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Bob Gormley, *District Manager*



Amanda Kahn Fried, *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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January 22, 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 January 21, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**246 Spring Street (Block 491, Lots 34, 36, 1101-1131) Board of Standards and Appeals Special Permit application pursuant to Section 73-36 of the Zoning Resolution, on behalf of WTS International, to allow a Physical Culture Establishment on the fifth and sixth floors in a building in an M1-6 zoning district for a term not to exceed 10 years.**

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

**WHEREAS**, There are small open air terraces / lounge areas on the 5<sup>th</sup> floor that are part of the spa space that were of concern and the applicant has stated to the Board that they will only be used for passive activities of the spa and that they will be closed at 8:00 pm daily, And,

**WHEREAS**, The usage is consistent and compatible with the other uses in this building and 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, And,

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, on behalf of WTS International, to allow a Physical Culture Establishment on the fifth and sixth floors in a building in an M1-6 zoning district for a term not to exceed 10 years.

Vote: Unanimous, with 36 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

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January 22, 2010

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

Dear Chair Burden:

At its Full Board meeting on January 21, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **Department of City Planning Residential Streetscape Preservation Text Amendment**

**WHEREAS**, This zoning text amendment would add reasonable curb cut rules for residential parking spaces in our district where none currently exist And,

**WHEREAS**, The proposed rules would eliminate inappropriate curb cuts, And,

**WHEREAS**, The text amendment proposes many rules that do not apply in our Board but are none the less worth while.

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a city-wide zoning text amendment to preserve and enhance the streetscape character of residential neighborhoods.

Vote: Unanimous, with 36 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

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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