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Eugene Yoo, *First Vice Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

April 24, 2025

Hon. James Oddo
Commissioner
NYC Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Hon. Ahmed Tigani
Acting Commissioner
NYC Department of Housing Preservation
and Development
100 Gold Street
New York, NY 10038

Hon. Martha Cruz, Esq.
Executive Director/General Counsel
NYC Loft Board
280 Broadway, 5th Floor
New York, NY 10007

Honorable Governor Hochul, Commissioner Tigani, and Director Cruz:

At its Full Board meeting on April 17, 2025, Community Board 2 / Manhattan adopted the following resolution:

43 Bleeker Street, Application to the New York City Department of Housing Preservation and Development under the Mandatory Inclusionary Housing Program for Payment to the Affordable Housing Fund In Lieu of On-Site Affordable Housing

Whereas:

1. 43 Bleeker Street is a former Interim Multiple Dwelling (IMD) loft building (IMD #10937).
2. The Zoning Regulation, as part of Mandatory Inclusionary Housing (MIH), allows for payment in lieu of developing on-site affordable housing for developments under 25,000 square feet and between 11-25 units. The payment amount is calculated by multiplying

the amount of affordable floor area the project would have been required to provide by a neighborhood-specific dollar amount determined by the NYC Department of Housing Preservation and Development (HPD).

3. The developer plans to contribute approximately \$6 million to the Affordable Housing Fund in lieu of developing affordable housing on-site.
4. There is a question as to how the total residential square footage should be calculated, given that:
 - a. 43 Bleecker St was withdrawn from the Loft Board process as an IMD building, prior to obtaining a Certificate of Occupancy,
 - b. The current owners of 43 Bleecker St were unable to tell the Committee whether they were permitted to complete the IMD process when the building had no tenants when they acquired it, and
 - c. Loft Board Order #5276, Docket #LE-0745, dated February 26, 2024, in referencing 43 Bleecker St, identifies only three (3) residential units – units # 306, 406, and 503.
5. The Committee asked the applicant for documentation regarding the legalization of the residential units, which they promised to send to the CB2 office, but then subsequently failed to do so. The documents included:
 - a. DOB approved plans
 - b. Certificate of Occupancy
 - c. Loft Board Confirmation
 - d. IMD registration
 - e. Names of the residents of the IMD units
 - f. Clear identification of the IMD units on each floor and when the last tenant lived there
 - g. Documentation of the current status of the building
 - h. Timeline of when the last IMD tenants lived there
 - i. Date when the new owner initiated the Loft Board process
 - j. Date when the units were officially certified

Therefore be it resolved, that CB2 Manhattan:

1. Requests an audit from the Loft Board, Department of Buildings (DOB), and HPD of the history of 43 Bleecker, including the legalization of the residential components, particularly as the applicant failed to follow up with the requested documents;
2. Asks for an audit of the residential square footage, in light of the fact that there is a discrepancy between Loft Board Order 5276 dated Feb 26, 2024, which identifies only three loft units (units 306, 406, and 503), and the applicant, who claims there were five existing IMD units on floors 2-6, including a full-floor 6,275 square foot residence on the sixth floor;

3. Requests an account of the history of prior in lieu donations to the Affordable Housing Fund: who controls the fund; who decides where the funds are applied; examples of previous donations; and which projects are eligible to access this funding
 - a. What is the justification for setting the price per square foot at \$1,215/psf?
 - b. Can we ensure that these funds are used within our community?
4. Questions why the process of paying into a fund in lieu of developing deeply needed, onsite affordable housing requires only notification to the community board instead of a full public process, particularly in light of the many open questions generated by this application.

Vote: Passed, with 30 in favor, 5 opposed (C. Dignes, Z. Kazzaz, R. Kessler, J. Liff, E. Siegel), no abstentions and no recusals.

Respectfully submitted:



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

Copies:

Hon. Mark Levine, Manhattan Borough President
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Deborah Glick, NYS Assembly, 66th District
Hon. Brian Kavanagh, NYS Senate, 27th District

Stacey E. Jacobson, Esq., Counsel to the Applicant

Valerie De La Rosa, *Chair*
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April 24, 2025

Susan Wong
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Dear Ms. Wong:

At its Full Board meeting on April 17, 2025, Community Board 2 / Manhattan adopted the following resolution:

**Resolution #2: Comments on the Scope of Work for the Environmental Impact Statement
concerning the proposed “Last-Mile Facility” Text Amendment
CEQR No.: 25DCP067Y**

Whereas:

1. The proposed “Last-Mile Facility” text amendment (CEQR #25DCP067Y) would allow for special permits in M, Special Mixed Use MX, and C8 districts to allow new Parcel Delivery Facilities, a type of distribution warehouse where goods would be unloaded and sorted and then reloaded onto Federal Highway Administration (FHWA) vehicle weight classes 1-5 for final delivery.
2. CB2 Manhattan includes a variety of M districts, though numerous variances have been issued for permitting uses contrary to the M zoning, such as retail and residential.
3. The “Last-Mile Facility” envisions the use of a variety of micro-mobility options, including pedal-assist, e-bikes, e-scooters, mopeds, and other low-speed vehicles, for delivery from the Parcel Delivery Facilities.

Therefore be it resolved, that CB2 Manhattan requests that the following comments be taken into consideration for the scope of the EIS for Last-Mile Facilities:

1. Task 2: Land Use, Zoning and Public Policy – the reality of CD2 is that there are many variances that have permitted different types of buildings contrary to the permitted zoning, so reliance on the zoning maps by themselves are not wholly accurate in determining the permitted uses;
2. Task 8: Urban Design and Visual Resources – consideration should be given not only to the Parcel Delivery Facilities, but the additional infrastructure for the required e-charging facilities that would support the e-mobility vehicles for final delivery;
3. Task 10: Hazardous Materials – this task should take into account the numerous safety issues related to the batteries used for e-mobility vehicles;
4. Task 11: Water and Sewer Infrastructure – recognizing the effects of building commercial facilities with packages for delivery within flood zones, which exist within CD2;
5. Task 13: Energy – there should be an examination of whether the electrical grid would support the increased power requirements for the new e-charging infrastructure for e-mobility vehicles;
6. Task 14: Transportation – this task should include a study of the various micro-mobility options, including a recognition of these new vehicle types; the increased traffic generated by each of these new vehicle types; the use of bike lanes by some types of commercial micro-mobility; and the increased chance of pedestrian conflicts with commercial traffic, particularly some of the newer forms of micro-mobility options; and
7. Task 19: Neighborhood Character – identification of the effects on neighborhood character after adding e-charging facilities on public land and in historic districts.

Vote: Unanimous, with no abstentions and no recusals.

CB2M respectfully requests that your Agency take action consistent with this resolution.

Respectfully submitted:



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

Copies:

Hon. Mark Levine, Manhattan Borough President
Hon. Christopher Marte, NYC Council, 1st District
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Grace Lee, NYS Assembly, 65th District
Hon. Deborah Glick, NYS Assembly, 66th District
Hon. Brian Kavanagh, NYS Senate, 27th District
Hon. Brad Hoylman-Sigal, NYS Senate, 47th District
Hon. Dan Goldman, U.S. Congress Member, 10th District

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April 24, 2025

Hon. Kathy Hochul
Governor
The Executive Chamber
Capitol
Albany, NY 12224

Andrew Kimball
President and CEO
NYC Economic Development Corporation
One Liberty Street
New York, NY 10006

Honorable Governor Hochul and President Kimball:

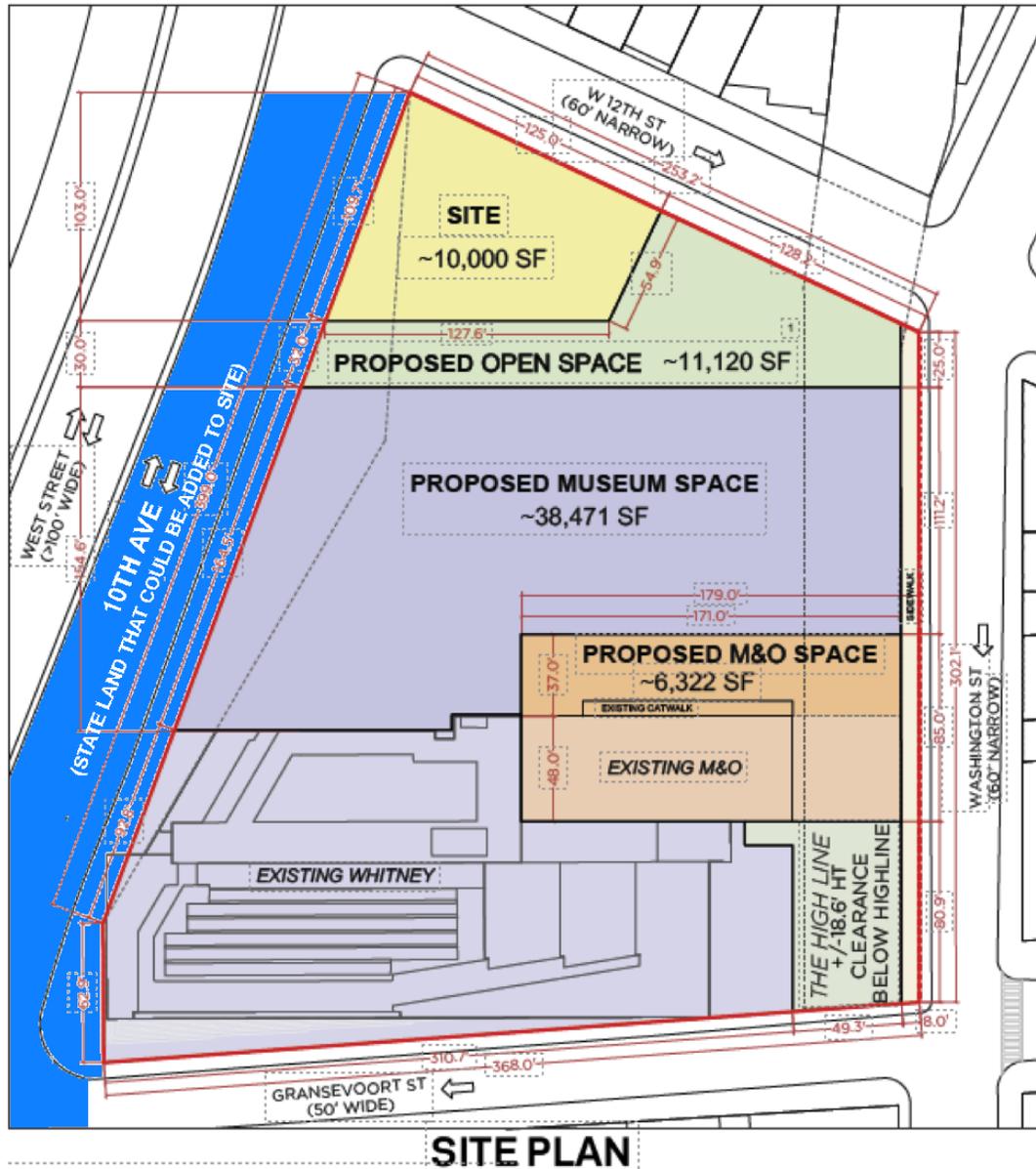
At its Full Board meeting on April 17, 2025, Community Board 2 / Manhattan adopted the following resolution:

Resolution Re: Gansevoort Square Proposed Housing and Development

Whereas:

1. CB2 Manhattan has issued a number of previous resolutions on this project (Dec 2024, Jan 2025) in which we have noted our dissatisfaction with the paltry amount of affordable housing generated over such a vast, publicly-owned parcel, and the ways in which our community was excluded from a process that was neither transparent nor public.
2. CB2M has gained further information and insight through New York City Economic Development Corporation (NYCEDC) activities such as an on-site walk-through for developers and interested parties, a Zoom project presentation for developers and interested parties, and NYCEDC's written answers to questions from the RFP process.
3. CB2M wishes to bring to our electeds' attention that there is more land, owned by the State (specifically the portion of 10th Avenue directly to the west of the development site between Gansevoort and Little W 12th Streets), and that land ought to be incorporated into the site.

- The current site plan is inefficient in the way it subdivides the lot, resulting in a particularly small, 10,000-square-foot footprint for residential housing, which is a squandering of scarce public city resources.



- EDC did not reflect consideration of a single item of public input in their RFP for the project, the site plan for which was developed during two years of private meetings between EDC and the Whitney.
- In contrast to the Gansevoort Square Plan, Hudson River Park, across the street, is a model of city/state cooperation and use of public land, resulting in a world-class park for all.

7. Further to the lack of transparency in the process that has conveyed this site to the Whitney to dispose of at their own discretion, including the Right of First Offer of 2009, CB2M feels the public is entitled to understand the details of the deal between the City's agreement with the meatpackers.

Therefore be it resolved, that CB2 Manhattan:

1. Asks Governor Hochul to step in and provide the leadership and coordination necessary to ensure that a new and improved site plan makes better use of this precious resource and the site does not simply become an opportunity to develop a 600-foot-tall residential building that is mostly luxury housing in CB2, which would be the tallest building in the District;
2. Insists that the City and State investigate adding the portion of 10th Avenue on the western edge between Gansevoort and Little West 12th Street to the site plan, to create more housing for the public as well as larger floor plates for The Whitney, and further explore de-mapping 10th Avenue between 13th Street and Little West 12th Street; and
3. Requests the details of the contractual and financial arrangements between the meatpackers and the City that has resulted in their early departure.

Vote: Passed, with 32 votes in favor, 3 against (C. Dignes, R. Kessler, E. Siegel), no abstentions and no recusals.

CB2M respectfully requests that all recipients take action consistent with this resolution.

Respectfully submitted:



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

Copies:

Hon. Mark Levine, Manhattan Borough President
Hon. Adrienne Adams, Speaker, NYC Council
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Deborah Glick, NYS Assembly, 66th District
Hon. Brad Hoylman-Sigal, NYS Senate, 47th District
Hon. Dan Goldman, U.S. Congress Member, 10th District
Melissa Roman Burch, NYCEDC

Gigi Li, Vice President, Government & Community Relations, NYCEDC

Additional Copies:

EDC:

Ben Kuhn

Jennifer Montalvo

Mikelle Adgate

The Whitney Museum:

Scott Rothkopf

I.D. Aruede

Jane Carey

The High Line:

Alan Van Capelle

Joe Tarver

Jennifer Sessions

Meat Market Cooperative:

John Jobaggy