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Bo Riccobono, *First Vice Chair*  
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Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*  
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Elaine Young, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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June 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 June 17, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**39 East 10th Street** (Block 562, Lot 38) Board of Standards and Appeals variance application pursuant to Section 72-21 to permit the construction of an elevator in the courtyard of an existing five-story multiple dwelling building located within an R7-2 zoning district

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

**WHEREAS**, The building is co-operative that is owner occupied and the owners appeared before the Board to express the need for an elevator, And,

**WHEREAS**, The proposed elevator will have minimum encroachment on the inner courtyard and will not be visible from the street, And,

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

**BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a Board of Standards and Appeals variance application pursuant to Section 72-21 to permit the construction of an elevator in the courtyard of an existing five-story multiple dwelling building located within an R7-2 zoning district.

Vote: Passed, with 39 Board members in favor, and 1 abstention (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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June 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 June 17, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**53 Mercer Street, (Block: 474 Lot: 14) Board of Standards and Appeals variance application on behalf of the National Sculpture Society to permit retail use at the ground floor and part of the cellar in an M1-5B district**

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

**WHEREAS**, The building is owner occupied and the owners have clearly stated their intent to avoid any nuisance uses on the ground floor, 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 variance application, And,

**BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a Board of Standards and Appeals variance application on behalf of the National Sculpture Society to permit retail use at the ground floor and part of the cellar in an M1-5B district.

Vote: Unanimous, with 40 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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Sheelah Feinberg, *Second Vice Chair*  
Bob Gormley, *District Manager*



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June 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 June 17, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**54 Thompson Street (Block 488, Lot 7501) Board of Standards and Appeals variance application is filed pursuant to Section 72-21 to request a variance of Section 42-14D(2)(b) in order to permit a Use Group 6 eating and drinking establishment in the first floor of an existing seven-story building within an M1-5B zoning district.**

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

**WHEREAS**, This intersection has a long history of traffic congestion, And,

**WHEREAS**, this block of Thompson Street has ground floor uses that are predominantly Use Group 6, And,

**WHEREAS**, the proposed usage is consistent and compatible with the other uses in this building and in the surrounding buildings; and

**WHEREAS**, the CB#2, Man. is greatly concerned about the noise that could be generated by an eating and drinking establishment in the first floor and side yard at this location, And,

**WHEREAS**, retaining the existing perimeter wall will help to minimize noise pollution, And,

**WHEREAS**, CB#2, Man. conditionally approved an On Premise Liquor License for this location in April, 2009 and the applicant agreed to stipulations in order to obtain the approval, And,

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

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. conditionally supports this application for a Board of Standards and Appeals variance application, pursuant to Section 72-21, to request a variance of Section 42-14D(2)(b) in order to permit a Use Group 6 eating and drinking establishment in the first floor of an existing seven-story building within an M1-5B zoning district, providing that the stipulations for the approval of the Liquor License agreed to by the applicant are reaffirmed and the applicant further agrees to retain the existing perimeter wall.

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. requests that the Board of Standards and Appeals require the stipulations noted above as a condition of approval for this Variance Application.

Vote: Passed, with 37 Board members in favor, and 3 in opposition (D. Diether, I. Dutton, M. Johnson).

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  
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Applicant

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June 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 June 17, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**83 Spring Street (Block 497, Lots 1001-1005) City Planning special permit pursuant to Section 74-781 of the New York City Zoning Resolution for modification of Section 42-14D(2)(b) to allow for commercial use, Use Group 6, on the cellar and ground floors, of an existing five story building in an M1-5B district.**

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

**WHEREAS**, There are mostly commercial uses in the surrounding buildings, And

**WHEREAS**, The proposed 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

**BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a City Planning special permit pursuant to Section 74-781 of the New York City Zoning Resolution for modification of Section 42-14D(2)(b) to allow for commercial use, Use Group 6, on the cellar and ground floors, of an existing five story building in an M1-5B district.

Vote: Unanimous, with 40 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  
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