

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



Amanda Kahn Fried, *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)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

September 21, 2009

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

Dear Chair Burden:

At its Full Board meeting on September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**550-556 Broadway (Block: 497, Lots: 11 & 12) CPC# C 090362 ZSM, City Planning Application pursuant to Section 74-922 of the Zoning Resolution for a special permit to allow the consolidation of two separate retail stores on the first and second floors, Use Groups 6 and 10A, into a single store of approximately 18,113 sq. ft. in an M1-B zoning district.**

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

**WHEREAS;** This special permit could not be used to allow an eating and drinking establishment of any size, and

**WHEREAS,** The proposed 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,

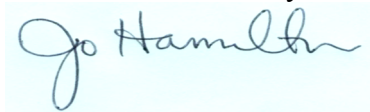
**THEREFORE BE IT RESOLVED,** that CB#2, Man. is satisfied that the applicant has met the requirements for this special permit,

**THEREFORE BE IT FURTHER RESOLVED,** that CB#2, Man. supports this application for a City Planning Application pursuant to Section 74-922 of the Zoning Resolution for a special permit to allow the consolidation of two separate retail stores on the first and second floors, Use Groups 6 and 10A, into a single store of approximately 18,113 sq. ft. in an M1-B zoning district.

Vote: Unanimous, with 36 Board members in favor.

Amanda Burden, Chair  
City Planning Commission  
September 21, 2009  
Page Two

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. Alan Jay Gerson, Council Member  
Hon. Margarita Lopez, 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  
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

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



Amanda Kahn Fried, *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)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

September 21, 2009

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 September 17, 2009, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**27-29 Great Jones St. (Block: 530, Lot: 20) BSA No. 193-97-BZ, Board of Standards and Appeals Special Permit application pursuant to Section 73-36 of the Zoning Resolution, on behalf of Great Jones Spa for the renewal of a Special Permit which had been granted by the Board in 1998 to allow a Physical Culture Establishment located in the sub-cellar, cellar, first floor and first floor mezzanine of an existing building, located in a M1-5B District, for a term not to exceed 10 years.**

**WHEREAS;** There were community concerns that this establishment might expand into the adjoining hotel that is currently under construction, and

**WHEREAS;** The Applicant stated that, though there have been discussions with the hotel operators, there is currently no agreement and, if an agreement was reached, a new application would have to come before the Community Board for review and the Applicant further stated that they have never had a liquor license and they have no intention of obtaining one, and

**WHEREAS,** The proposed 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,

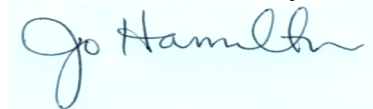
**THEREFORE BE IT RESOLVED,** that CB#2, Man. is satisfied that the applicant has met the requirements for this special permit, and

Meenakshi Srinivasan, Chair  
NYC Board of Standards & Appeals  
September 21, 2009  
Page Two

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36 on behalf of Great Jones Spa for the renewal of a Special Permit which had been granted by the Board in 1998 to allow a Physical Culture Establishment located in the sub-cellar, cellar, first floor and first floor mezzanine of an existing building, located in a M1-5B District, for a term not to exceed 10 years.

Vote: Unanimous, with 36 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. Alan Jay Gerson, Council Member  
Hon. Margarita Lopez, 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