

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *96 Bank St. (Greenwich Village Historic District) Application is to renovate the rear facade and reconfigure windows.

Whereas:

A. The property holds a recently issued Certificate of Appropriateness for certain work and this application seeks to modify the provisions concerning the rear facade; and

B. There is deterioration of the modern rear facade as shown in photographs that requires rebuilding of the facade; and

C. The windows at the second and third floors are in a historic multi-pane design with correct tripartite spacing; and

D. The parlor floor windows, historically much longer with spacing matching the upper floors, are of non-historic smaller design with distorted spacing and their size give the appearance of parts of the rear facade having been infilled with brick; and

E. The visual aspects of the interior as seen through proper historic length windows can be addressed in a number of different ways; and

F. The nonconforming side windows installed prior to designation will be replaced in kind.

G. The finish will be brick veneer and matches the existing brick elsewhere; now

Therefore be it resolved that CB2, Manhattan recommends:

A. **Approval** of the historic design of the windows at the second and third floors, the replacement of existing side windows, and the brick cladding of a historic design; and

B. **Denial** of the non-historic short parlor floor windows and that they be of historic length to preserve the historic character of the house that is otherwise exemplary in the proposed design.

Vote: Unanimous, with 10 Executive Committee members in favor.

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *394 W. Broadway (SoHo Cast Iron District) – Application is to establish a master plan for painted wall signage.

Whereas:

- A. There is an existing sign from before designation that does not conform to current regulations with respect to size, distance from the front facade, proximity to other existing wall signs and a design without a border; and
- B. The applicant seeks a variance to paint a new sign of the same size and placement and without a border, essentially repainting the existing sign with a different image; and
- C. The applicant provided ample examples in the district of similar variances that have been granted by the Commission

Therefore be it resolved that CB2, Manhattan recommends:

- A. **Approval** of the repainting of the existing sign from before designation which does not conform to existing regulations with respect to size, placement, lack of a border, and proximity to another wall sign; and

B. That this variance is understood to be granted for the repainting of an existing sign and not to be considered as a precedent for other painted wall signs in the district.

Vote: Unanimous, with 10 Executive Committee members in favor.

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *27-29 Great Jones St. – (NoHo Historic District) Application is to replace the sidewalk.

Whereas:

- A. The structure above the vault that supports the sidewalk has clearly deteriorated and needs to be replaced as illustrated by pictures shown by the applicant; and
- B. The existing sidewalk is in granite, and the proposal is to replace this surface with concrete matching the adjacent sidewalk with an under layer containing waterproof membrane supported by steel; and
- C. The applicant gave no justification for not replacing the surface with granite similar to the existing historic material in appearance; and
- D. A member of the public spoke against the replacement of the historic material by concrete; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application unless the surface is in granite matching the existing material.

Vote: Unanimous, with 10 Executive Committee members in favor.

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *524 Broadway (SoHo-Cast Iron Historic District) – Application is to alter the non-historic canopy at the Broadway retail entrance and install halo-lit signage.

Whereas:

- A. The retail entrance is located in the center bay, with the building entrance to the right and a show window for the establishment on the left; and
- B. The existing canopy is to be modified with 16” high black surround cladding and the addition of 14” individually lit halo letters depicting the name of the business on the front; now

Therefore be it resolved that CB2, Manhattan recommends **approval** of the black cladding with halo lettering on the existing canopy.

Vote: Unanimous, with 10 Executive Committee members in favor.

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *452 Broadway (SoHo Cast Iron District) – Application is to legalize signage installed without approval by the Landmarks Commission.

The applicant did not send application materials, did not ask to have the application laid over and did not appear at the public meeting.

Therefore be it resolved that CB2 Manhattan recommends **denial** of the application and that the Commission not hold a hearing for the application until the applicant presents the application at a CB2 Manhattan public hearing.

Vote: Unanimous, with 10 Executive Committee members in favor.

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *71 W. 11Th ST. (Greenwich Village Historic District) – Application to install a new wheelchair lift, restore historic door enframement, rear façade work to install new elevator, and install new windows at the rear façade.

(LAID OVER)

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

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

August 20, 2025

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

Dear Chair Carroll:

At its Executive Committee meeting on August 20, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *102 Greene St. – (SoHo Cast Iron Historic District) – Application is to replace the cast iron steps with diamond plate.

(LAID OVER)

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

Sincerely,



Chenault Spence, Chair
Landmarks Committee
Community Board #2, Manhattan



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

VDLR/fa

cc: Hon. Daniel Goldman, U.S. Representative, 10th District
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Brian Kavanagh, 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
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Christopher Marte, NYC Council, 1st District
Steven Thomson, Director of Community and Intergovernmental Affairs, LPC