

Terri Cude, *Chair*  
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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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

June 23, 2017

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 June 22, 2017, Community Board #2, Manhattan adopted the following resolution:

**112 Charlton Street** (SE corner of Charlton and Greenwich Streets also aka 547 Greenwich Street) BSA Cal No. 260-06-BZ is an application to extend ten years of the term of the special permit for a physical culture establishment named Oishi Judo Club, pursuant ZR 73-36.

**Whereas:**

1. This is an application to extend the term of a previously-granted special permit for a Physical Culture Establishment pursuant to ZR 73-36 for 10 years.
2. The special permit was initially granted on April 10, 2007 for operation of a judo club.
3. The PCE has a Certificate of Occupancy.
4. The mixed residential/commercial use of the cooperatively-owned building remains the same as when the special permit was granted as has the character and zoning of the neighborhood.
5. The judo club has been in continuous operation with no change in the number of students for several decades.
6. The conditions imposed in 2007 have all been fulfilled; the ownership remains the same; the hours and days of operation remain the same as do the sound attenuation measures appearing on the plans submitted to the Board.
7. There are no outstanding violations, complaints or civil actions with respect to the judo club.
8. No one from the neighborhood appeared to speak against this extension.

**Therefore, be it resolved,** that CB2, Man. has no objection to this application.

Vote: Unanimous, with 37 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/fa

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

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June 23, 2017

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 June 22, 2017, Community Board #2, Manhattan adopted the following resolution:

**568 Broadway** (NE corner of Broadway and Prince, also aka 69-79 Prince Street and 108-112 Crosby Street) BSA Cal No 55-01-BZ is an application to extend ten years of the term of the special permit for a physical culture establishment named Bliss World, pursuant ZR 73-36.

### Whereas:

1. This is an application to extend the term of a previously-granted special permit for a Physical Culture Establishment pursuant to ZR 73-36 for 10 years.
2. The special permit, initially granted on August 7, 2001, was extended on July 14, 2009 and expired on April 1, 2017.
3. The PCE has a Certificate of Occupancy.
4. There has been no change of ownership or operating control of the spa since the special permit was granted.
5. In response to increased demand, management extended the hours of operation—by 30 minutes Monday to Friday, by 2.5 hours on Saturdays, and is now open from 9am to 9pm on Sunday—without knowing that the special permit controlled the hours. However, all other conditions from prior resolutions not specifically waived by the Board remain in effect.
6. No changes are proposed to the plans.
7. All outstanding violations will be cured prior to the BSA hearing.
8. No one from the neighborhood appeared to speak against this extension.

**Therefore, be it resolved** that CB2, Man. has no objection to this application.

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/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

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June 23, 2017

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

Dear Ms. Lago:

At its Full Board meeting on June 22, 2017, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

**100 Varick Street** (between Sixth Avenue, Broome and Watts Streets) **CPC #C170382ZSM and CEQR #17DCP168M**. Applicant is requesting a special permit from the City Planning Commission pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to (i) increase permitted capacity of an automated parking facility from a total of 29 permitted spaces to a total of 42 residential accessory off-street parking spaces and (ii) certification that floor space used for such off-street parking in the accessory automated parking facility above a height of 23' above curb level and below the height of 40'-0" above curb level is exempt from the definition of floor area.

### Whereas:

1. The parking facility will be located in a new, 25-story predominantly mixed use building within the Special Hudson Square District. Hudson Square is zoned M1-6.
2. On June 6, 2016, an application was approved by the CPC Chairperson pursuant to ZR13-432, certifying that floor space located below a height of 40' above curb level within the proposed automated facility with a capacity of 29 as-of-right spaces is exempt from floor area.
3. The City established the Special Hudson Square District to encourage the targeted introduction of residential uses on underutilized sites in a neighborhood with unique built character.
4. The applicant meets the findings for a special permit for additional parking spaces.
5. The applicant stated all of the 42 spaces are reserved specifically for residential occupants of this building.

**Therefore, be it resolved** that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 37 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/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. Corey Johnson, Council Member  
Sylvia Li, Dept. of City Planning