**Jeannine Kiely,** *Chair*
**Susan Kent**, *First Vice Chair*
**Valerie De La Rosa**, *Second Vice Chair*
**Bob Gormley**, *District Manager*

**Antony Wong,** *Treasurer*
**Eugene Yoo,** *Secretary*
**Ritu Chattree,** *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 4, 2021

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 September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee meeting:

1. ***93 Mercer St. –Application is to install an ADA compliant ramp at the front entrance.**

A. The ramp is to serve the retail entrance in the center and the residential entrance on the west side; and

B. The width and length are of minimal size to meet ADA regulations; and

C. The surface is diamond plate and the railings are black metal; and

D. Direct stair access to both entrances is preserved; and

E. Residential doors are to be replaced with ADA compliant doors of the same design; now

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

Vote: Unanimous, with 42 Full Board members in favor.

**Jeannine Kiely,** *Chair*
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Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee meeting:

2**. *23 8th Ave. –Application is to install new windows and a new French door with a Juliet balcony at the side façade, enlarging the doors to existing 4th floor terrace, and legalizing the addition of a 4th floor extension without LPC permits.**

**Whereas:**

A. Double hung windows are to be added on the 3 and 4th floors and French doors and a Juliet balcony to the second floor on the north façade facing the Jane Street Garden; and

B. The westerly building in Jane Street overlooking the garden have windows that were approved by the commission; and

C. The proposed windows are suitable to the building on a façade that is exposed due to the removal of the adjacent row houses on the garden lot and they enhance the appearance of the garden; and

D. The rooftop addition is set back further from the front façade, is minimally higher that the approved height and the existing condition does not appreciably affect the visibility from a public thoroughfare; now

**Therefore, be it resolved** that CB2, Man. recommends

A. The installation of the three windows on the north façade beside the Jane Street Garden; and

B. The legalization of the rooftop addition that does not differ from the previously approved design in any meaningful way.

**Vote: Unanimous, with 42 Board members in favor.**

**Jeannine Kiely,** *Chair*
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Sarah Carroll, Chair
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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee meeting:

**3. *548 Hudson St. - Application is to replace the front door with a new door and transom of a different design**

**Whereas:**

A. The existing entrance double doors are of a non-historic design; and

B. The proposed black wooden door with no glazing and transom are in the style of the building and similar to examples of other entrances on similar houses in the district; now

**Therefore be it resolved** that CB2, Man. recommends:

A. **Approval** of the general design of the door; and

B. Recommends that glazing, shown in four of the five examples and in the existing door, be incorporated into the design of the door.

Vote: Unanimous, with 42 Board members in favor.

**Jeannine Kiely,** *Chair*
**Susan Kent**, *First Vice Chair*
**Valerie De La Rosa**, *Second Vice Chair*
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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 September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee meeting:

**4. *77 Greene St. - Application is to paint the columns and sign band black to match the infill black paint proposed.**

**Whereas:**

A. The entire ground floor infill is proposed to be painted black; and

B. The existing historic light-colored paint keeps the building in unity and harmony with a row of similar buildings in the block; and

C. The building on the opposite side from the row has an existing condition of black infill and is not in cast iron or of similar design and is not a part of the row and does not serve as an example of a similar building in black; and

D. The black color hides, rather than enhances the historic cast iron elements; now

**Therefore be it resolved** that CB2 Manhattan recommends**:**

A. **Denial** of the painting of the infill in a non-historic black color, contrary to the existing historical condition; and

B. Further objects to the color because it destroys the unity and harmony of the remarkable intact row in which all ground floor infill is of a similar light color.

Vote: Unanimous, with 42 Board members in favor.

**Jeannine Kiely,** *Chair*
**Susan Kent**, *First Vice Chair*
**Valerie De La Rosa**, *Second Vice Chair*
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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 September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee meeting:

**5. *101 Greene St. - Application to refinish the existing wood storefront and install a bracket sign.**

**Whereas:**

A. The original building on the site matched 103-105 and the current building was constructed in 2003 as a reproduction of the original design; and

B. The original building burned and was replaced by an undistinguished two-story building that was demolished for the construction of the existing building; and

C. The existing paint will be removed from the wooden infill and it will be stripped and restored and painted with a historic clear resin to protect the natural color of the mahogany and the base will painted to match; and

D. A metal flagpole is to be removed and a stainless-steel bracket sign. (24" x 34"), conforming to regulations, will be hung from a wood armature that is in keeping with the restored infill; now

**Therefore be it resolved** that CB2, Man. recommends:

A. **Approval** of the restoration of the wooden ground floor infill; and

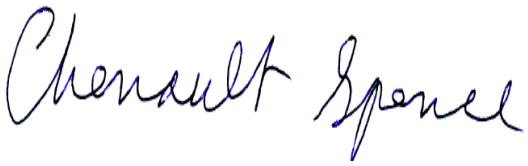
B. **Approval** of the wood armature, in this instance, because it is harmonious with the restored storefront.

Vote: Unanimous, with 42 Board members in favor.

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

Sincerely,

Jeannine Kiely, Chair
Community Board #2, Manhattan



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

JK/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