

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
Sheelah Feinberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

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July 23, 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 July 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

13 Crosby Street (Block 233, Lot 4) Board of Standards and Appeals application, on behalf of Boquen Realty, LLC, made pursuant to Section 72-21 for a use and bulk variance for an existing commercial building in a M1-5B zoning district to allow Use Group 6 retail uses on the ground floor level and an addition to the rear yard on the cellar and first floor levels

WHEREAS, the surrounding area was posted and there were some community concerns for this application, And

WHEREAS, The applicant has agreed that there will be no eating and drinking establishments and no sidewalk café and that the Applicant will request that the Board of Standards and Appeals stipulate this as a condition of approval and this condition will appear on the Certification of Occupancy, And

WHEREAS, The applicant has shown that no existing lot line windows will be covered by the proposed extension, And

WHEREAS, the proposed addition is a 1,100 sq ft extension of the first floor only,

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 use and bulk variance for an existing commercial building in a M1-5B zoning district to allow Use Group 6 retail uses on the ground floor level and an addition to the rear yard on the cellar and first floor levels.

Vote: Passed, with 36 Board members in favor, and 1 in opposition (D. Diether).

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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REVISED-SEE FOURTH "WHEREAS"

July 29, 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 July 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

482 Greenwich Street a/k/a 523 Canal Street, (Block 595, Lot 52), BSA Cal. No. 124-05-BZ Board of Standards and Appeals application on behalf of 482 Greenwich Street, LLC for the following: (1) an extension of time to complete substantial construction of the building pursuant to a variance granted by the Board on September 12, 2006 (BSA Cal. No. 124-05-BZ,) and (2) an amendment to the Variance. The Variance authorized the construction on the Site of an 11-story, mixed-use building containing a total of 10 dwelling units. The Amendment proposes, in most respects, to eliminate or reduce the extent of non-compliances of the Building, to increase the number of dwelling units from 10 to 19, to reconfigure the location of the proposed curb cut and to modify the street wall of the Building at the intersection of Canal and Greenwich Streets.

WHEREAS, the surrounding area was posted and there were some community concerns for this application, And,

WHEREAS, The Community Board recognizes that most of the changes to this application are reasonable and represent an overall improvement, And,

WHEREAS, At the request of the Community Board, the Applicant meet with the surrounding community, And,

WHEREAS, The significant majority of community members strongly oppose the revised street wall and set back and they requested that the applicant maintain the 15' setback at 60 feet and relocate the approximately 2000 - 2500 square feet of remaining floor area on the tower higher up at the ~~eastern~~ **western** side of the building, And,

WHEREAS, Increasing the height of the building to accommodate the setback creates the least disruption to the community, and,

WHEREAS, The applicant agreed to examine the lower setback for feasibility, and

WHEREAS, The Applicant has stated that the regulations of the new building code for seismic monitoring and site safety will be followed and that the applicant will meet with the community for a construction coordination meeting prior to the start of construction, and,

WHEREAS, The Applicant has stated that the environmental mitigation required by the Hudson Square Rezoning has already begun.

THEREFORE BE IT RESOLVED, that CB#2, Man. requests that the Board of Standards and Appeals review the street wall and setback that is preferred by the community and, if feasible, approve this alternative, and,

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports the other changes for this application for a for the following: (1) an extension of time to complete substantial construction of the building pursuant to a variance granted by the Board on September 12, 2006 (BSA Cal. No. 124-05-BZ,) and (2) an amendment to the Variance. The Variance authorized the construction on the Site of an 11-story, mixed-use building containing a total of 10 dwelling units. The Amendment proposes, in most respects, to eliminate or reduce the extent of non-compliances of the Building, to increase the number of dwelling units from 10 to 19, to reconfigure the location of the proposed curb cut and to modify the street wall of the Building at the intersection of Canal and Greenwich Streets.

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
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Sandy Myers, Community Board Liaison, Man. Borough President
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Jeff Mulligan, Executive Director, Board of Standards & Appeals
Magdi Mossad, P.E., Man. Borough Commissioner, NYC Department of Buildings
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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 July 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

54 Crosby Street (Block 483, Lot 29) Board of Standards and Appeals Variance application, filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York, to vary Section 42-14 of the Zoning Resolution to allow UG 6 commercial / retail use on the first floor and below in an existing building within an M1-5B zoning district.

WHEREAS, the surrounding area was posted and there were serious community concerns for this application, And

WHEREAS, the CB#2, Man. recognizes that the building is uniquely small and under built, and

WHEREAS, The building has two levels below grade so that the building could have as much as 4,000 sq ft of retail use, and

WHEREAS, There have been numerous complaints about the previous usage of this building, And

WHEREAS, There have been many problems with Eating and Drinking Establishments in the surrounding area, And

WHEREAS, neighbors of this building reported numerous noise complaints caused by the misuse of exterior spaces, and.

WHEREAS, The applicant refused a request to ban Eating and Drinking Establishments at this location;

THEREFORE BE IT RESOLVED, that CB#2, Man. withholds its support for this application unless Eating and Drinking Establishments are banned at this location and the exterior spaces are prohibited from being used as accessory to the buildings commercial uses.

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. 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
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July 23, 2010

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

Dear Chair Burden:

At its Full Board meeting on July 22, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

130 West 12th Street Department of City Planning Chairperson certification pursuant to Section 15-12 to reduce the required amount of rooftop recreation space where the roof is unsuited for recreation space in a residential development.

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

WHEREAS, The Applicant has shown that there are significant economic and structural issues that restrict the area of the roof that can be used, And,

WHEREAS, the planed improvements to the roof will greatly enhance the usable part of the roof, And,

WHEREAS, 6 residential units will have their own private terraces, And,

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 RESOLVED, that CB#2, Man. supports this application for a Chairperson certification pursuant to Section 15-12 to reduce the required amount of rooftop recreation space where the roof is unsuited for recreation space in a residential development.

Vote: Passed, with 36 Board members in favor, and 1 in opposition (A. Greenberg).

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



Jo Hamilton, Chair
Community Board #2, Manhattan



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

JH/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Thomas K. Duane, NY State Senator
Hon. Daniel L. 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
Sandy Myers, CB2 Liaison, Man. Borough President's office
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