

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

October 26, 2020

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on October 22, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***363 Lafayette St.** - Application is to establish a Master Plan regarding painted wall signs.

(withdrawn by the Landmarks Commission)

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Dear Chair Carroll:

At its Full Board meeting on October 22, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***81 Horatio St. - Application is to replace all windows at the front facade.**

Whereas:

- A. The proposed windows have a “tilt and turn” mechanism and are in wood; and
- B. The drawings clearly show that there are marked differences between the design of the window and a conventional, historic design, especially with respect to the appearance of the inward tilt when the windows are in the open position; and
- C. This appearance is unacceptable in an intact historical building in a landmarked district; now

Therefore be it resolved that CB2, Man. recommends:

Denial of this application; and

That conventional double-hung windows in wood are the only acceptable replacement for the existing windows in an intact historical building in a landmarked district.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on October 22, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *109 Bank St. - Application is to construct rooftop and rear yard additions.

- A. The rooftop room, including solar panels, is modest and well set back from the facade and is minimally visible only from a distant point; and
- B. Flues on the adjacent building are extended to provide required clearance for the rooftop room and, though somewhat visible, are not objectionable; and
- C. The existing greenhouse type extension on the basement and first floors is to be demolished and replaced with masonry and large multi-pane windows typical to those approved by the Landmarks Commission for row houses the village; and
- D. The existing second and third floor facades are rebuilt with the original window configurations; and
- E. The second-floor rear facade is to be modified with a two-bay width bay window extending onto the roof terrace of the extension and a door replacing the third window; and
- F. The Committee was evenly divided in favor and in opposition to the resolution on the issue of the second-floor facade modification; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Passed, with 41 Board members in favor, and 2 in opposition (K. Bordonaro, C. Spence).

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Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on October 22, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *130 Prince St. - Application is to replace an existing visible rooftop penthouse with a new less visible penthouse, construct a non-visible pergola and mechanical enclosure on the roof, install railings along the perimeter of the roof, modify windows at the 5th Floor setback terrace; and at the base, enlarging an egress door and modifying a storefront door to a storefront window.

A. A contemporary building and a historic garage are united into one building with a continuous rooftop; and

B. Fifth floor set-back windows are changed to a size and style more suited to the building; and

C. The minor alterations to the ground floor infill are modest and acceptable; and

D. The existing penthouse is on the contemporary building with small intrusion onto the historic building and the remainder of the roof is terrace space; and

E. There is an existing 74-711 agreement on the building concerning the façade and the modifications to not materially change the provisions of the agreement; and

F. The existing penthouse is to be demolished; and

G. An oval plan pavilion style conference room with a domed copper/nickel roof and glazed walls is on the east side of the rooftop; an open pergola of similar shape and metal slat concave roof on the west side and mechanical equipment, covered by an oval metal fence, on the south side; and

H. The remainder of the roof is a terrace finished with masonry and plantings; and

I. The south parapet wall remains in the present condition; and

J. The roof of the conference room is slightly visible from a far distance on one street and does not disturb the roofscape of the neighborhood; and

K. There was considerable oral and written email testimony expressing concerns regarding the potential negative impact of noise and security issues of roof access in the adjoining building;

L. The presenter agreed to take these concerns to the applicant; and

M. The Committee determined that, though the potential noise in surrounding buildings is not a direct landmarks consideration, the design of the structures and open roof is, and though considerably changed in its visual aspect, it is essentially the same as the existing condition with an enclosed penthouse and open terrace space; and

N. The Committee determined, because the south parapet is not being altered, there is no change the security issue from the existing condition; now

Therefore be it resolved that CB2 Man. recommends **approval** of this application.

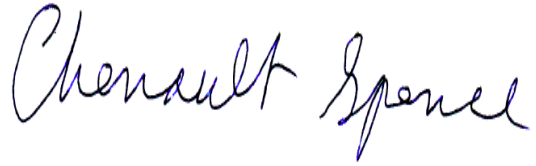
Vote: Unanimous, wit 43 Board members in favor.

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

Sincerely,



Carter Booth, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

CB/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, Congresswoman
Hon. Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC