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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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

December 26, 2012

Amanda Burden, FAICP
Chair, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chair Burden,

At its Full Board meeting on December 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Application to City Planning Commission C 120201 ZSM pertaining to 150 Wooster Street, on the east side of Wooster between Prince and West Houston

Whereas

1. (Regarding application information.)

- a. The application was presented to the committee by Jerry Spano for MTM Associates LLC, with George Schieferdecker of BKSK Architects, Peter Liebowitz of AKRF, Inc., and Ivan Schonfeld of Brian Cove.
- b. The application seeks to facilitate the construction of an 8-story, 35,853 square foot, residential building with retail on the ground and cellar levels in an M1-5A zone within the Soho Cast Iron Historic District.
- c. 150 Wooster Street is a property consisting of two lots including a single story garage building currently in use for retail that would be demolished and a vacant lot currently used for parking.
- d. The design for the new building façade was approved in May, 2012, by the CB2 Landmarks Committee and a Certificate of Appropriateness was issued by the Landmarks Commission in October, 2012.
- e. The requested actions are (1) a text to amend Section 74-712 of the Zoning Resolution and (2) a special permit under 74-712 to permit residential use through the building and ground floor and cellar retail use, and to allow a waiver of height and setback regulations.
- f. Section 74-712, allowing special permits for modification of use and bulk regulations on vacant sites and sites on which no more than 20 percent of the lot area is covered in M1-5a and M1-5b zones was added to the Zoning Resolution in 1997 and amended in 2003,

with participation and support of the Soho community, “to facilitate development of vacant lots and help strengthen the historic districts’ built character.”

2. (Regarding the request to amend 74-712.)

- a. The proposed text amendment would allow special permits on sites on which lot coverage is 40 percent or less
- b. The application states that a study was performed to show that there are two other similar sites that would be affected by this change, allowing demolition of garage buildings to facilitate construction of larger infill buildings.
- c. 74-712 provisions were well-considered during public and agency reviews with specific goals relating to improvement of the landmark district.
- d. The intent of 74-711 was never to facilitate the demolition of garage buildings and this is not a goal the community board has ever supported.
- e. The application does not discuss any benefits of the change relating to the purposes of Section 74-712 or benefits to the landmark district.
- f. The application states that the garage building is not a contributing building to the historic district, and on 10/12/12 LPC issued a COA wherein, in reference to the garage, it is stated that “the existing building does not contribute to the historic district and its demolition will not detract from the special historic and architectural character of the historic district.”
- g. But confidence that this COA is based reasonable and consistent policy is impossible because a earlier contradictory COA issued by LPC to the same applicant on 2/22/2008 states “the Commission noted that 150 Wooster Street is a one-story garage building; and that the building’s style, scale, materials, and details contribute to the special architectural and historic character of the Soho-Cast Iron Historic District.”
- h. The garage building is a handsome early 20th Century structure with a recently restored historically consistent and elegant facade, one of three similar buildings on the block, and a common building type in Soho creating variety and interesting views, with many also serving as needed light and air resources for nearby buildings in densely built areas.
- i. The purposes of 74-712 will be well served with the development of a smaller in-fill structure built on the parking lot alone, leaving the garage in place.
- j. While the applicant stated that the allowed FAR would then result in a much taller building, such a tower would not be approved in the historic district.

3. (Regarding the request per 74-712 to allow residential use on all floors.)

- a. The requested use modification would allow residential use on all floors including guest bedrooms in the cellar for rental to building residents, an unusual feature that requires a deeply excavated sunken garden.

4. (Regarding the request per 74-712 to allow retail use below the level of the second floor.)

- a. The use modification would allow retail below the level of the second floor including up to 6000 square feet of retail on the ground level and up to 3000 square feet in the cellar.
- b. If available for a single store, this large size is likely to attract out of character retail more typical of the M1-5b zone along Broadway.
- c. The desirability of restricting retail stores in the M1-5a zone to 3600 square feet is recognized in 42-14(D)(2)(a).
- d. The developer stated at the hearing that the intent was to divide the space, but no commitment was made.

