

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

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Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

May 24, 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 May 20, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Resolution: 429 Broome Street, Block: 473, Lot: 18 Board of Standards and Appeals Special Permit Application on behalf of York Spa Beauty Care Inc., to permit a Physical Culture Establishment on the first floor and cellar of an existing building in an M1-5B Zoning District for a term not to exceed 10 years.

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

WHEREAS, The applicant is requesting a permit term of 15 years which is not typical of this type of application, And,

WHEREAS, The Community Board is reluctant to agree to a 15 year term, And,

WHEREAS, Illegal signage was installed on this building that was subsequently removed, however, the violations have not yet been resolved, 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, And,

THEREFORE BE IT RESOLVED, that Community Board #2 is satisfied that the applicant has met the requirements for this special permit, And,

THEREFORE BE IT FURTHER RESOLVED, that Community Board #2 supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, to permit a Physical Culture Establishment on the first floor and cellar of an existing building in an M1-5B Zoning

District for a term not to exceed 10 years providing that all signage violations and related fines are properly resolved prior to the issuance of the permit.

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

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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 May 20, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Resolution: 692 Broadway (Block 531; Lot 7501) Board of Standards and Appeals Application for a special permit, pursuant to Section 73-36 to permit a physical culture establishment within portions the first floor and second floor of an existing mixed-use building located in an M1-5B zoning district, for a term not to exceed 10 years.

WHEREAS, the surrounding area was posted and there was no community opposition to this application, 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 Community Board #2 is satisfied that the applicant has met the requirements for this special permit, And,

THEREFORE BE IT FURTHER RESOLVED, that Community Board #2 supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, to permit a physical culture establishment within portions the first floor and second floor of an existing mixed-use building located in an M1-5B zoning district, for a term not to exceed 10 years.

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
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Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
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Jeff Mulligan, Executive Director, Board of Standards & Appeals
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Applicant

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May 24, 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 May 20, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

Resolution: 99/101 Greenwich Avenue, Cal. No. 290-99-BZ Application pursuant to section 72-01 and 72-22 of the Zoning Resolution, to permit the extension of term of a variance allowing a physical culture establishment in a C1-6/R6 zoning district for a term not to exceed 10 years..

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

WHEREAS, Illegal signage was installed on this building that was subsequently removed, however, the violations have not yet been resolved, 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 Community Board #2 is satisfied that the applicant has met the requirements for this special permit, And,

THEREFORE BE IT FURTHER RESOLVED, that Community Board #2 supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, on behalf of to permit the extension of term of a variance allowing a physical culture establishment in a C1-6/R6 zoning district for a term not to exceed 10 years providing that all signage violations and related fines are properly resolved prior to the issuance of the permit.

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
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Hon. Scott Stringer, Man. Borough President
Hon. Margaret Chin, Council Member
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May 24, 2010

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

Dear Chair Burden:

At its Full Board meeting on May 20, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

433 Broome Street ULURP NO. N090253ZSM (Block 473, Lot 16) City Planning Special permit application under section Section 74-711 to modify the bulk and use regulations to allow the conversion of the first floor and cellar of the subject premises to commercial Use Group 6 (Retail) use and the construction of a new Penthouse, Use Group 9, Artist's Studio, on the roof in an M1-5B zoning district

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

WHEREAS, The application is by artists and the proposed penthouse will be an artist studio, 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 special permit,

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports this application for a City Planning Special permit application under section Section 74-711 to modify the bulk and use regulations to allow the conversion of the first floor and cellar of the subject premises to commercial Use Group 6 (Retail) use and the construction of a new Penthouse, Use Group 9, Artist's Studio, on the roof in an M1-5B zoning 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

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

Dear Chair Burden:

At its Full Board meeting on May 20, 2010, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

City Planning Commission Proposal for a Text Amendment to allow Car Sharing

WHEREAS, The Zoning Resolution did not anticipate the emergence of car sharing, And

WHEREAS, The proposed zoning text amendment would establish clear rules allowing car sharing vehicles to park in public parking facilities (garages and lots that serve general purpose parking), as well as in parking facilities accessory to residential, And,

WHEREAS, Car sharing has been shown to reduce the number of cars in a given area, And

WHEREAS, there was no community opposition to this application;

THEREFORE BE IT RESOLVED, that CB#2, Man. supports this City Planning Commission Proposal for a Text Amendment to allow Car Sharing.

Vote: Unanimous, with 40 Board members in favor.

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

Handwritten signature of Jo Hamilton in blue ink.

Jo Hamilton, *Chair*
Community Board #2, Manhattan

Handwritten signature of David B. Reck in blue ink.

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
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Jeff Mulligan, Executive Director, Board of Standards & Appeals
Magdi Mossad, P.E., Man. Borough Commissioner, NYC Department of Buildings
Applicant