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## COMMUNITY BOARD NO. 2, MANHATTAN

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November 16, 2022

Margery Perlmutter, *Chair*  
NYC Board of Standards & Appeals  
40 Rector Street, 9th Floor  
New York, New York 10006-1705

Dear Chair Perlmutter:

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

1. **\*813-815 Broadway (between East 11<sup>th</sup> and 12<sup>th</sup> Streets)** - BSA Cal No. 197-05-BZ is an application to the BSA to extend construction time of an 11-story, mixed-use building with ground floor commercial space. Additionally, the applicant seeks modification of one of the conditions that the BSA attached to its most recent extension of time for the project, which condition was no further extension of time. No changes to the most-recently-approved plans are contemplated by this request.

### **Whereas:**

1. On June 13, 2018, CB2 recommended approval of an application to further extend construction time by two years and add a 2'x28' bump-out at the back of the building. On Oct. 30, 2018, the BSA, after expressing concern that no construction activities had commenced yet on the site, approved an extension of FOUR years with a number of conditions, most notably that there be no further extensions of time granted past April 29, 2022 to complete construction.
2. The BSA clearly declared in 2018 that the current extension would be the last one granted and that work must be completed by April 29, 2022.
3. Whereas, the applicant claims ownership has faced further delays due to the Covid Pandemic.

4. Despite Covid restrictions for construction being lifted in June 2020, the applicant has not started any construction activity nor filed building permits for this project to date, the reasoning that the Covid pandemic delayed him seeming specious.

5. In addition, Village Preservation shared new testimony regarding the deep importance of said site to the history of New York City and Greenwich Village and other recent developments that impact the neighborhood.

6. This neighborhood has undergone significant development in the preceding 15 years.

**Therefore, be it resolved** that CB2 concurs with the 2018 BSA decision to deny any further extensions of construction time for this project.

Vote: Passed, 41 Board Members in favor.

Opposed: 1 (R. Sanz)

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

Sincerely,



Jeannine Kiely, Chair  
Community Board 2, Manhattan



Frederica Sigel, Chair  
Land Use and Housing Committee  
Community Board 2, Manhattan

JK/em

c: Hon. Jerrold Nadler, Congressman  
Hon. Brad Hoylman, State Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Mark Levine, Man. Borough President  
Hon. Carlina Rivera, City Council Member