

Terri Cude, *Chair*
Dan Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

April 21, 2017

Marisa Lago, *Chair*
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Lago:

At its Full Board meeting on April 20, 2017, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

462 Broadway (NE corner of Broadway and Grand Streets) CEQR 17DCP097M, C 170192 ZSM and C 170193 ZSM. The applicant is seeking a special permit to allow retail use on the ground floor and cellar of the existing six-story building, and a special permit to allow a large retail establishment of over 10,000 square feet, for a total of 45,201 SF retail.

Whereas:

1. This application seeks **(1)** a special permit pursuant to Section 74-781 of the Zoning Resolution to permit Use Group 6 retail use in the cellar and the southerly portion of the ground floor of the existing six-story building in an M1-5B zoning district, within the SoHo Cast-Iron Historic District; and **(2)** a special permit pursuant to ZR 74-922 to permit Use Groups 6 and 10A large retail establishment over 10,000sf in the cellar and the southerly portions of the ground through third floors of the aforementioned building.
2. The building is divided into a northerly portion (466-468 Broadway aka 26-28 Crosby Street) and a southerly portion (462-464 Broadway aka 22-24 Crosby Street aka 120-130 Grand Street) but the entire premises lies within a single tax lot and operates as a single building (Block 473, Lot 1).
3. The existing uses in the northerly portion of the ground through third floors and the entire fourth through sixth floors will remain unchanged for now. However, the applicant intends to seek an additional land use application to allow UG6 retail use in the northerly portion of the ground floor, with indications that the applicant will also seek a separate 74-922 special permit for retail in excess of 10,000sf in that northerly portion of the building, where an additional 28,500sf of space is now vacant.
4. Loading and unloading for retail operations at 462 Broadway, aka 22-28 Crosby Street, will occur on Crosby Street, where the building's freight elevators are located. However, applicant has stated that there is the possibility that some loading will also place on Grand Street,

dependent upon finalization of plans for retail entrances. Crosby Street is a narrow one-way street with a single traffic lane and residential and JLWQA occupancies to the north, south and east of the intersection of Crosby and Grand Streets. Grand Street is also a one-way street with a single traffic lane, with residential occupancies on upper floors of all buildings directly to the south of 462 Broadway.

5. The applicant claims that the project would neither generate additional traffic nor alter the existing traffic, but has done no studies and makes no mention of retail merchandise deliveries that will be a part of a proposed oversized retail operation.
6. The UG9 International Culinary Center is downsizing, has vacated its former ground floor space, and has relocated its trade school and accessory office space within the Building to portions of the second through fifth floors. The International Culinary Center was a conforming use in the ground floor space, which the applicant states was moved to the upper floors with a “reduced rent,” and the applicant now seeks to fill the former ICC space on the ground floor with a non-conforming use.
7. The applicant states, in the EAS Supplemental Report (page 16: “Future With-Action Conditions”): “The retail uses that would result from the Proposed Action are particularly appropriate for the location and are consistent with the existing built character and uses within the surrounding neighborhood,” but offers no documentation to back up that claim in regard to which retail uses now in operation in the surrounding area are actually permitted and allowed.
8. A search of LUCATS for special permits that have been granted to allow retail in excess of 10,000sf in the surrounding neighborhood shows only a single special permit on the entire length of Broadway in SoHo: 550-556 Broadway in 2009 (C090362 ZSM).
9. At least five other oversized retail operations are on that same stretch of Broadway, all of which have not obtained the required oversized retail special permit, thereby bypassing community input that is a key part of the special permit process, and where DOB Zoning Resolution Determinations have not been found that could be used to excuse the lack of an oversized retail Special Permit. Those retailers without the 74-922 special permit include:
 - a. Topshop at 478-482 Broadway (multiple buildings horizontally connected; 4 floors above-grade, approx. 37,000sf; opened 2009 and expanded since);
 - b. Zara at 503-511 Broadway (2 floors above-grade, approx. 20,000sf; opened 2016);
 - c. UNIQLO at 546-548 Broadway (2 floors above-grade, approx. 30,000sf; opened 2006)
 - d. American Eagle at 599-601 Broadway ((2 floors above-grade, approx. 18,000sf; opened 2010); and
 - e. Hollister at 600-602 Broadway (3 floors above-grade, approx. 20,000sf; opened 2009).
10. On April 3, 2017 and April 10, 2017, the NYC Department of Buildings served these five retail establishments with ECB Violations for “Category Code 92: Illegal conversion of manufacturing/industrial space; illegal conversion” in regard to “retail store operating ... in a M1-5B zoning district exceeding 10,000sf.” attached for reference is a 1-page spreadsheet showing the Retail Special Permit Status for the M1-5B area on Broadway in SoHo; that spreadsheet also denotes the properties that were served with DOB ECB Violations in April 2017 for operating retail exceeding 10,000sf.
11. Two other retail set-ups in excess of 10,000sf have been allowed to open and are currently in operation along Broadway, apparently by way of internal DOB determinations that were made by that agency without community input:
 - a. Bloomingdales at 502-504 Broadway; and
 - b. Nike at 529-533 Broadway.
12. Applicant claims that prior applications pursuant to Section 74-781, for retail below the 2nd floor along Broadway in the SoHo M1-5B district, contained no controlling language in the CB2 Resolutions, but applicant failed to note that no such application for existing retail on Broadway has come before CB2 in the past five years, and only two such applications for Broadway have come before CB2 in the past decade. The most recent such application

processed by DCP was withdrawn, following recommendation to disapprove, which cited failure to comply with requirement for good faith marketing requirement (449 Broadway; C150337ZSM in 2015). Another such application, for a new building now under construction at 19 E Houston St. (C140300ZSM in 2014), was granted with provisions in regard to size and location of retail, retail illumination, retail deliveries and pedestrian circulation. For reference, see attached spreadsheet, previously noted, for Retail Special Permit Status.

13. Within the “400 Foot Study Area” for 462 Broadway (cited in the EAS and Supplemental Report on Pages 13-15: 2.1.1 Land Use, Existing Conditions), there are over 450 residential units found in buildings that encircle 462 Broadway. Using the occupancy number per residential unit that is cited under EAS guidelines, that adds up to nearly 1,000 residents who will be directly impacted by the effects of this new retail use.
14. The “Land Use Distribution” (EAS, Table 3, page 15) shows the number of 18.8% for “Mixed Residential/Commercial” uses (applicable to the entirety of CB2). However, that number does not accurately describe the residentially occupied uses in the immediate vicinity of 462 Broadway, where a more accurate accounting would show that nearly all of the nearby buildings are “Mixed Residential/Commercial” and approximately 80% of the nearby above-grade floor area is occupied by either JLWQA or residential uses, together encompassing approximately 990,000sf of JLWQA/residential use (as opposed to the 45,000sf of retail use that is the subject of this current proposal for 462 Broadway). For reference, see attached spreadsheet listing nearby residential properties.
15. In 2014, as a result of CB2, Man. and community action and with direction from CPC, an application for retail in excess of 10,000sf at 19 E Houston St. was withdrawn by that applicant (C140302 ZSM). Then, in 2015, at the Board of Standards and Appeals, an amended variance seeking adjustment of retail at 555-557 Broadway (Scholastic), was “granted on condition” with strict limitations on future retail operations (BSA 146-96-BZ).
16. Nearby residents and other community members have raised a number of concerns regarding the negative impact of oversized retail in the M1 Districts of SoHo and NoHo. Negative impacts and adverse effects from retail operations in excess of 10,000sf are now part of the ongoing residential experience in SoHo and NoHo, due to the large number of oversized retail operations now in place along Broadway. Those adverse effects include the following:
 - a. Excessive illumination from retail displays, including massive LED screens that blast light and imagery from the retail premises onto the street and into windows of residences;
 - b. “Off Hours Deliveries” aka After Hours Deliveries of retail merchandise that bring massive trucks to the streets below residential windows, treating the sidewalks like loading docks and resulting in constant noise and disruption almost every night of the week. The documented negative impacts from Off Hours Deliveries, particularly at one oversized retail operation in SoHo (UNIQLO at 546-548 Broadway), has recently compelled the NYC Department of Transportation’s Office of Freight Mobility to use precious public resources to install sound and motion sensing cameras outside that retail operation to chronicle the noise disruptions that have plagued nearby residents for many years, and which that retailer has failed to properly address;
 - c. Massive amounts of retail trash and refuse that are piled on the narrow public sidewalks, often placed outside many hours in advance of the closing of the retail store and thereby in violation of trash regulations, which mandate that commercial refuse should be placed on the sidewalk one hour before a store closes;
 - d. Oversized retail that is pushing out small-scale, individually-owned uses that better serve the local population.