5. (Regarding the request per 74-712 to modify height and setback regulations.)

- a. The requested waiver would allow the building to rise to 89 feet before a full setback, 4 feet more than allowed on a narrow street.
- b. The waiver is not significant for the building because the retail and residential ceiling heights are ample and can easily accommodate the small reduction, but it increases the overall height of the building and worsens adverse impacts of the development.

6. **(Regarding protection of adjacent landmark buildings.)**
 - a. The building design requires excavations exceeding 22 feet for a cellar, sub-cellar, and a sunken garden that extend to the rear lot line.
 - b. These deep excavations will require difficult underpinnings and unavoidable risks to adjacent landmark buildings, including a particularly fragile 1850's Greek Revival building directly behind the proposed building.
 - c. Department of Buildings technical bulletin TPPN 10/88 governing construction adjacent to landmark buildings has failed to provide sufficient protection resulting in many losses.
 - d. These risks in this case can be greatly reduced without major project impact if there is no sub-cellar and the cellar does not extend into the rear yard.
7. **(Regarding other adverse impacts on scale, light and air, and neighborhood character.)**
 - a. Five residents of neighboring buildings spoke against the project at the public hearing.
 - b. The 8th floor penthouse rises up to 17 feet above the 89 foot street wall, and will the elevator bulkhead and mechanical equipment forms a single massive rooftop block, which, contrary to statements in the application, is not in character with varied forms typical of rooftop additions in the area.
 - c. Side walls enclosing the penthouse and bulkheads rise 108 feet in total with a significant impact on visible sky from buildings to the rear, and neighborhood views from all directions.
 - d. The proposed building would be the tallest and widest on the street, 80 percent taller than its neighbor to the south and 35 percent taller than its neighbor to the north.
 - e. This massiveness is only partially visible from the street but has adverse impacts on scale, light and air, neighborhood character.
 - f. A study by Columbia Graduate School of Architecture and City Planning found that the median width of buildings in the Soho historic district is 35 feet, so at 71 feet, this merged lot will be out of scale in width as well.
 - g. The property line windows of the building to the north that will be blocked are not essential for light and air requirements of these dwellings, but it should not be considered irrelevant that this significant adverse impact on residents would be very unlikely without the combination of amendment to the zoning text and a subsequent special permit.
 - h. The finding for a special permit for a 74-712 use modification that the development is compatible with the scale of the surrounding area is not met.
 - i. The finding for a special permit for 74-712 bulk modifications that the development will not adversely affect structures or open space in terms of scale, location, and access to light and air is not met.
 - j. In addition, CPC action on a 74-712 application may prescribe appropriate additional conditions and safeguards in order to enhance the character of the development and to minimize adverse effects on the character of the surrounding area.

Therefore it is resolved that CB2 Manhattan

On the request for a text amendment to modify 74-712: *recommends denial.*

And it is further resolved that, if the amendment is approved, CB2 Manhattan

1. On the request for a modification to allow residential use: *recommends approval if there is no use of the cellar for guest rooms or rooms used for sleeping.*
2. On the request for use change to allow commercial use below the floor level of the second floor: *recommends approval if the retail area of the largest store is 3600 square feet or less.*
3. On the request for a modification of bulk regulations: *recommends approval if the overall building height is reduced by 8 feet, the rear side wall extensions are removed, and the side walls extending above the penthouse are minimized.*

4. *Urges CPC use provisions of 74-712 to protect neighboring buildings by prescribing elimination of the sub-cellar, the sunken garden, and the portion of the cellar that extends into the real yard.*

Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



David Gruber, Chair
Community Board #2, Manhattan



Tobi Bergman, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

DG/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Thomas K. Duane, NY State Senator
Hon. Daniel Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Calvin Brown, Dept. of City Planning
Land Use Review Unit, Dept. of City Planning
Jeff Mulligan, Executive Director, Board of Standards & Appeals
Derek Lee, Man. Borough Commissioner, NYC Department of Buildings
Thomas C. Wargo, Director, Zoning Division, Dept. of City Planning

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December 26, 2012

Meenakshi Srinivasan, *Chair*
NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Srinivasan:

At its Full Board meeting on December 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Application to Board of Standards and Appeals 299-12-BZ for a variance pertaining to 40-56 Tenth Avenue extending from 13th St. to 14th St.

