

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

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

September 26, 2025

Hon. Shampa Chanda
Chair
Board of Standards and Appeals
22 Reade Street
New York, NY 10007

Dear Chair Chanda:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Resolution on 51 Little West 12th Street (2025-22-BZ)

1. **Discussion of Resolution for 51 Little West 12th Street**, New York, NY 10014 – Application to the Board of Standards and Appeals (BSA) for a Zoning Variance pursuant to ZR 72-21 to permit the construction of a 14-story, mixed-use commercial and residential building in an M1-5 Zoning District.

Whereas:

- 1) 51 Little West 12th Street (Block 645, Lot 21) is a vacant, 2,581-square foot lot located adjacent to the High Line and directly south of the Standard Hotel.
- 2) The applicant is asking for a variance to permit a larger structure with a FAR of 7.02, with a total of 18,128 square feet and a total height of 176 feet, consisting of 14 stories plus a cellar. Furthermore, the variance asks for a change in use to permit residential use across 12 floors, and 2 floors of commercial and retail use.
- 3) The as-of-right uses permitted at this location allow for a FAR of 5.0 for manufacturing and commercial uses, and a FAR of 6.5 for community facility uses.
- 4) The lot is currently vacant and has been since 2010. Prior to that, there was a 4-story commercial building extant on the site. The applicant claims that construction of the Standard Hotel led to building instability, which ultimately resulted in the Department of Buildings (DOB) issuing an emergency declaration to demolish the building in 2010.
- 5) The applicant has claimed that this address meets the five findings necessary for a variance as follows:
 - a) **Site conditions.** According to the applicant the following conditions are unique: poor subsurface conditions, the lot's small size does not allow conforming uses, and the lot is currently vacant.

- b) **Rate of return.** The applicant claims that there are no allowable uses that would produce a reasonable rate of return.
- c) **Neighborhood character.** The applicant claims that there is considerable existing and planned residential development nearby.
- d) **Self-created hardship.** The applicant claims that the hardship is not self-created.
- e) **Minimal variance necessary.** The applicant claims that this is the minimal variance needed for a reasonable return.

Therefore be it resolved, that CB2, Man. recommends **denial** of this application on the basis that the applicant has failed to meet all five findings needed for the granting of a variance according to ZR 72-21:

1. Site Conditions

- a) Subsurface conditions: All the lots in this area and south of it in our Community Board have similar subsurface conditions, as the waterfront was built on landfill. The subsurface conditions are not unique.
- b) Size of the lot. The lot size is 25' x 103.25'. CB 2 is filled with lots of this size (25' x 100'). There is nothing unique about the size of the lot.
- c) Lots of this size have conforming uses on them. This will be further discussed in the reasonable return section.
- d) The lot is vacant. The reasons for this fact will be discussed in the hardship section.

2. Rate of return

- a) The Committee finds that the applicant did not pursue all possible uses. There was no exploration of a boutique hotel such as Restoration Hardware on a neighboring Street. There was no exploration of a single-use commercial or single-family residential building.
- b) The Committee finds that the applicant did not use current figures for either prevailing commercial or residential return in the area.

3. Neighborhood character

- a) The Committee finds that the applicant did not analyze the neighborhood correctly. This area is a commercial area, not a residential area.
- b) The Committee finds the applicant's citing of the proposed Gansevoort Square project premature and incomplete. This project is merely proposed so should not be cited as the current character. Also, most of this project's footprint will be museum space, not residential space.
- c) Finally, the applicant's building is a looming building next to an historic district and in an outlier area with few models to provide a model.

4. Self-created hardship

- a) The applicant originally had a building on the lot.

- b) During the construction of the adjacent Standard Hotel, the building was undermined and eventually condemned by the NYC Department of Buildings. Its demolition was required by the agency.
- c) Upon Committee questioning, the applicant stated that he had not pursued any pre-construction protections from the Standard Hotel and after construction had not pursued legal action against the Hotel for the damage to his building.
- d) The Committee finds that the hardship of the vacant lot is self-created inasmuch as the applicant did nothing to protect his property from this damage which led to demolition.

5. Minimum variance

- a) The applicant has not submitted enough evidence for the Committee to determine whether or not this is the minimum variance.
- b) The Committee has found higher returns on both commercial and residential projects in the area. These returns suggest that the applicant could build a conforming building that would yield a good return. But the applicant did not fully explore conforming scenarios.

Vote: Passed, with 28 Board members in favor, and 1 in opposition (R. Sanz), and 4 abstained (R. Kessler, J. Liff, E. Siegel, E. Smith).

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

Respectfully submitted,



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

VDLR/fa

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Adrienne Adams, NYC Council Speaker
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Brad Hoylman-Sigal, NY State Senate, 47th District
Hon. Deborah J. Glick, NY State Assembly, 66th District

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October 9, 2025

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

Commissioner Tigani,

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Resolution on 126 Lafayette Street

***126 Lafayette Street**, New York, NY 10013 –A project to construct a mixed-use building that will consist of 99 residential units, of which 25 shall be affordable units that will be inclusionary units as part of the Mandatory Inclusionary Housing (MIH) program administered by the NYC Department of Housing and Preservation Development (HPD); and

Whereas:

1. This project will bring 99 new housing units to our Community Board, 25 of which will be affordable units under the Mandatory Inclusionary Housing program.
2. The Committee wants to memorialize Galindo Moreno Villegas, the worker who was killed on March 7, 2023, during the demolition of the building at 126-130 Lafayette.