17. CB2, Man. has made many attempts, along with Manhattan Borough President Gale Brewer and Councilmember Margaret Chin, to address ongoing issues connected with retail special permits in the M1 districts of SoHo and NoHo, chronicled in a comprehensive letter sent to DOB Commissioner Rick D. Chandler on February 9, 2015. For reference, a copy of that 02/09/2015 letter is attached.
18. Assurances by Mayor de Blasio and the Department of City Planning to study the current zoning of SoHo and NoHo, originally set to start in the summer of 2016, could have helped to identify problems that come with oversized retail, and identified solutions for how to address those problematic situations. However, based on statements made by DCP representatives during the Feb. 21, 2017 review session for 462 Broadway, all indications are that the promised zoning study of SoHo and NoHo will not take place in the near future. Therefore, enforcement of existing retail zoning becomes all the more important so as to assure that the essential character of the surrounding area will not be impaired. As noted by Commissioner Anna Levin during that same CPC review session: "We all know there are problems with the Special Permit format ... but this one really highlights the problem" (CPC Review Session on Feb. 21, 2017, video timecode 02:18:30).
19. Questions about the "good faith efforts" used to market the space within 462 Broadway were raised by City Planning Commissioners during the review sessions, and it should be noted that while the northerly portion of the building (aka 466-468 Broadway, now vacant) is not part of this application, that space (for which the applicant states it will seek a separate special permit to allow for retail use) is currently being marketed for non-conforming retail use. Signs are now seen in the windows at 466-468 Broadway, stating "Retail Space For Lease" and showing the listing brokers' contact info. This same space was previously leased to non-conforming retailers (Daffy's, 1998-2012 and Joe Fresh, 2013-2015). The applicant acknowledges that the 466-468 space was leased, in an "illegal" manner, to those retail operations for over 15 years. Attached is a photograph taken on April 9, 2017 showing one of those "retail space for lease" signs with clear identification of the 466-468 Broadway premises.
20. There was no any evidence of any attempt made to market directly for "advanced manufacturing" uses, a conforming use described by Wikipedia as "involving the use of technology to improve products and/or processes," with the relevant technology being described as "advanced," "innovative," or "cutting edge." A common example of advanced manufacturing is 3D printing.
21. At CB2's Land Use meeting on April 12, 2017, applicant returned to present a revised plan removing the third floor portion of the proposal (9,983sf), thereby leaving approximately 35,000sf (including the basement) that applicant seeks to convert to retail use. However, despite committee and community requests, the applicant did not agree to limit individual retail operations to a maximum of 10,000sf, inclusive of cellar space.
22. At the same meeting, applicant agreed to sit down with residential neighbors to solve noise problems from the existing mechanicals on the roof of 462 Broadway—problems that have been ongoing for an extended period of time but that were never properly addressed by the applicant, despite outreach from the neighbors.
23. Applicant also agreed to include—and enforce—acceptable illumination and hours of delivery and trash pickup in leases with retail tenants. However, the applicant's offer to put "reasonable" controls in place for future retail tenants were unspecified. Further, it was pointed out that there is little chance of enforcing any such lease provision, or any real way of achieving a cure for problem, if the current application were to be granted without inclusion of language that would establish controls for retail operations at this property.
24. Applicant agreed to no late-night uses and no eating and drinking establishments on the premises.

25. It is noted that ZR Section 74-922 includes this directive: “The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.”
26. During the two public hearings held before the CB2’s Land Use committee, scores of nearby residents and small business owners appeared and spoke in opposition to the applications. CB2 is unaware of anyone in support of either of the applications.

