

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



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

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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March 28, 2011

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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**15 Vandam Street, SoHo Playhouse (881-59-BZ) Board of Standards and appeals application for a 10 year extension of term of a variance granted in 1960 to allow a theatre and a 2 family residence in an M1-6 District.**

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

**WHEREAS**, This application is to request an extension of term of a previously granted Variance, And,

**WHEREAS**, the current operation has had no complaints, And

**WHEREAS**, The usage is consistent and compatible with the other uses in this building and in the surrounding buildings and has had no adverse impacts on the neighborhood, And

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

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a 10 year extension of term for of Board of Standards and Appeals variance granted in 1960 to allow a theatre and a 2 family residence in an M1-6 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. Daniel Squadron, 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  
Lolita Jackson, Manhattan Director, CAU  
Vivian Awner, Community Board Liaison, Dept. of City Planning  
Jeff Mulligan, Executive Director, Board of Standards & Appeals  
Man. Borough Commissioner, NYC Department of Buildings  
Applicant

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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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**117 Seventh Avenue South (Block:610 Lot:16) (BSA# 2-11-BZ) Board of Standards and Appeals Variance Application pursuant to Section 72-21 to vary height and setback (Section 33-432) and open space (Section 23-14) regulations which would allow a 2 ½ floor enlargement of an existing building for conforming Residential and Community Facility use.**

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

**WHEREAS**, CB#2, Man.'s Landmarks Committee originally opposed this application, however, there have been significant revisions required by the Landmarks Commission, And,

**WHEREAS**, CB#2, Man. would have preferred that the Landmarks Commission return the application to the Community Board for an additional review prior to approval, however, the Landmarks Commission has already given its approval, And

**WHEREAS**, CB#2, Man. recognizes that the Board of Standards and Appeals Variance Application would result in a better massing design than what would be allowed as of right, And,

**WHEREAS**, CB#2, Man. does recognizes that the shape of the site does present some hardship, however, the board finds the economic hardship somewhat questionable,

**THEREFORE 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 vary height and setback (Section 33-432) and open space (Section 23-14) regulations which would allow a 2 ½ floor enlargement of an existing building for conforming Residential and Community Facility use.

Vote: Passed, with 38 Board members in favor, and 2 in opposition (D. Diether, S. Sweeney).

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. Daniel Squadron, 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  
Lolita Jackson, Manhattan Director, CAU  
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March 29, 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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**150 Charles Street/303 West 10th St. (Whitehall Warehouse) (BLOCK 636, LOT 70) City Planning Commission application to request the renewal of an authorization approved on September 19, 2007 (N 070395 ZAM) The Authorization allowed, in connection with the conversion and enlargement of an existing nonresidential building, (i) the waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of the building to be converted to residential use, and (ii) the development of the maximum floor area permitted on the zoning lot pursuant to Section 23-142 without regard to the height factor or open space ratio requirements. The Authorization facilitates the preservation of an existing, four-story warehouse building and its enlargement with two 11-story towers, to create a building with 15 stories overall and 280,209 square feet of floor area.**

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

**WHEREAS**, The original application was supported by the community and the Community Board, And

**WHEREAS**, The applicant has done extensive community outreach on both the design and construction coordination for this project, And

**WHEREAS**, CB#2, Man. recognizes that the Authorization will allow the construction of a building that will be more in context with the neighborhood than would otherwise be allowed and the demolition of the existing building and the construction of a height-factor tower, set back from the street line would be significantly taller than the proposed building, and would be out of context with the many low-rise and mid-rise, high-coverage buildings of the surrounding neighborhood.

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports the proposed City Planning Commission application to request the renewal of an authorization approved on September 19, 2007 (N 070395 ZAM).

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. 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  
Applicant

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March 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 March 24, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**WHITNEY MUSEUM Bounded by West Street, Little West 12th Street, Washington Street and Gansevoort Street (Block 644). Review of proposed minor changes to floor plans and massing.**

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

**WHEREAS**, The WHITNEY MUSEUM has done extensive community outreach on both the design and construction coordination for this project, And,

**WHEREAS**, There has been strong community support for the new museum, And,

**WHEREAS**, The original application was supported by the community and the Community Board, And,

**WHEREAS**, CB#2, Man. recognizes that the proposed changes are relatively minor in nature, And,

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports the proposed minor changes to floor plans and massing and the Board restates its continued strong support for this important project.

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  
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