Whereas

1. (Regarding application information.)

- g. The application was presented to the committee by Howard Goldman, of GoldmanHarris LLC, and Jeanne Gang, of Studio Gang Architects.
- h. This application for a variance under ZR 72-21 seeks to facilitate the construction of a 12-story, 157,280 square foot, commercial building with Use Group 6 office and retail space, uses that are allowed in this M1-5 zoning district.
- i. The site is adjacent to but not within the Gansevoort Historic District.
- j. The premises includes vacant lots and two 3-story buildings which will be demolished.
- k. The proposed development would require variances of the zoning regulations pertaining to floor area (ZR 43-12), height and setback (ZR 43-43), and rear yard (43-261).
- l. The conditions presented in the application for the necessity of the variances are based on the impacts of the relationship of the site to the High Line and subsurface soil conditions.
- m. There were five speakers against the application including representatives of the Greenwich Village Society for Historic Preservation, the Greenwich Village Community Task Force, and the Standard Hotel.

2. (Regarding the request for a variance of floor area regulations.)

- b. The request is for a 34 percent increase of FAR from the allowed 5.0 to 6.68.
- c. Documented subsoil conditions would incur incremental construction costs, but were not shown to be unique.

- d. Nearby buildings with similar subsoil conditions recently developed without floor area variances include the Standard Hotel, The High Line Building, and the Whitney Museum.
 - e. Documented environment conditions would incur clean-up costs, but these were also not proven to be unique or to be entirely a result of activity prior to current ownership.
 - f. 10 percent encumbrance on the site by The High Line was documented, but 437 West 14th Street received an FAR increase to 6.17 based on a greater encumbrance of 27 percent.
 - g. The adjustments made for comparability to other sites were not credible, failing to consider the high value of this site based on proximity to the High Line, the Meatpacking District, Hudson River Park, Chelsea Market, and high profile recent leases in the area.
 - h. In an environment of long-term stability of interest rates, there is no reasonable basis for using a 5.5 percent construction loan rate.
 - i. If subsoil conditions affecting development costs are unique, they should also incur an offsetting negative adjustment to the estimate of acquisition cost based on comparable properties without these conditions.
 - j. Similarly, the irregular shape caused by the High Line is listed as a “site condition affecting value”, but it is unclear whether it was applied as a reduction in the acquisition cost estimation.
 - k. Speakers at the hearing spoke stated that increased density would have a negative impact because of current congestion in the area and anticipated large development projects nearby.
3. ***(Regarding the request for a variance to height and setback and rear yard regulations.)***
- e. A credible case is made in the application that as-of-right construction would harm public open space by creating shadows on the High Line and that the proposed building shape would substantially reduce this harm.
 - f. The building design, as proposed, includes 5,380 square foot restaurant with a 7,780 square foot outdoor terrace immediately adjacent to the High Line, a feature that would also have a negative impact on the public open space.
 - g. The neighborhood is saturated with eating and drinking activity, a cause of frequent complaint from residents, and the proposed restaurant is much too large.
 - h. Outdoor eating and drinking is always a major source of complaints from residents who are kept awake at night by uncontained noise.

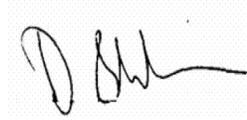
Therefore it is resolved that CB#2, Man.

