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COMMUNITY BOARD NO. 2, MANHATTAN

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

May 29, 2013

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

Dear Chair Burden,

At its Full Board meeting on May 23, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

36 Bleecker Street. Applications to the City Planning Commission N130238ZAM and N130239ZCM to modify height and setback regulations and rooftop recreation requirements in connection with an as-of-right residential conversion in a C6-2 zone within the Preservation Area of the Special Little Italy District and the NoHo East Historic District.

Whereas:

(Regarding application information.)

1. The building is currently a vacant 6-story building most recently used for storage.
2. The proposed work will include a full restoration of this 19th Century masonry structure including re-creation from historic photographs of a missing Queen Anne style gable on the Bleecker Street façade.
3. In June, 2012, the CB2 Landmarks Committee commended the restoration proposal but objected to a proposed garage door which the applicant subsequently removed from the plan.
4. In July, 2012, the Landmarks Preservation Commission issued a Certificate of Appropriateness.
5. The project will include 20 condominium apartments and no commercial units.
6. A two-story in-fill structure will be demolished to recreate the original courtyard to the ground level, with most of the removed floor area moved to a 7th floor penthouse behind the recreated gable.
7. The current overall maximum height of the building is 99.5 feet and the maximum front wall height of front façade is 87.67 feet.
8. The 7th floor and the new gable will increase the front façade to 104.25 feet.
9. The existing building is overbuilt and there will be a slight reduction of floor area such that the building will have a 5.5 FAR in this 5.0 FAR zone.
10. The 7th floor will not be visible from the street except for the recreated gable.

11. The impact on light and air for other buildings on the block will be very minor and is necessary for the high quality historic restoration of this handsome building.
12. The required rooftop open space accessible to all occupants is 3,362 square feet;
13. The application for a minor modification seeks to reduce this common area to 2,232 square feet.
14. Alternate common space is proposed in the courtyard on the ground level and in an interior ground floor library.
15. The new courtyard will be a landscaped area for common use and visible from all apartments.
16. The modification to reduce the amount of rooftop common space will if anything reduce the potential for nuisance use of the roof.

(Regarding applicant statements and community response.)

17. A detailed presentation was made by Michael Sillerman of Kramer Levin Naftalis & Frankel, representing the applicant, along with Roy Stillman of Stillman Development International, the project developer.
18. Detailed responses were provided to questions and concerns from the committee and the public.
19. Zella Jones spoke in favor of the application and submitted a letter for NoHo Bowery Stakeholders.
20. A letter supporting the application was received from the NoHo Neighborhood Association.
21. Four residents on Bleecker Street expressed concerns regarding the potential for noise from the rooftop uses, although the proposed modification represents a reduction of the rooftop space.
22. The applicant provided the committee with a copy of the condominium offering plan which limits the use of the common roof to the hours of 10 AM to 10 PM, and prohibits noise, cooking, and business use.

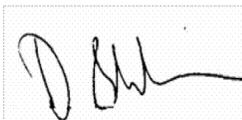
Therefore it is resolved that CB#2, Man.

Appreciates the quality and appropriateness of the project and the thoroughness of the presentation, and recommends approval of this application for 36 Bleecker Street to allow modification of the height and setback regulations and minor modification of rooftop recreation requirements.

Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



David Gruber, Chair
Community Board #2, Manhattan

DG/fa



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

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Brad Hoylman, 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
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Edwin Marshall, Dept. of City Planning