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July 27, 2024

Rec'd By Community Board 2, Man

Board of Standards and Appeals  
22 Reade Street  
New York, New York 10013

AUG 02 2024

Attn: Hon. Shampa Chanda, Chairperson

Re: New Zoning Narrative  
Premises: 110 Christopher Street, New York, New York  
BSA Cal. # 16-93 BZ

Dear Commissioners:

In accordance with the Board's requirements for a narrative stating the applicable new UG's and ZR sections, please see below:

The application is for an extension of the term of variance which expired on February 24, 2024 and for an amendment so as to approve a change in commercial uses in the cellar. The former approved use for the now vacant spaces was that of a custom dressmaker within Use Group 6. That use is currently designated as Use Group X under the new City of Yes regulations. Both vacant spaces were then leased as an Art Gallery within Use Group 6c under the old zoning and now as Use Group VIII under the new zoning. The Art Gallery vacated the spaces on or about July 1, 2024.

The office use for a music store located in the most westerly part of the cellar was previously included in U.G. 6. Office spaces are now classified in Use Group VII. With respect to proposed uses for the vacant spaces, we are proposing to have either a use included in Use Group VI for Retail Stores and/or Services and for the office use to continue as Use Group VII.

There are no changes to current ZR sections to my knowledge. See annexed chart.

Very truly yours,

Carl A. Sulfaro, Esq.  
Applicant

/file  
cc: See distribution list

## HEARING NOTICE

To: Hon. Jeannine Keily, Chairperson Manhattan Community Board #2

Address: 3 Washington Square Village# 1a  
New York, New York 10012

The New York City Board of Standards and Appeals has scheduled a hybrid public hearing on the following application on

BSA Cal. No. 16-93-BZIII  
Premises: 110 Christopher Street, Manhattan - Block 588, Lot 51  
Description: Extension of Term (§11-411) of a previously approved variance which permitted retail (UG 6) in the cellar of an existing five-story and multiple dwelling, which expires on February 23, 2014; Amendment (§11-413) to permit a change of use. R6 zoning district.  
Applicant: Carl A. Sulfaro, Esq.

An agenda listing the specific session (including the final date and time) with call-in details will be posted as an announcement on the front page of the Board's website ([www.nyc.gov/bsa](http://www.nyc.gov/bsa)) the Friday before.

The hybrid public hearing will be livestreamed on the Board's website and on YouTube. Interested persons or associations may watch online and call in to present testimony during the public hearing. Please see the Board's "Hybrid Hearing Guides located at <https://www1.nyc.gov/site/bsa/public-hearings/public-hearings.page>

The in-person portion of the hearing will take place at 22 Reade Street, 1<sup>st</sup> Floor, Spector Hall, New York, NY 10007. Anyone wishing to attend the hearing in person must present identification and go through a security checkpoint upon arrival into the building.

Details for the hearing will be posted on the Board's website the Friday before the hearing. Persons who request that a language interpreter or a sign language interpreter or any other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Toni Matias, Deputy Director of the Board of Standards and Appeals, at 212-386-0085 or [tmatias@bsa.nyc.gov](mailto:tmatias@bsa.nyc.gov) at least 10 days before the hearing date.

You may submit a written statement by using the "Public Comment form" on the Board's website located at <https://www1.nyc.gov/site/bsa/contact-bsa/public-comments.page> For any communication, please include BSA Calendar No. 16-93-BZIII and the property address: 110 Christopher Street, Manhattan - Block 588, Lot 51.

To coordinate review of the application materials, inquire about continued hearing dates and/or assistance, please contact the Board office at (212) 386-0009.

Please visit the Board's website for the latest information about its current operations.

Dated: July 31, 2024

Carl A. Sulfaro Applicant

\* Please confirm hearing details the Friday before by visiting [www.nyc.gov/bsa](http://www.nyc.gov/bsa) or by contacting (212) 386-0009.

110 Christopher St, Manhattan BSA Cal # 16-93 BZ

From: sulfarolaw@aol.com (sulfarolaw@aol.com)

To: madiller@cb.nyc.gov

Date: Wednesday, July 31, 2024 at 01:52 PM EDT

To: Mark Diller @ Cb# 2 Manhattan

Annexed please find NOTICE OF HEARING for this application on September 9 and September 10, 2024.

Since the initial hearing was postponed, this will be the first hearing on this case.

Carl A. Sulfaro, Esq.

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HN 16-93 BZ Manh. Comm Bd # 2.pdf  
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