

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *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.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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

April 18, 2025

Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **\*20 7th Ave. So. – Application is to replace two existing plaza-mounted signs at 7th Avenue for Northwell Greenwich Village Hospital.**

**Whereas:**

- A. The healthcare facility has expanded its original scope, is now renamed Northwell Greenwich Village Hospital, and requires new signage; and
- B. The previous way-finding monument signs were found to be somewhat inadequate due to ambient light conditions/reflection issues and the applicant seeks greater legibility in the new signs, which are the same overall size and will utilize the same base as the old ones; now

**Therefore be it resolved** that CB2, Man. recommends approval of the new signs as proposed.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*98 Thompson St. – Application is to approve the installation of diamond plate to provide accessible entrance without LPC approval and to make permanent for the tenancy of the current tenant, decorative flower decoration on the facade that currently has a temporary permit.**

**Whereas:**

- A. The original approved plan to provide ADA access to the shop involved shaving down the entryway bluestone and this plan could not be achieved without hitting the sidewalk vault; and
- B. The owner and the tenant decided to solve the problem by installing, without approval from LPC, diamond plate similar to existing; and
- C. The installation involved adding non-slip pads that are now in poor condition; and
- D. There is a decorative proscenium of artificial flowers which is permitted only on a temporary basis and the applicant seeks to extend the term of the permit to match the length of the tenancy; and
- E. As seen elsewhere throughout the SoHo and the several Greenwich Village historic districts, these artificial decorations do not age well, look increasingly sad and dirty over time, and distract from the buildings themselves, obscuring architectural details and calling undue attention to themselves; now

**Therefore CB2, Man. recommends:**

- A. **Approval** of the added diamond plate, as long as the existing non-skid padding is replaced with new, more carefully applied padding; and
- B. **Denial** of the extension of the permit beyond the existing 6 month term, noting that the while short term permission of this type of decor can make sense for the grand opening of a business, it quickly outgrows that purpose and can become a longer term eyesore, generically obscuring distinctive architectural elements in historic districts, and further noting that linking permission for these temporary installations to the term of tenancy would set a bad precedent, as it would regrettably and inevitably increase the number of them at any given time.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **3. \*594 Broadway – Application is to install a flagpole and banner.**

#### **Whereas:**

- A. The installation of the flagpole involves penetrating the building's masonry as there is not a mortar joint at the point of installation; now

**Therefore be it resolved** that CB2, Man. recommends denial of the application as it does not adhere to the Landmarks guidance that this type of intervention be at a mortar joint to avoid harm to building.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. \*92 Prince St. – Application is to replace façade cladding, windows and doors, and install signage.**

**Whereas:**

- A. The proposal is to substantially alter a 1998 2-story building that was originally designed with clear reference to, and respect for, the distinctive architecture of the SoHo Cast Iron District; and
- B. The work that is proposed will transform the original building to the point of making the existing building unrecognizable; and
- C. The newly imagined building, while interesting in certain ways, creates an unacceptable visual dissonance with the surrounding buildings including its immediate neighbor, the Scholastic Building; and
- D. The two precedent examples of contemporary architecture in the applicant's presentation were not analogous to the current proposal as they were entirely new buildings, not reimaginations of an existing building involving removal of the very elements that make the original building suitable for the district: now

**Therefore be it resolved** that CB2, Man. recommends **denial** of the entire proposal due to its jarring lack of context within the district.

Vote: Unanimous, with 35 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. \*687B Greenwich St. – Application is to replace and relocate (4) windows on the rear and add a rooftop bulkhead.**

**Whereas:**

- A. The proposed work, to infill the four existing north façade windows and create four new windows, is on a façade overlooking an empty lot so appears somewhat more important than lot line windows might typically be; and
- B. The new windows are consistent in appearance with the front façade and with the overall look of the Greenwich Village Mews; and
- C. The newly proposed bulkhead is entirely suited to the house, is modest in scale, and is considerably less visible than one that had been previously approved; now

**Therefore be it** resolved that CB2, Man. recommends approval of the relocation and replacement of the windows and of the rooftop bulkhead as presented.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*11 Bond St. – Application is to add a new outdoor structure on the existing terrace and to install new signage on Bond and Lafayette Sts. at the ground level.**

**Whereas:**

- A. The new proposed aluminum rooftop structure is without precedent in the district and is highly visible from both Lafayette Street and Bond Streets where it looms unattractively over a distinctive and ornate parapet; and
- B. An excessive amount of signage is proposed, including 8 window sized projection screens on the building's top floor spelling out the name of the store, as well as 3 halo lit signs, 2 blade signs, and a window vinyl on Lafayette Street, along with 2 metal inlays with the store name at the door entryways; and
- C. The proposed interior linear light surround framing 32 windows on the Lafayette Street façade give the effect of neon outlining the windows, have no place in this architecturally important building within the NoHo historic district, would certainly be unallowable in neon, and would create an undesirable precedent; and
- D. The rendering presented by the applicant of the linear interior light surround of the windows is not meaningful in evaluating its overall impact as it is rendered at its dimmest, and it is hard to imagine that anyone would outline 32 windows in pursuit of no effect; and
- E. Several members of the public spoke out in opposition to the rooftop structure and the events that were mentioned to justify its need, expressing concerns about noise and light disruptions to neighbors from event activity, pointing out that this ran counter to an agreement with the

community that the rooftop be enclosed that had been made previously made between the property's prior owner and BSA when a use variance had been granted ; and

