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Erin Roeder, *Treasurer*  
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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)

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February 19, 2010

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 February 18, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**38-50 Cooper Square New Private Upper School GRACE CHURCH HIGH SCHOOL for Grades 9-12 (Block 544 Lot 38) Board of Standards and Appeals Application on behalf of Cooper Square Associates Owner, and the Board of Trustees of Grace Church School, as lessee, pursuant to Section 73-19 of the Zoning Resolution for a special permit in connection with an existing building's change of use for a New Upper School.**

**WHEREAS**, the surrounding area was posted and there was no community opposition to this application, And,

**WHEREAS**, the overcrowding of local schools is well documented and this school is clearly needed, And,

**WHEREAS**, the transportation issues for the new school were recognized and were professionally analyzed and a reasonable plan has been proposed to accommodate the students as well as the neighborhood, And,

**WHEREAS**, The usage is compatible with the other uses in the surrounding buildings and will have no adverse impacts on the neighborhood,

**THEREFORE BE IT RESOLVED**, that CB#2, Man. is satisfied that the applicant has met the requirements for this special permit,

**BE IT FURTHER RESOLVED**, that CB#2, Man. welcomes the addition of this new school and strongly supports this application for a Board of Standards and Appeals Application pursuant to Section 73-19 of the Zoning Resolution for a special permit in connection with an existing building's change of use for a New Upper School.

Vote: Unanimous, with 37 Board members in favor.

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



Jo Hamilton, Chair  
Community Board #2, Manhattan



David Reck, Chair  
Zoning and Housing Committee  
Community Board #2, Manhattan

JH/fa

cc: Hon. Jerrold Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Scott Stringer, Man. Borough President  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Hon. Christine Quinn, Speaker of the Council  
Sandy Myers, Community Board Liaison, Man. Borough President  
Lolita Jackson, Manhattan Director, CAU  
Vivian Awner, Community Board Liaison, Dept. of City Planning  
Jeff Mulligan, Executive Director, Board of Standards & Appeals  
Magdi Mossad, P.E., Man. Borough Commissioner, NYC Department of Buildings  
Applicant

Jo Hamilton, *Chair*  
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February 19, 2010

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

Dear Chair Burden:

At its Full Board meeting on February 18, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**102 Greene Street, (Block 499 Lot 6) ULURP # 080260ZSM, City Planning Special Permit Application by 102 Greene Street Realty LLC, Pursuant to §74-711 of the New York City Zoning Resolution to modify the use and bulk and to reconstruct the fourth and fifth floors of the existing building and add a penthouse. The first floor will contain a Use Group 6 retail use and a lobby. The remainder of the building will contain joint living-work quarters for artists Use Group 17D. Located in an M1-5A district.**

**WHEREAS**, the surrounding area was posted and there was no community opposition to this application, And,

**WHEREAS**, The restoration of the building will be a welcome addition to the streetscape and will be of high quality, And,

**WHEREAS**, The requested bulk modification is appropriate for this historic district, And,

**WHEREAS**, The proposed usage is consistent and compatible with the other uses in the surrounding buildings and will have no adverse impacts on the neighborhood,

**THEREFORE BE IT RESOLVED**, that CB#2, Man. is satisfied that the applicant has met the requirements for this special permit,

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports this City Planning Special Permit Application Pursuant to §74-711 of the New York City Zoning Resolution to modify the use and bulk and to reconstruct the fourth and fifth floors of the existing building and add a penthouse.

Vote: Unanimous, with 37 Board members in favor.

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



Jo Hamilton, Chair  
Community Board #2, Manhattan



David Reck, Chair  
Zoning and Housing Committee  
Community Board #2, Manhattan

JH/fa

cc: Hon. Jerrold Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
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Hon. Christine Quinn, Speaker of the Council  
Sandy Myers, Community Board Liaison, Man. Borough President  
Lolita Jackson, Manhattan Director, CAU  
Vivian Awner, Community Board Liaison, Dept. of City Planning  
Lorna Edwards, Land Use Review Unit, Dept. of City Planning  
Jeff Mulligan, Executive Director, Board of Standards & Appeals  
Magdi Mossad, P.E., Man. Borough Commissioner, NYC Department of Buildings  
Applicant