Therefore,

1. With respect to a special permit pursuant to ZR 74-922 to permit Use Groups 6 and 10A large retail establishment over 10,000sf, CB2, Man. recommends denial.
2. With respect to a special permit pursuant to ZR 74-781 to permit Use Group 6 retail use in the cellar and the southerly portion of the ground floor (below the second story), CB2, Man. recommends denial unless the total area for any single retail store, including cellar space, does not exceed 10,000 square feet.
3. Should applicant meet the criteria, CB2, Man. recommends denial of eating and drinking establishments and late-night uses.

Vote: Unanimous, with 34 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. Yiu-Line Niou, NYS Assembly Member
 - 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

Terri Cude, *Chair*
Dan Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

April 21, 2017

Marisa Lago, *Chair*
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Lago:

At its Full Board meeting on April 20, 2017, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

62 Greene Street (between Broome and Spring Streets) DCP P2015M0282. The applicant requests a special permit 74-711 to permit conversion of the ground floor and cellar to retail use. No change proposed to the upper units.

Whereas:

1. The applicant seeks to convert a portion of the existing ground floor and cellar (UG16) of this five-story building built in 1872 to commercial retail use.
2. The building's footprint is approximately 4,512sf; it has an FAR of 4.76.
3. In addition to the 2,540sf of JLWQA storage that will remain unchanged, there is another approximately 2,029sf of space in the cellar; there is approximately 4,073sf of warehouse and office space on the ground floor.
4. The latest Certificate of Occupancy (C of O) lists a boiler room and storage in the cellar, a warehouse and office on the first floor, and JLWQA units on floors two through five.
5. The LPC has issued a Certificate of No Effect for the proposed restoration work.
6. Since the year 2000, the City Planning Commission has granted 27 special permits for conversions to retail and/or residential uses in the surrounding area. In the same period of time, the Bureau of Standards and Appeals has granted nine variances for conversion to retail and/or residential.
7. Retail uses occupy 100% of frontages on both sides of Greene between Prince and Spring; 97.5% between Spring and Broome; and 100% between Broome and Grand. Fifty-eight percent of these stores are listed as retail on their C of O's.
8. The retail unit on the ground floor has been leased for the last eight years to a design center that sells interior and exterior architectural materials. Their lease expires in November 2017.
9. The upper floors of the building were converted to JLWQA in 1981 and all four of the artists who participated in that conversion remain tenants of the building, are the shareholders of the proposed retail space, and are in favor of the conversion.

10. The applicant is willing to place limitations in the lease regarding hours and noise to ensure that the residents above are not disturbed.

Therefore, CB2, Man. recommends approval of this special permit with the condition there is to be no eating and drinking retail tenant.

Vote: Passed, with 33 Board members in favor, and 1 in opposition (D. Diether).

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

Terri Cude, *Chair*
Dan Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

May 10, 2017

Marisa Lago, *Chair*
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Lago:

At its Full Board meeting on April 20, 2017, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

40 Wooster Street (between Grand and Broome Streets). CPC 160349. The applicant requests a special permit 74-711 to permit conversion of a building from commercial use to residential occupancy on floors 2-6 and retail use on the ground floor, cellar and sub cellar.

Whereas:

1. The proposed action would permit the conversion of a six-story building from existing commercial and vacant uses to retail use (UG6) on the first floor and cellar and four units of resident use (UG2) on the second through sixth floors.
2. The development site is comprised of a single 2,553sf zoning lot within the SoHo Cast Iron Historic District with existing floor area of approximately 13,849sf and an FAR of approximately 5.40.
3. The first floor would contain 1,833sf of retail space plus 538sf of lobby entrance and elevator. There would be 1,224sf of accessory building utility and storage space in the sub-cellar and 1,374sf in the cellar. Floors 2-6 would have 10,708sf of residential floor area plus a private, 323sf rooftop sitting room for the sixth floor residence.
4. The LPC has issued a Certificate of Appropriateness for the proposed restoration work.
5. The building does not have a Certificate of Occupancy; it has been in commercial occupancy since its completion in 1896 and there are no records of any residential use of the building.
6. There are no existing manufacturing uses on the block and there are no indications that the building was ever used for manufacturing purposes.
7. According to the prior owner, there have been theatre uses in the past and there was art gallery use on some of the upper floors in the mid-1980's.

