

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Mark Diller, *District Manager*
Brian Pape, *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@manhattancb2.org

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

April 19, 2024

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 April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *155 Sullivan St. – Application is to legalize the installation of HVAC in front of a primary facade, installing moveable planters, relocating and replacing statuary, and installing signage

Whereas:

- A. St. Anthony of Padua Church Garden occupies a prominent position beside the church building in the frontage on West Houston Street; and
- B. There has been considerable vandalism of the statuary and grotto area in the garden and the church desires to make the area more secure and more attractive; and mask the HVAC equipment at the east side of the garden in order to cure a violation; and
- C. The proposal is to introduce a high pedestal and grotto area in a new location for the restored statue of Our Lady of Fatima in order to provide security, and to restore and alter the grotto, and there was no specific information about the design and materials of the grotto area; and
- D. Planters with evergreens are to be provided that will beautify the entire garden and to mask the HVAC equipment sufficient to cure the violation; and
- E. There was considerable discussion with the Committee concerning the aesthetics of the garden, in particular finishes for the pedestal, the grotto and the asphalt surface which the applicant represented was installed in an effort to deal with a rodent problem; and
- F. It was suggested to replace the asphalt with more suitable and attractive bluestone which would serve to seal the area from rodents as effectively as the asphalt; now

Therefore be it resolved that the applicant will be asked to **lay over** the presentation of the application to the Landmarks Commission and to return for a public hearing with a more clear presentation, specifying more specific and attractive materials, for the design of the pedestal and the grotto area and incorporating the bluestone replacement in the area covered by asphalt.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *150 W. 11th St. – Application is to legalize the installation of a stoop gate without LPC permits.

Whereas:

A. The Greek Revival House has an areaway fence and stair railings in proper style and the double gate is lighter weight and of similar design with curved top sections; and

B. There are similar gates in other houses in the row; now

Therefore be it resolved that CB2, Man. recommends **approval** of the stair gate.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *40 Wooster St. – Application is to remove the fire escapes from the primary and secondary façades , and to construct a penthouse addition.

Whereas:

- A. The front and rear fire escapes are of minimal historic value, are not required by fire regulations with the renovation, and are to be removed; and
- B. The existing elevator rooftop structure is to be removed and the replacement will be located out of sight at the far side of the building; and
- C. The simple clean-line penthouse is 9' high and clad in travertine; and
- D. The 7' high mechanical equipment is mounted on the roof at the rear of the penthouse, is screened, is not visible; and
- E. The roof is to be lowered three feet to reduce visibility of the penthouse; and
- F. The applicant represented that 72 Grand Street is a building under construction that will obscure the south facade of the penthouse; and

NOTE: Buildings that are not in place are not generally considered in evaluating visibility, however in this instance the building is clearly under construction and its plans call for a sufficient height to obscure the penthouse in the way described by the applicant.

G. Other views from public thoroughfares are minimal and in keeping with many rooftop additions in the district; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the removal of the fire escapes from the front and rear facades; and

B. **Approval** of the minimally visible penthouse, the placement of mechanical equipment, and the relocation of the elevator mechanical equipment enclosure.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *70-74 Gansevoort St. – Application is to install new signage and lighting, modify storefront infill, signage and modify the marquee roofing at the Gansevoort St. and Washington St. facades.

Whereas:

- A. The contemporary building in historic style is at a prominent corner site and it notable for the two large historic style marquees; and
- B. The infill will be reconfigured, with the existing system and having fewer entry doors and a larger area of show windows respecting existing bays; and
- C. There are interior security gates that are not visible when closed; and
- D. A backlit logo sign 3’11” high is adjacent to the entry door and there is modest signage on the marquee and there are 2’x3’ black fabric banner signs, one on each facade; and
- E. The marquee signs have non illuminated individual 12” letters with sides matching the marquee in color and the face white; and
- F. The marquee roof include black sheet metal panels recessed into each section with security cameras inside; and

G. Considering that one of the marquees is proposed to have 70 globe lights in 10 rows of 7 lights each, and the other marquee has 84 globe lights in 12 rows of 7 lights each, the presentation was notably deficient in its omission of both layout drawings and specifications for the globes, and the applicant was unable to provide any meaningful information about this important part of the application; and

H. The amount of lighting proposed has the potential to overtake the corner and the block by flooding the sidewalk and the general area with unacceptable levels of illumination and, because the programming of the lighting installation cannot be regulated or monitored, it is essential that the installation itself provide surety that the level of light will be modest and in keeping with the building and the district; and

I. A number of members of the public spoke with great concern in opposition to the extensive marquee lighting; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the modifications to the infill, the security gates, the illuminated entry sign, the marquee and banner signs, and the security cameras; and

B. That, in view of the deficiency of the information presented about the marquee lighting, **that the applicant return** to a public hearing of the Community Board Landmarks Committee with details about the marquee lighting with precise specifications of the globes including size, wattage, lumens, and other information available from the manufacturer, a detailed layout of the system, and details of the proposed control system, so that the Landmarks Committee has the information required in order to evaluate the impact of the seemingly excessive lighting within the historic district

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *767 Washington St. – Application is to rebuild and reconfigure the rear addition front wall and openings and raise the parapet; add visible HVAC equipment to the rear addition roof; add a visible chimney and fan to the rear facade wall; alter the 2nd floor rear facade window opening, replace the 12th Street side door and add a side door in a previous opening; remove the existing Washington St. storefront metal paneling, add wooden bulkhead paneling, and replace the storefront doors and windows, and deepen the excavate?

