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Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

November 18, 2016

Margery Perlmutter, *Chair*
NYC Board of Standards & Appeals
40 Rector Street, 9th Floor
New York, New York 10006-1705

Dear Chair Perlmutter:

At its Full Board meeting on November 18, 2016, Community Board #2, Manhattan adopted the following resolution:

495 Broadway aka 66-68 Mercer Street (between Spring and Broome Streets) BSA Cal. No. 336-05-BZ application is to extend the term of a previously granted PCE for another 10 years.

Whereas

1. This is an application to extend the term of a previously-granted special permit for the operation of a physical culture establishment within an existing eight-story commercial building for another 10 years.
2. The current term of the special permit expired on September 12, 2016.
3. The PCE will be ADA accessible and neither the ownership nor the hours of operation have changed.
4. According to the Department of Buildings website, there are no open violations.
5. No one from the public appeared to speak against this application.

Therefore, be it resolved, that CB2, Man. has no objection to this application.

Vote: Unanimous, with 37 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



Anita Brandt, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TB/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Deborah Glick, Assembly Member
Hon. Daniel Squadron, NY State Senator
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Council Member

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November 18, 2016

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Mr. Weisbrod:

At its Full Board Committee meeting on November 17, 2016, Community Board #2, Manhattan adopted the following resolution:

34 Howard St. C 170102 ZSM (between Broadway and Crosby St.): An application for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing five-story building.

Whereas:

1. The site is located within an M1-5B zoning district and the SoHo Historic District.
2. Of the 15 lots within the site block, 11 of the lots have ground floor retail use and only four have Certificates of Occupancy (per the applicant).
3. The total lot is approximately 3010 square feet and the proposed ground floor retail space has a separate entrance from the street that will be modified to include a new entry door and wheelchair ramp, so the retail will be ADA accessible.
4. The applicant agrees to no eating and drinking establishments (see attached letter).
5. The cellar will be for storage and accessory uses.
6. The application does not affect the JLWQA units above.
7. The applicant's marketing program exceeded what was required to be considered a good faith effort to rent the space to a conforming use, although CB2 questions how up-to-date and relevant the suggested list of organizations is and how competitive the \$80 per sf price is.
8. No one from the public attended the meeting in opposition to this application.

Therefore, CB2, Man. recommends conditional approval of this application only with the stipulation that there be no future use of the property for eating and drinking establishments.

Vote: Unanimous, with 37 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



Anita Brandt, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TB/fa

c: Hon. Jerrold L. Nadler, Congressman
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