- F. Members of the public were also opposed to the top floor screens and the lighting surrounding 32 windows, expressing concerns about about the intrusive effects that the illumination could have in their living spaces; now

**Therefore be it resolved that CB2, Man. recommends :**

- A. Denial of the rooftop structure as excessively visible and visually discordant with the exceptional parapet; and
- B. That although not a strictly landmarks issue, there is need for the previous BSA waiver to be evaluated in the context of the applicant's plans for the roof; and
- C. **Denial** of the linear interior light surround of 32 windows as being disrespectful to the visual integrity of this architecturally important NoHo building, noting that lighting technologies evolve faster than regulations of their appropriateness within Landmarked districts and that precedents with permanent effects on a district should be avoided; and
- D. **Denial** of the 8 window sized screens, which have no precedent in the district on top floors, and which, like the proposed lining of the 32 windows, have a neon-like effect; and
- E. **Approval** of the halo-lit signage on the ground floor on Lafayette and on Bond, as well as approval of the proposed blade signs vinyl signs, and replacement of the two Showfield's metal inlays with new stone; and
- F. Approval of the installation of the RTU and VRF units.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*432 Lafayette St. – Application to install a new exterior platform lift on the sidewalk within the existing facade opening to improve accessibility to the cellar and first levels.**

**Whereas :**

- A. 432 Lafayette is one of a row of buildings within the individually designated Colonnade Row, each of which has certain unique conditions making a uniform solution for ADA lifts impossible; and
- B. The 432 application takes up more sidewalk space than another similar lift within the row; and
- C. The applicant was successful at demonstrating that, given the conditions at 432, their proposed design was the least intrusive of all possibilities; now

**Therefore be it resolved that CB2, Man. recommends :**

**Approval** of the application as presented.

Vote: Unanimous, with 35 Board members in favor.

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **\*300 Lafayette St.** – Application is to install signage and install (3) digital screens on the interior of the space that will be visible from the exterior.

**Whereas :**

- A. The huge video LED digital screen proposed at the entrance vestibule of a building that is at a prominent entry point to SoHo, is 22'x 8'10'', and regardless of its interior position, will have a tremendous impact on the surrounding area; and
- B. The other 2 digital screens proposed, one on Crosby St and one on E. Houston, while smaller, also create a great deal of visual noise; and
- C. The applicant was unable to provide the community sufficient information regarding limits to type and level of illumination of images, beyond indicating that the client was willing to consider utilizing serial stop motion imagery rather than moving, which does little to allay concerns regarding traffic safety particularly at the nearby major intersection of Broadway and Houston, visibility of these signs from as far as Sixth Avenue, and sidewalk impact, especially at night; and
- D. The proposed interior soffit lighting is also bright and excessive; and
- E. Members of the public expressed concern regarding the safety as well as the aesthetic impact of these screens and Pete Davies, representing the Broadway Residents Coalition, spoke about the level of engagement that the community had experienced with the architect and developer of the building itself in 2013, describing a successful process of communication that had resulted in positive results all around; now

**Therefore be it resolved that CB2, Man. recommends:**

- A. **Denial** of all of the screens, as there is insufficient information to truly evaluate their impact and there is serious concern about their aesthetic appropriateness in the district, as well as basic safety concerns regarding distractions to drivers in a heavily trafficked area; and
- B. That, similar to when the building was developed, the applicant enter into an engagement process with neighborhood residents in order to better understand concerns regarding appropriate use of illuminated signage in the district and to address safety concerns, and then return to the Community Board with a revised proposal; and
- C. **Approval** of all non-illuminated signage as presented.

Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



Valerie De La Rosa, Chair  
Community Board #2, Manhattan



Susan Gammie, Vice Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan

VDLR/fa

cc: Hon. Daniel Goldman, U.S. Representative, 10<sup>th</sup> District  
Hon. Eric Adams, Mayor of the City of New York  
Hon. Brad Lander, NYC Comptroller  
Hon. Mark Levine, Manhattan Borough President  
Hon. Brian Kavanagh, NY State Senate, 27<sup>th</sup> District  
Hon. Brad Hoylman-Sigal, NY State Senate, 47<sup>th</sup> District  
Hon. Grace Lee, State Assembly, 65<sup>th</sup> District  
Hon. Deborah J. Glick, NY State Assembly, 66<sup>th</sup> District  
Hon. Carlina Rivera, NYC Council, 2<sup>nd</sup> District  
Hon. Erik Bottcher, NYC Council, 3<sup>rd</sup> District  
Hon. Christopher Marte, NYC Council, 1<sup>st</sup> District  
Steven Thomson, Director of Community and Intergovernmental Affairs, LPC