

Brad Hoylman, Chair
Bo Riccobono, First Vice Chair
Alison Greenberg, Second Vice Chair
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

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

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

December 16, 2011

Amanda Burden, Chair
Department of City Planning
22 Reade Street
New York, New York 10007

Dear Chair Burden:

At its Full Board meeting on December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

27 Wooster Street, ULURP Nos. 060492(A) ZSM, 060493 (A) ZSM, (Block 228, Lot 30) City Planning Modification Application to renew a ZR Section 74-712 special permit to allow, on a vacant lot on the corner of Grand Street and Wooster Street within the SoHo-Cast Iron District, the construction of an 8-story plus penthouse, approximately 45,000 SF (5 FAR) residential building with ground floor retail and a renewal of a special permit which increased the as of right accessory parking spaces from 4 to 10. within M1-5A and M1-5B zoning districts

WHEREAS, The area was posted and there was no opposition to this application, And,

WHEREAS, This is an application for minor modifications of an application previously approved by Community Board #2, And,

WHEREAS, The Zoning Lot's location in a flood zone presents a valid reason for the modifications, And,

WHEREAS, This special permit does not allow an increase in floor area over the underlying FAR of 5.0 and does not allow an eating and drinking establishment.

THEREFORE BE IT RESOLVED, that Community Board #2 recommends approval of this City Planning Modification Application to renew a ZR Section 74-712 special permit to allow, on a vacant lot on the corner of Grand Street and Wooster Street within the SoHo-Cast Iron District, the construction of an 8-story plus penthouse, approximately 45,000 SF (5 FAR) residential building with ground floor retail and a renewal of a special permit which increased the as of right accessory parking spaces from 4 to 10. within M1-5A and M1-5B zoning districts

Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



David Reck, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

BH/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
Pauline Yu, CAU
Vivian Awner, Community Board Liaison, 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

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Amanda Burden, *Chair*
Department of City Planning
22 Reade Street
New York, New York 10007

Dear Chair Burden:

At its Full Board meeting on December 15, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

64-68 Wooster Street #120062ZSM (Block 486, Lot 2) City Planning Commission Special Permit Application Pursuant to ZR §74-781 to allow modification of the permitted use provisions in ZR § 42-14 D to permit a Use Group 6 commercial use on the ground floor and cellar in an existing eight-story building in an M1-5A District

WHEREAS, The area was posted and there was no opposition to this application, And,

WHEREAS, The Applicant has represented to the Board that there will be no Eating and Drinking establishments allowed in this build, And,

WHEREAS, The Community Board is satisfied that the Applicant has complied with the requirements of section 74-781 by advertising and marketing the Space in good faith for an as-of-right tenant for more than one year and has not received any offers.

THEREFORE BE IT RESOLVED, that Community Board #2 recommends approval of this City Planning Application Pursuant to ZR §74-781 to allow modification of the permitted use provisions in ZR § 42-14 D to permit a Use Group 6 commercial use on the ground floor and cellar in an existing eight-story building in an M1-5A District.

Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



David Reck, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

BH/fa

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