
5. The ratio of affordable apartments to market rate apartment and the distribution of affordable apartments over the 21 floors meets the legal requirement.
6. The applicant stated that the MR apartments will not be combined to make larger apartments (and thereby fewer units) and for economic return reasons, they have selected to have a higher number of smaller MR apartments.

7. The 210-foot-tall structure will have one lobby, the finishes for the market rate and affordable apartments will be of equal quality and MR and IH tenants will share a ground-floor recreation space, the roof deck and bike storage in the cellar.

Therefore be it resolved:

While the mix of apartments—both market rate and inclusionary--in the building is predominantly studios and therefore not responsive to the needs of families. CB2, Man. regrets that there will be so few larger units, but recognizes that the unit mix meets the requirements and CB2, Man. recommends approval.

Vote: Passed, with 38 Board members in favor, and 2 in opposition (K. Berger, D. Diether).

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

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



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

TB/fa

- c:
- Hon. Jerrold L. Nadler, Congressman
 - Hon. Deborah Glick, Assembly Member
 - Hon. Daniel Squadron, NY State Senator
 - Hon. Brad Hoylman, NY State Senator
 - Hon. Gale A. Brewer, Manhattan Borough President
 - Hon. Margaret Chin, Council Member
 - Hon. Corey Johnson, Council Member
 - Hon. Rosie Mendez, Council Member

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December 21, 2015

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 Committee meeting on December 17, 2015, Community Board #2, Manhattan adopted the following resolution:

112 Charlton Street (south east corner at Greenwich Street) located in the Hudson Square district. Application is to reopen a previously approved variance granted (1980) under BSA CAL No 1092-79-BZ. This Prior Variance permitted conversion of upper floors of an existing 6 story building from manufacturing use to residential use. In addition, this application seeks approval of the conveyance of unused development rights from this property for the use on an adjacent parcel located at 537 Greenwich Street and 110 Charlton Street pursuant to a zoning lot merger.

Whereas:

1. This application seeks approval to apply the Bella Vista doctrine to the conveyance of unused development rights from this property to an adjacent parcel located at 537 Greenwich Street and 110 Charlton Street pursuant to a zoning lot merger.
2. This property is located within the Special Hudson Square District, which was created in 2013 by a zoning text amendment granted by the City Planning Commission in conjunction with a related zoning map amendment.
3. In its resolution, the CPC's goals for the Special Hudson Square District were:
 - a. to foster new development that strengthens the role of Hudson Square as a dynamic business district;
 - b. to create new opportunities for housing, including affordable housing;

- c. to strengthen and enliven the street life of the district through the introduction of new uses and urban design requirements;
 - d. to ensure that the form of new developments are in character with the existing built context of the Hudson Square area.
4. At that time, the Commission specifically stated that the affordable housing was an essential component of the “health and vibrancy” of the district.
 5. This development project is anticipated to include 10,000 sf of inclusionary housing bonus floor area, which is being generated pursuant to an affordable housing project under construction at 261 Hudson Street.
 6. The Environmental Review conducted in conjunction with the application for the Hudson Square zoning amendment found that the proposed action would result in significant adverse impacts with respect to community facilities, open space, transportation, cultural resources, and construction. At that time, Community Board 2 adopted a resolution recommending disapproval because the application did not meet the CEQR standards for open space.

Therefore be it resolved that CB2, Man.:

1. Defers to BSA in the matter of determining the applicability of Bella Vista to this project but otherwise recommends approval this application.
2. Takes this opportunity to point out that while the applicant is within the existing regulations, this project certainly does not advance the spirit and intent of the Special Hudson Square District, i.e., while utilizing the maximum FAR bonus to produce a building of maximum height, the applicant is reaping all the advantages of the Hudson Square rezoning with only a minimal contribution to affordable housing and no mitigation of the adverse effects of the project on open space.
3. Further urges the City Planning Commission to revisit those sections of the Special Hudson Square District zoning regulations that pertain to affordable housing and building heights, and consider revising the plan to make inclusionary affordable housing mandatory.

Vote: Passed, with 38 Board members in favor, and 2 in opposition (C. Dawson, A. Meadows).

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

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



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

TB/fa

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