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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

July 25, 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 July 21, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**70 Greene Street (Block 485, Lot 7) Department of City Planning Commission Special Permit Application pursuant to Section 74-711 to modify the provisions of Section 42-00 to allow the Building's ground floor lobby and floors 2 through 4 to be occupied for residential use (Use Group 2); and the recently constructed envelope for the fifth floor and mezzanine additions to the Building to be occupied for residential use in a 5-story building located in an MI-5A Zoning District and in the Soho Cast Iron District**

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

**WHEREAS**, The Applicant has agreed that the ground floor retail space in the Building will not be occupied by an eating and drinking establishment use (Use Group 6), And,

**WHEREAS**, No bulk modifications are being requested as part of the Application, And,

**WHEREAS**, This proposal will have few, if any, adverse impacts on the surrounding area;

**THEREFORE BE IT RESOLVED**, that CB#2, Man. recommends approval of this Department of City Planning Commission Special Permit Application pursuant to Section 74-711 to modify the provisions of Section 42-00 to allow the Building's ground floor lobby and floors 2 through 4 to be occupied for residential use (Use Group 2); and the recently constructed envelope for the fifth floor and mezzanine additions to the Building to be occupied for residential use in a 5-story building located in an MI-5A Zoning District and in the Soho Cast Iron District

Vote: Unanimous, with 44 Board members in favor.

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



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  
Lolita Jackson, Manhattan Director, 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 July 21, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

### **Hudson Square Rezoning, Community Board #2 recommendations based on input from local stakeholders on the proposed rezoning of the M1-6 Zoning District.**

**WHEREAS**, CB#2, Man. conducted a Public Hearing on July 14, 2011 to request input from local stakeholders on the proposed rezoning of the M1-6 Zoning District, And,

**WHEREAS**, There has been strong support over the last several years for the basic concepts and general goals of the proposed rezoning. While the basic proposal has had broad support, local stakeholders have expressed concern for the details and have requested that the Board consider other options.

**THEREFORE BE IT RESOLVED**, that CB#2, Man. recommends that City Planning consider the inclusion of the following modifications:

#### **1.) A waiver on bulk rules:**

Lots in CB#2, Man. were established before the enactment of standard lot sizes. Short and narrow blocks often make it difficult to fully comply with standard bulk rules. There may be other massing that would more appropriate and might provide flexibility to produce a better design. The Community Board is familiar with this issue and would prefer to have a rational rezoning that will solve as many issues as possible so that future variances would be minimized.

- CB#2, Man. recommends the inclusion of a Special Permit Waiver that would allow, where appropriate, the adjustment of any bulk rules, including open space, setbacks, and height limits, , but only to the extent these are justified based on the narrowness or shortness of the particular block, and would not allow increases in FAR."

## 2.) Consideration for increasing the size of buildings allowed to convert to Residential.

Local stakeholders have expressed concern that the 50,000 Sq Ft. limit for conversion would leave out some buildings that would be appropriate for residential use. It appears this modification would only affect a few buildings, several of which are recently constructed hotels. While CB#2, Man. supports the concept of maintaining a mixed-use area, the Board recognizes that the smaller foot print buildings are more appropriate for residential conversion.

- CB#2, Man. recommends an increase in the size limit for residential conversions to somewhere between the proposed 50,000 and 80,000 based on an evaluation of the buildings that would be affected at different levels, however the size limit for demolitions should remain unchanged.

## 3.) Reconsideration of the proposed down zoning on Watts, Broome, Dominick Streets

Residential property owners on these streets have expressed concern that the proposed down zoning in these areas is far greater than the proposed down zoning on other mid block areas. CB#2, Man. agrees it is appropriate to reduce the zoning where the use is changed from manufacturing to residential, but the proposed down zoning in the Watts, Broome, Dominick Street area is excessive. The neighborhood character is disrupted by newer buildings and vacant lots and dominated by traffic conditions related to the tunnel. Its preservation does not justify differentiated treatment from the rest of the zone.

- CB#2, Man. recommends elimination of the sub-area with reduced FAR and treating it the same as the rest of the zone and leaving the merits of individual buildings to potential landmark consideration if appropriate.

## 4.) Special Permit for Hotels with 100 or more rooms.

CB#2, Man. has received some opposition and some support for this Special Permit. The Board notes that the proposal does not ban hotels, rather, it requires that they be subject to an appropriate review process.

Given the hotel related issues that have arisen in the Board, this Permit is appropriate.

- CB#2, Man. expresses support for the inclusion of a Special Permit for Hotels with 100 or more rooms.

## 5.) Inclusion of a new grade school.

CB#2, Man. expresses its concern that any future residential rezoning needs to consider the impacts on our already overburdened school system. This proposal, which includes a plan for a new grade school with 420 seats, has support and the applicant has done a good job of community outreach on this issue. The new school, however, addresses only this proposal and does not address the larger problem in the downtown school system.

- CB#2, Man. expresses support for the proposed grade school with at least 420 seats and recommends that City Planning establish a policy for all future rezoning that will address this important issue.

Vote: Unanimous, with 44 Board members in favor.

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



Brad Hoylman, Chair  
Community Board #2, Manhattan



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Land Use & Business Development Committee

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