Therefore be it resolved that:

CB2, Man. supports the proposed project at 126 Lafayette Street, while noting that:

1. This project will result in the addition of much-needed housing and affordable housing in our district.
2. The applicant's choice of the 2-bedroom option under MIH is a welcome one, as it will bring larger affordable housing units to our district.
3. The applicant's plan to make all amenities free to all affordable housing residents appears to be equitable.
4. The Committee commends the applicant for providing an all-electric building with sub-metering, which is a more affordable and climate conscious way to provide electricity.
5. The Committee commends the choice of income bands for this project as providing diversity in those eligible to reside here.

6. The choice to provide all the affordable housing on-site is commendable, as opposed to payment in lieu of on-site affordable housing, with no guarantees that the affordable housing would be ultimately developed within CB2.
7. The Committee commends that the building staff, once the building is constructed, will all receive the prevailing wage.
8. The Committee is critical of the fact that the applicant has chosen to build 99 units and thus avoid the requirement of paying construction workers the prevailing wage. The applicant is soliciting construction bids from union and nonunion contractors but is not required to hire a union firm. This is the sole criticism of the project, and is also a criticism of the underlying regulations, which may lead to the development of other 99-unit residential projects.

Vote: Passed, with 32 Board members in favor, and 1 abstention (R. Sanz).

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

Respectfully submitted,



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

VDLR/fa

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Christopher Marte, NYC Council, 1st District
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Daniel Goldman, U.S. Representative, 10th District

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October 10, 2025

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

Commissioner Tigani,

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Resolution on 30 Thompson Street

3. *30 Thompson Street, New York, NY 10013. Presentation and discussion of a project to build affordable housing as part of the MIH program administered by HPD.

Whereas:

1. This project is being developed as affordable housing in conjunction with affordable housing at 285 Hudson Street and market rate housing at 360 West Broadway.
2. This project is being developed as 44 units of permanently affordable housing without any outright government subsidy. It will receive tax abatements available to affordable housing.
3. The applicant is pursuing developing New York City Housing Development Fund Corporation (HDFC) co-ops under Article XI of the Private Housing Finance Law. If the co-ops are not approved, then the applicant will pursue 100% affordable rentals for the site.
4. The Committee commends the applicant for pursuing the 2-bedroom option for this site.
5. The building is 18 stories.
6. Because the affordable housing is being built offsite from the market-rate housing, they are able to get 5% more affordable housing than if it were included in the market-rate building. There are plusses and minuses to this approach. The plus is more affordable housing. The minus, as noted at the meeting, is that the affordable housing is segregated from the market rate housing.
7. The Committee notes that this offsite affordable housing is a first for our district. During the SoHo/NoHo/Chinatown rezoning, the community was repeatedly told that this offsite type of construction would never happen. The Committee is interested to see that it can happen.
8. CB2 will carefully watch future instances of this approach to see what works best.

9. The Committee commends the applicant for its attention to details, understanding of the character of the neighborhood, and its design excellence.
10. The Committee commends the applicant for finding creative ways to build on our initiative in affordable housing.

Therefore be it resolved, that:

CB2 Manhattan supports the creation of HDFC co-operatives or affordable rentals at 30 Thompson Street, a first of its kind in our community district.

CB2 Manhattan supports the proposal for 30 Thompson Street as outlined and encourages the New York City Council and the Department of Housing Preservation and Development to approve the project.

Vote: Passed, with 32 Board members in favor, and 1 in abstention (R. Sanz).

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

Respectfully submitted,



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

VDLR/fa

cc: Hon. Mark Levine, Manhattan Borough President
NYC Council, 2nd District
Hon. Grace Lee, State Assembly, 65th District
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Daniel Goldman, U.S. Representative, 10th District

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October 10, 2025

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

Commissioner Tigani,

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Resolution on 285 Hudson Street

4. *285 Hudson Street, New York, NY 10013. Presentation and discussion of a project to build affordable housing as part of the MIH program administered by HPD.

Whereas:

1. This project is being developed as affordable housing in conjunction with affordable housing at 30 Thompson Street and market rate housing at 360 West Broadway.
2. This project is being developed as 24 units of permanently affordable housing without any outright government subsidy. It will receive tax abatements available to affordable housing.
3. The applicant is pursuing developing New York City Housing Development Fund Corporation (HDFC) co-ops under Article XI of the Private Housing Finance Law. If the co-ops are not approved, then the applicant will pursue 100% affordable rentals for the site.
4. The Committee commends the applicant for pursuing the 2-bedroom option for this site.
5. The building is 10 stories.
6. Because the affordable housing is being built offsite from the market-rate housing, they are able to get 5% more affordable housing than if it were included in the market-rate building. There are plusses and minuses to this approach. The plus is more affordable housing. The minus, as noted at the meeting, is that the affordable housing is segregated from the market rate housing.
7. The Committee notes that this offsite affordable housing is a first for our district. During the SoHoOHO/NoHo/Chinatown rezoning, the community was repeatedly told that this offsite type of construction would never happen. The Committee is interested to see that it can happen.
8. CB2 will carefully watch future instances of this approach to see what works best.

9. The Committee commends the applicant for its attention to details, understanding of the character of the neighborhood, and its design excellence.
10. The Committee commends the applicant for finding creative ways to build on our initiative in affordable housing.

Therefore be it resolved, that:

CB2 Manhattan supports the creation of HDFC co-operatives or affordable rentals at 285 Hudson Street, a first of its kind in our community district.

CB2 Manhattan supports the proposal for 285 Hudson Street as outlined and encourages New York City City Council and the Department of Housing Preservation and Development to approve the project.

Vote: Unanimous, with 33 Board members in favor.

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

Respectfully submitted,



Valerie De La Rosa
Chair, Community Board 2/Manhattan



Eugene Yoo
Chair, CB2/M Land Use Committee

VDLR/fa

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, NYC Council, 3rd District
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