Whereas:

- A. The main building from 1842 and its addition have served as a restaurant for many years; and
- B. The contemporary and deteriorating steel covering above the doors and windows will be removed, lintels will be replaced, the wooden entry door will be replaced, and window bulkheads will be in wood; and
- C. The cellar of the original building is to be lowered three feet and excavation under the addition will require underpinning, and the applicant represented that studies are being undertaken and ensures that care will be taken with the subject property and the neighboring building and that all applicable regulations will be followed; and
- D. The rear windows will be replaced with six over six double hung windows; and
- C. The doors on the side facade are to be reconfigured as three new doors in various designs; and
- D. The rear addition is to be rebuilt, preserving the four-remaining original piers and the infill is one door and high multi-pane windows; and

- E. The rear addition parapet will be enlarged as necessary in an attempt to obscure the exhaust fan, and the visible exhaust chimney extends along the rear facade to the roof and the applicant represented that it has been placed in the only position that will conform to building regulations; and
- F. Members of the public spoke in opposition to some details of the application; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the facade work throughout, the ventilation system, and the rebuilding of the extension wall; and
- B. **Approval** of the excavation provided that preliminary engineering studies are carried out, that care is taken to ensure the integrity of the subject property and the neighboring property, and that all applicable regulations are followed.

Vote: Passed, with 31 Board members in favor, and 1 in opposition (J. Kiely).

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Dear Chair Carroll:

At its Full Board meeting on April 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *301 Canal St. & 419-432 Broadway– 1) Application is to re-clad the existing structures at 301 Canal St. and 419-421 Broadway, and to install new storefronts and signage; and 2) application is to replace the storefront and install new signage, construct a rear addition, and install a new stair bulkhead at 423 Broadway

Whereas:

- A. The corner buildings on Canal Street and Broadway have lost any meaningful historic design or material and are to be demolished; and
- B. The intact west and north buildings are to be preserved and the corner properties are to be united into unified modern shops whose design is inspired by the ground floor of SoHo buildings; and
- C. The proposal is an array of bays, four on Canal and three on Broadway, with thin columns in recesses between each bay and the infill enclosed in a frame with a thick entablature above; and
- D. The aluminum façade material, in shades of grey, is designed to suggest the district's historic cast iron architecture but the façade's unusually short bulkheads do not reference typical bulkheads of the district and are out of balance with the heavy entablature above; and
- E. There are seven large sign boards, one in each bay, over the windows with unacceptable large internally lit acrylic lettering which overpower the visual effect of the building; and
- F. It was unclear whether this is proposed as a "master plan" or that it is indeed a place holder and the intention is that the actual content will come before a public hearing or to the staff for review; and

G. There is a required metal and wire railing around the roof and the design includes provisions for solar panels which may be able to be modified to be non-visible; and

H. The north building on Broadway will be restored and rebuilt with a storefront with large show windows, a retail entry on the south, and the apartment entry on the north.

I. The rooftop stair bulkhead is to be stabilized and restored and mechanical equipment is on the roof; and

J. A new rear very visible extension is clad in sanding seam metal with French doors and windows and is a grey color that blends with the wall of the tall building behind; and

K. There is modest excavation, none of which requires underpinning; and

L. There was public testimony about the application, expressing unanimous concern over and dislike of the excessive signage proposed; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the demolition of the corner buildings at Canal Street and Broadway; and

B. **Approval** of the restoration and enlargement of the intact north Broadway building, the restoration of the west Canal Street building and the one-story corner building incorporating the area of several derelict demolished buildings.

C. **Denial** of the bulkheads and recommends that they be higher to conform more closely to those of the district, as presented in the examples of neighborhood context; and

D. **Denial** of the aggressive signage in each bay as presented and recommends that the lettering be no more than half the size of those presented using pin mounted halo-lit individual letters as is the accepted style for modern lettering in the district, and that the number of signs be reduced depending on the number of retail tenants.

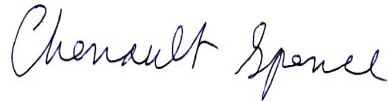
Vote: Unanimous, with 32 Board members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan



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

SK/fa

cc: Hon. Daniel Goldman, U.S. Representative, 10th District
Hon. Eric Adams, Mayor of the City of New York
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Adrienne Adams, NYC Council Speaker
Hon. Christopher Marte, NYC Council, 1st District
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Brian Kavanaugh, NY State Senate, 27th District
Hon. Brad Hoylman-Sigal, NY State Senate, 47th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Deborah J. Glick, NY State Assembly, 66th District
Gregory Cala, Community & Intergovernmental Associate