8. The first floor has been occupied by an arts-related firm that will vacate in April 2017 since September 2015. The second floor is occupied by a fitness company. Other floors contain or contained a business management company for the music industry, architect and interior design offices, and a commercial production company.
9. All of the current tenants have short-term leases.
10. The applicant is willing to agree to no eating or drinking establishments.
11. The applicant intends to add an ADA-accessible bathroom in the retail space.
12. The applicant is willing to stipulate in the leases of all retail tenants that they must agree to host not-for-profit cultural uses a minimum of four times per month in the retail space.

Therefore, CB2, Man. recommends denial of this application unless two conditions are written into the special permit:

1. No eating and drinking establishments.
2. All leases for ground floor retail space must stipulate that the tenant host, free of charge, not-for-profit cultural uses that are open to the public, available a minimum of four times per month, and this must be enforced by the applicant.

Vote: Passed, with 33 Board members in favor, and 1 in opposition (D. Diether).

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

Terri Cude, *Chair*
Dan Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

May 4, 2017

Rick D. Chandler, P.E.
Commissioner
NYC Department of Buildings
280 Broadway
New York, NY 10007

Dear Commissioner Chandler:

At its Full Board meeting on April 20, 2017, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

Consideration of a request that the NYC Department of Buildings amend the PW1 (Plan/Work) form's Property Owner's Statement to include JLWQA and IMD in addition to rent controlled and rent stabilized dwellings, and that better enforcement is implemented for false statements regarding occupancy.

Whereas:

1. The NYC Department of Buildings currently requires a form for work applications, the DOB Plan / Work Application Form PW1, which mandates that the owner of a property shall certify, by statement and signature (and under penalty for false statements), in regard to the presence (or lack thereof) of occupied dwelling units at the property, and
2. The current text of the DOB PW1 application form has led to some confusion and reporting discrepancy in regard to Interim Multiple Dwellings (IMD), where Joint Live-Work for Artists (JLWQA) units within a building may be occupied by tenants, but those tenant occupants are not properly recorded on the PW1 application form, and
3. This has resulted in insufficiencies in the reporting of actual tenants in occupied dwellings in certain parts of New York City, so that those tenants, who have legal protections under the NYS Multiple Dwelling Law, are not adequately protected during construction within the building where such tenants reside, and
4. It is the stated mission of the NYC Department of Buildings to promote “the safety of all people that build, work, and live in New York City” and that “the Department enforces the City’s Construction Codes, Zoning Resolution, and the New York State Multiple Dwelling Law,” and

5. The current text of the PW1 application form shows, under item 26 for “Property Owner’s Statements and Signatures” as follows, with the option for the owner to mark the statement with a “Yes” or “No” response:

26. Owner’s Certifications Regarding Occupied Housing

The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City administrative Code. If yes, select one of the following:

The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner’s intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

The owner has notified the New York State Homes and Community Renewal (NYSHCR) of the it’s intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

THEREFORE BE IT RESOLVED: that CB2, Man. asks the NYC Department of Buildings to amend the “PW1: Work / Application Form” so that the Owner’s Statement includes information to properly identify and cover IMD tenants and/or those residing in JLWQA units, and

BE IT FURTHER RESOLVED:

1. That all boxes be completed before an application is processed, and
2. That necessary enforcement measures be implemented in response to false statements regarding occupants of such units.

Vote: Passed, with 30 Board members in favor, and 4 in opposition (T. Connor, R. Rothstein, R. Sanz, S. Wittenberg)

Reference:

DOB mission statement and DOB “PW1: Plan / Work Application” forms:

DOB – About Us: <http://www1.nyc.gov/site/buildings/about/about.page>

DOB PW1 Form: <https://www1.nyc.gov/assets/buildings/pdf/pw1.pdf>

Image of item 26 from the current “PW1: Plan / Work Application” form:

26 Property Owner's Statements and Signatures

- Owner's Certifications Regarding Occupied Housing**
The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.
- The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. **If yes, select one of the following:**
- The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.
- The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].
- Provide date NYSHCR notified:** _____

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

AB/fa

- c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia Velazquez, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Patrick Wehle, Assistant Commissioner, External Affairs, NYC Dept. of Buildings
Adria Crutchfield, Chief of Staff, NYC Dept. of Buildings