- 1. On the request for a variance of ZR 43-12 to increase FAR to 6.68: *recommends denial.*
- 2. On the request for a variances of ZR 43-43 and 43-261 to facilitate moving bulk away from the High Line: *recommends denial unless the variance stipulates that no eating and drinking premises shall be larger than 3000 square feet and none shall include use of outdoor on any floor of the property.*

Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



David Gruber, Chair
Community Board #2, Manhattan



Tobi Bergman, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

DG/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Thomas K. Duane, NY State Senator
Hon. Daniel Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Vivian Awner, Community Board Liaison, Dept. of City Planning
Jeff Mulligan, Executive Director, Board of Standards & Appeals

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December 26, 2012

Meenakshi Srinivasan, *Chair*
NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Srinivasan:

At its Full Board meeting on December 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Application for a “minor modification” to an earlier ULURP to facilitate use of the roof of 180 Sixth Avenue as required open space for a new residential development of a merged lot

Whereas:

1. (Regarding application information.)

- a. The application was first presented to the Land Use Committee at a public hearing on 11/12/2012 by a group of ten people including Karen Pearl of Gods Love We Deliver as well as representatives of the Department of Citywide Administrative Services and the Department of City Planning.
- b. The application was laid over until the December meeting to allow an opportunity for the project participants to seek to reduce the impacts of their project of neighbors.
- c. GLWD and their representatives as well as representatives of the mixed-use development appeared again at this public hearing to respond to additional questions.
- d. This is an application by the New York City Department of Citywide Administrative Services for the modification of a use restriction affecting 166-174 Sixth Avenue, a building owned and operated by God’s Love We Deliver.
- e. The property was sold to GLWD in 1993 by the City of New York with a limitation on the use to specific community facility uses.
- f. The modification will allow the 6th Floor roof of an enlarged building to be used by residents of a new mixed-use building to be built at 176-180 Sixth Avenue, the adjacent vacant lot to the north.

- g. The proposed modification will permit modification of a corresponding use restriction of the deed which in turn will facilitate the transfer of excess floor area from the community facility to the residential development.
- h. There will be a payment from GLWD to DCAS in connection with the modification but GLWD withheld information regarding the amount of the payment stating that negotiations with the City were continuing.
- i. The transfer of air rights from the community services building to the mixed-use development was represented to be as-of-right even though the rights pertain to property that is restricted to community services use.
- j. Committee members expressed concern regarding precedent implied in the modification of the deed restriction.

2. (Regarding God's Love We Deliver.)

- a. GLWD is a not-for-profit group founded in 1985.
- b. Originally founded in response to the AIDS pandemic, the group responds to the crises faced by people with life-altering illnesses who are too sick to shop and cook for themselves, and their families.
- c. The group engages the community through community nutritional education and outreach through over 180 linkage agreements with other community-based providers and also through 8000 volunteers.
- d. GLWD has grown 60 percent over the past five years, serving families in all five boroughs and beyond.
- e. GLWD has outgrown its space and seeks to continue to continue its work from its current location by increasing the size of its facility from 18,00 square feet to 41,000 square feet.
- f. The expansion will allow the group to double the number of meals they cook and deliver each year.
- g. To enable the group to fund its expansion, they are seeking to transfer air rights to the residential project on the adjacent vacant lot.

3. (Regarding the project impact and community response.)

- a. At the public hearing held on 11/12/12, numerous neighbors spoke passionately regarding their belief that the mixed-use project would create harm to their quality of life.
- b. CB2 has also received emails from neighbors objecting to the project.
- c. At the hearing, several people spoke in favor of the project, citing the important work of GLWD.
- d. CB2 has received 250 form postcards, including many from neighbors, in support of the project
- e. While a "minor modification" in form, the proposal will enable the transfer of substantial air rights by facilitating the use of these air rights by allowing additional open space availability for the mixed-use development.
- f. The proposed mixed-use development is a 82,515 square foot building consisting of 79 dwelling units, 14,470 square feet of commercial retail space, and 1,300 square feet of residential amenity space.
- g. The most significant changes to the mixed-use development, as presented in the application, as compared to what may have been developed without the air rights transfer are an increase in 25 additional dwelling units and 30-foot additional width of the building.
- h. Committee members expressed specific concerns about the impact of the rear yard obstructions on lower floor neighbors to the east and especially on the loss of light and air to adjacent apartments with air-shaft type windows to the north.
- h. While CB2 is proud to be the home of this important life-sustaining group.

