

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

February 18, 2022

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 February 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *30 Gansevoort St.– Application is to approve the existing white façade, install new signage on the façade, and install a sign on a glass door.

Whereas:

A. The façade was painted in the existing white color, which is in keeping with the building and the district, without the approval of the Commission and the applicant seeks to have the existing color approved; and

B. A modest red logo 10” in diameter is to be attached to a plate glass door; now

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

Vote: Unanimous, with 46 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on February 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *9 Vandam St. – Application is to add a rear yard extension, alter the rear fenestration, and construct furnishings and a hot tub in the garden.

Whereas:

- A. The building is of particular note for its design, the special character of the block, and as the former home of Leontyne Price; and
- B. A certificate of appropriateness was obtained in 2019 by prior owners and the applicant seeks to modify certain portions of the provisions of that application; and
- C. The applicant will adhere to the current approvals with respect to the front; and
- D. Rear extensions are to be added to the basement, parlor and second floor and a bump-out added to the basement level; and
- E. The fenestration of the rear façade is a confusing assortment of styles, proportions, and alignments, including notably non-contextual large expanses of glass with nearly invisible metal framing at the basement and parlor levels; and
- F. The windows do not have lintels, which is not suitable to the historic style of the building; and
- G. The skylight is to be removed and the attic bump-out window is to be changed to a door in a similar style; and

H. The entire garden is paved over except for 6' at the rear which is proposed to have wooden decking over an existing concrete bench, and is without plantings, which would greatly enhance the design, and the applicant represented to the Committee that they would determine whether the existing concrete bench is necessary as a buttressing element and, if not, that they would be amenable to planting the 6' area and would install plantings throughout the garden; and

I. The owner of an adjacent property shared her experience, verified by another neighbor, that her property has already been harmed by the previous applicant's construction and communicated her justifiable concerns with this proposal - in particular issues involving extensions into the garden; proposed drilling into the party wall; vibration monitoring; drainage of impermeable paving and the hot tub; and lack of contact with the applicant; and the applicant represented that they would contact the neighbor to address these concerns; and

J. Village Preservation expressed concern about the history of neglect of the property and the danger of harm to the adjacent house and need for careful monitoring; and

K. The application has numerous errors and missing information and the applicant represented that these would be corrected prior to the hearing before the commission; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the volume of the extensions, the removal of the skylight, and the modification of the roof bump-out window to a door of similar design; and

B. **Denial** of the rear façade unless it is in the historic style of the previously approved application with reasonable historic proportions, wooden frames, mullions of some substance, and lintels.

C. **Denial** of the garden design unless the 6' area of soil is planted and proper drainage is assured.

D. **Denial** of any modifications to the house or garden that endanger the structural integrity of the house or the adjacent properties, and recommends that any approved work, be held to the highest possible engineering and monitoring standards.

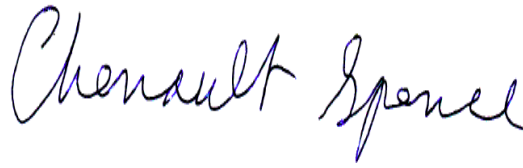
Vote: Unanimous, with 46 Board members in favor.

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. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC