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COMMUNITY BOARD NO. 2, MANHATTAN

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January 21, 2022

Anita Laremont, *Chair*
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Laremont:

At its Full Board meeting on January 20, 2022, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

West Village Houses Garage Authorization Renewal: An application for a three-year renewal of a CPC authorization (N 170441 ZAM) granted pursuant to ZR §13-443 to eliminate required accessory off-street parking in the Manhattan Core is being sought by WVH Housing Development Fund Corporation at 738-742 Greenwich Street (Perry Street Garage, Block 633, Lot 24) in the West Village, Community District 2, Manhattan.

1. This is an application by West Village Houses (WVH), now a market-rate cooperative, for a three-year renewal of a waiver to eliminate accessory off-street parking at 738-742 Greenwich St.
2. WVH came before us with a similar request in July, 2017 pursuant to ZR §13-443 at which time they were a Mitchell-Lama affordable housing complex seeking to pay down a mortgage and offset a maintenance increase caused by the March 2018 expiration of a program of reduced real estate taxes that started in 2006 when the owner of WVH sought to leave Mitchell-Lama and the tenants negotiated a deal with NYC to convert the project into a non-eviction residential cooperative.
3. CB2's 2017 resolution was to recommend denial unless the sale of the garage were to benefit the community by protecting long-term affordability at WVH.
4. WVH is no longer associated with the Mitchell-Lama program and, if granted the waiver, will use funds from the sale to reduce debt and remove all references to parking from the Certificates of Occupancy.
5. Shareholders voted overwhelmingly in favor of the sale.

Therefore, CB2 makes no objection to this application.

Vote: Passed unanimously with 44 Board members in favor and one recusal (K. Bordonaro)

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

Sincerely,



Jeannine Kiely, Chair

Frederica Sigel, Chair
Community Board #2, Manhattan



Community Board #2, Manhattan
Land Use & Housing Committee

JK/jt

c: Hon. Jerrold Nadler, U.S. Representative
Hon. Brad Hoylman, NY State Senator
Hon. Deborah Glick, Assembly Member
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council Member
Edith Hsu-Chen, Manhattan Director, Dept. of City Planning
Sylvia Li, Dept. of City Planning
Xiao He (Ariel) Bi, Dept. of City Planning