4. (Regarding additional information provided to the full board.)

At the 12/20/12 meeting of Community Board 2, Gods Love We Deliver and QT Development presented the results of their efforts to lessen the impacts of the mixed-use project as follows:

- a. QT will reconfigure a rear yard stairway to reduce the extent to which rear yard obstructions will block light and air to residents of adjacent buildings.
- b. QT will at its sole expense fully provide and maintain in perpetuity attractive landscaping on the entirety of the roofs of rear yard obstructions including the planting of trees. QT will engage neighbors in the design of this landscaping and will also offer to plant vines to cover the walls of the rear yard extensions. Commitments to perpetual maintenance will be appropriately included in condo offering plans and rules.
- c. QT will offer to install new sound attenuating windows on all south facing windows at 188 Sixth Avenue and will offer to provide and install window air conditioners in each apartment in this building that faces the construction site, including providing, if required by the building owner, new electrical service adequate for such units to each apartment from the corresponding meter. All work will be completed prior to start of construction on the GLWD and QT projects.
- d. QT and GLWD will continue to work with neighbors to seek to develop project modifications and/or amenities that will reduce the impact of this project on their quality of life both during construction and upon completion.

Therefore it is resolved that CB2 Manhattan

1. Regarding the request for a modification to the use restriction: *recommends approval if the agreements contained herein are complied with, but notes that modification of a use restriction is an extraordinary measure warranted in this instance only by the specifics of the affected organization and underlying conditions*
2. Regarding efforts to reduce impacts of this project on neighbors: urges the City Planning Commission and the Council Member to assist as needed to develop appropriate means to stipulate as needed to assure compliance with agreements contained herein.

Vote: Passed, with 21 Board members in favor, and 14 in opposition (P. Consagra, C. Dawson, C. Dwyer, R. Ely, R. Goldberg, A. Hearn, S. Kent, L. Rakoff, R. Riccobono, R. Rothstein, M. Schott, C. Spence, S. Sweeney, S. Wittenberg, and A. Wong).

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

Sincerely,



David Gruber, Chair
Community Board #2, Manhattan



Tobi Bergman, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

DG/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Thomas K. Duane, NY State Senator
Hon. Daniel Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker

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NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Srinivasan:

At its Full Board meeting on December 21, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Application 298-12-BZ by New York University to the Board of Standards and Appeals pertaining to 730 Broadway at Waverly Place

Whereas:

1. (Regarding application information.)

- a. The application was presented to the committee by Sayar Lonial and William Hass of NYU, and Elise Wagner of Kramer Levin Naftalis & Frankel LLP.
- b. This application for a variance under ZR 72-21 seeks to allow all floors except the ground floor of a 10-story building to be used for Use Group 3 for academic space.
- c. The property is in the NoHo Historic District and zoned M1-5B.
- d. The building was built in 1917-19 as a seven-story garage, factory and warehouse serving Wanamaker's department store, including carpenters' and upholsters' shops, a piano repair workshop, and storage for deliveries.
- e. The current uses provide important NYU use and integrate well with other uses in a diverse and vibrant neighborhood.
- f. The building was enlarged in the early 1980s to the current floor area of 313,188.
- g. Purchased by NYU in 2008, current uses are the NYU bookstore on the ground floor, the Student Health Center on the third and fourth floors, and office space on upper floors

2. (Regarding the request for a variance to allow Use Group 3 use.)

- a. As a non-profit institution, NYU need not demonstrate the unique conditions creating hardship but can obtain a variance based on demonstration that zoning compliance would create practical difficulties and unnecessary hardship in achieving programmatic needs unless it contravenes public health, safety, or welfare.

- b. The stated purpose of the requested modification is to meet the programmatic needs of NYU.
- c. NYU recently successfully completed a massive rezoning within its “core” campus area, the culmination of over five years of development of its “NYU 2031” strategic plan.
- d. The objectives of the plan were to 1) Ensure that NYU has the appropriate infrastructure and facilities to maintain its academic excellence well into the future; 2) Create a roadmap for NYU so that it can better plan for its future needs; 3) Provide NYU neighbors with a level of predictability and transparency about NYU’s projects; and 4) Allow NYU to maximize use of its current footprint within the Washington Square area, thus relieving pressure for growth into surrounding properties in the area.
- e. 730 Broadway is not within the “Washington Square area” as defined in the NYU 2031 ULURP.
- f. A central focus of the rationale for NYU 2031 was the need to meet the current shortage of classroom and lab space.
- g. The current proposal, including addition of four stories of mechanical space in a landmark district, while clearly already in the works, was not revealed during the extensive ULURP process, which included detailed analysis of NYU space needs and opportunities.
- h. The current application is based on supposed programmatic needs that are apparently outside the scope of NYU’s comprehensive planning process that was offered by NYU to justify a massive and controversial rezoning.
- i. NYU’s 2031 Plan, adding almost two million square feet just across the street from NoHo, was presented as a way for NYU to satisfy requirements for the next 20 years..
- j. The application is in contradiction to the stated goals of NYU 2031, especially with regard to their response to requests made during the public portion of the planning process to reduce growth pressure on the surrounding areas.
- k. Including this as one of four goals of NYU 2031 implied acceptance that the that NYU growth into surrounding areas has a negative impact on essential neighborhood character and poses risks to business development in a healthy and diverse area.
- l. Denial of these impacts is now a key part of this application.
- m. As evident from the transformation of nearby areas as a result of prior NYU expansion, movement of thousands of students through an area has significant impacts on existing businesses and creates unavoidable economic pressures on commercial activity, including on desirable types of commercial spaces that are in short supply.
- n. The approval of this application would open all of NoHo and SoHo to NYU expansion, in direct contradiction to NYU 2031 goals.
- o. This proposal could have and should have been analyzed as part of the extensive ULURP and if this application were to be approved outside the scope of a modification to the ULURP including a supplemental EIS it would undermine the legitimacy of that process and open the door to additional development contrary to the purpose and scope of NYU 2031.
- p. Eight people spoke against the proposal, including representatives of the NoHo Neighborhood Association, Greenwich Village Society for Historic Preservation, and several faculty members including one whose office is in the building.
- q. One person spoke in favor representing NoHo Bowery Stakeholders (NBS) stating that an agreement had been reached between the group and NYU to limit future growth of teaching space at this site from the anticipated 10 percent to no more that 25 percent.
- r. The agreement provides for future alteration of this limit subject only to a willingness to “sit down with NBS prior to any use change or seeking any further variance.”
- s. While CB2 appreciates the efforts of NBS, this is a private effort by a group with limited membership and does not represent the broad interests of the neighborhood.

- t. The use change would bring graduate and undergraduate students across Broadway in large numbers, changing the demographic balance of NoHo.
- u. This variance would set a precedent for further and similar variances in NoHo, severely threatening the essential character of NoHo and its carefully considered M1-5B zoning.
- v. Adding approximately 40' of mechanicals on the roof would detract from the appearance of the NoHo historic district from the ground and as seen from buildings in a broad area, as well as reducing light and air for neighboring residents and offices.
- w. Placing laboratories next to residential buildings poses environmental dangers. The four-story additional mechanical structures, specifically installed for laboratory purposes with unknown and potential harmful effluents, pose a danger to the residents immediately nearby.

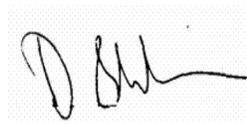
Therefore it is resolved that CB2 Manhattan

On the request for a use group change: *recommends denial.*

Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



David Gruber, Chair
Community Board #2, Manhattan



Tobi Bergman, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

DG/fa

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