

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
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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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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

March 23, 2012

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 22, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

100-108 Varick Street, 557 Broome Street and 66 Watts Street, (Block 477, Lots 35, 42, 44 and 76) Board of Standards and Appeals Variance Application pursuant to Z.R. §72-21 and pursuant to Multiple Dwelling Law §310(c), to permit construction of a new 14-story residential building in an M1-6 zoning district and to establish bulk standards for the new building.

WHEREAS, The area was posted and community members appeared to express concerns and opposition to this application, And,

WHEREAS, The proposed Hudson Square rezoning is currently in progress and will soon be certified, And,

WHEREAS, This site is in a sub district of the proposed Hudson Square rezoning where the proposed rezoning is not yet resolved and the surrounding neighbors have requested that all of the properties in the sub district receive equal treatment, And,

WHEREAS, The previous variance application, that Community Board #2 supported, for this site was approved at a lower FAR and the basic hardship issues that the application was based on have not substantially changed, And,

WHEREAS, Eliminating the Height Restriction Agreement and making the site bigger through acquisition of two adjacent sites make the site more economic to build on and do not increase the hardship, And,

WHEREAS, The surrounding neighbors have noted ongoing issues with the maintenance of the vacant site and the applicant has stated that these problems have been resolved and that the site will be properly maintained, And,

WHEREAS, The applicant has committed to work with the adjoining neighbors to address the proposed Hudson Square rezoning, And,

THEREFORE BE IT RESOLVED, that CB#2, Man. recommends that this application be rejected at this time to let the process of the proposed Hudson Square rezoning move forward, And,

THEREFORE BE IT RESOLVED, that CB#2, Man. recommends that happens on this site should substantively comply with the new zoning, whatever it may be, and, if a hardship remains after the rezoning that requires a variance, an application should be put forward at that time.

Vote: Passed, with 44 Board members in favor and 1 recusal (T. Bergman).

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

Sincerely,



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
Pauline Yu, CAU
Vivian Awner, Community Board Liaison, Dept. of City Planning
Jeff Mulligan, Executive Director, Board of Standards & Appeals
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40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Srinivasan:

At its Full Board meeting on March 22, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

372 Lafayette Street (Block 530, Lot 13) BSA Cal. No. 290-06-BZ, Board of Standards and Appeals Application under Sections 42-10 and 42-14 to amend a previously granted variance, to permit construction of a 6-story plus cellar building containing retail and residential use at the Subject Premises, located in a M1-5B zoning district.

WHEREAS, The area was posted and a representative of the NOHO Neighborhood Association appeared and stated that there was no opposition to this application, And,

WHEREAS, The changes to this application are minor, And,

WHEREAS, these modifications are an improvement to the project, And,

WHEREAS, Community Board approved the previous application for this proposal, And,

WHEREAS, the revised layout of the ground floor would require the space be used as two separate stores rather than a single larger store, And,

THEREFORE BE IT RESOLVED, that CB#2, Man. recommends approval of this Board of Standards and Appeals Application under Sections 42-10 and 42-14 to amend a previously granted variance, to permit construction of a 6-story plus cellar building containing retail and residential use at the Subject Premises, located in a M1-5B zoning district.

Vote: Passed, with 44 Board members in favor and 1 recusal (T. Bergman).

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

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



David Reck, Chair
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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 22, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

25 Great Jones aka 22 Bond St. (Block 530 Lots 19) BSA Cal No: 43-12-BZ Board of Standards and Appeals Variance application to (i) occupy the existing thirteen-story structural shell with 10 residential units fronting on Great Jones Street; and (ii) construct a four-story, one-family townhouse with a garage fronting on Bond Street. The proposed development would follow the R8 Quality Housing regulations and have a floor area ratio of 5.99. Located in an M1-5B zoning district.

WHEREAS, The area was posted and a representative of the Bowery stakeholders appeared and stated that, while there are concerns about the height / bulk of the building and the garage entry on Bond Street, there is general support for this project, And,

WHEREAS, the existing unfinished structure was intended to be an as of right hotel that has proven to be infeasible, And,

WHEREAS, The incomplete building has been vacant and is an eye sore in this recently enacted landmark district, And,

WHEREAS, The Bond Street garage entry is for one car only and is very inappropriate for this location, And,

WHEREAS, There have been many variance applications in this area that have asked for an increase in FAR beyond the allowed FAR of 5.0 and the increase was not approved by both the Community Board and the Board of Standards and Appeals and Board #2 notes that these buildings were constructed at the approved FAR of 5.0, And,

WHEREAS, Residential usage is appropriate at this location and allowing residential usage will provide additional value to this proposal, And,

WHEREAS, There were significant construction issues while the new structure was being erected,
And,

WHEREAS, The applicant has been meeting with the surrounding community and has stated a commitment to establish a community construction agreement and to work with the community during construction, And,

WHEREAS, CB#2, Man. understands that this application must still go through Land Marks process and the Board notes that any land use approval does not constitute landmarks approval by this Community Board, And,

THEREFORE BE IT RESOLVED, that CB#2, Man. prefers residential usage at this site over hotel usage, And,

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. strongly maintains that the existing 5.0 FAR, as was approved for other variance applications in this area, be maintained, And,

THEREFORE BE IT FURTHER RESOLVED that the one-car garage on Bond Street should not be approved; And

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. recommends approval of the other aspects of this Board of Standards and Appeals Variance application to (i) occupy the existing thirteen-story structural shell with 10 residential units fronting on Great Jones Street; and (ii) construct a four-story, one-family townhouse fronting on Bond Street.

Vote: Unanimous, with 45 Board members in favor.

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

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



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Land Use & Business Development Committee
Community Board #2, Manhattan

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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 22, 2012, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

434 6th Avenue (Block 573, lot 6) Board of Standards and Appeals Special Permit Application pursuant to Section 73-36 to allow the operation of a Physical Culture Establishment (PCE)/yoga center on the second floor, within a C4-5 zoning district, for a term of ten (10) years.

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

WHEREAS, The operation of this facility is not likely to have any significant impacts on the surrounding community, And

WHEREAS, The owner of this yoga center has managerial experience from another similar establishment,

THEREFORE BE IT RESOLVED, that CB#2, Man. recommends approval of this Board of Standards and Appeals Special Permit Application pursuant to Section 73-36 to allow the operation of a Physical Culture Establishment (PCE)/yoga center on the second floor, within a C4-5 zoning district, for a term of ten (10) years.

Vote: Passed, with 44 Board members in favor and 1 recusal (T. Bergman).

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

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