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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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

February 21, 2014

Richard Barth, Director  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Mr. Barth:

At its Full Board meeting on February 20, 2014, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**South Village Rezoning Proposal. A proposal by the Greenwich Village Society for Historic Preservation for a contextual rezoning of the R7-2 zone in the South Village.**

**A resolution endorsing a proposal for rezoning the R7-2 zone in the South Village and requesting implementation by the Department of City Planning.**

### Whereas

1. The prevailing built character of the South Village is highly successful, supporting enduring mixed use areas that are among the most popular in the city, with increasing rental and sales values.
2. The current R7-2 zoning, combined with the high values in the area, encourages out-of-scale, high-rise development.
3. This R7-2 zoning offers a large “community facility” bulk bonus, encouraging particularly out-of-scale dormitory and other university development where additional facilities of this kind will be detrimental.
4. Currently, if a site is large enough, such as the NYU Vanderbilt Law School buildings site, the current R7-2 zoning would allow construction of a 300 ft. tall dorm.
5. The South Village has a consistent built environment with mostly two to six story buildings, which the zoning should reinforce, but the R7-2 zoning does not.
6. The South Village has been listed on the State and National Registers of Historic Places, recognizing the importance of this built environment.
7. While just a little more than half of the South Village has been landmarked, nearly the entire neighborhood has been determined “landmark-eligible” by the New York City Landmarks Preservation Commission, further attesting to the importance of its built environment and the desirability of preserving and reinforcing it.

8. In recent years the City has approved contextual rezonings in and around Community Board #2 designed to preserve and reinforce the low-rise character of our neighborhoods, including a 2008 rezoning of the East Village, which had a nearly identical built environment of townhouses and tenements and the same R7-2 zoning.
9. An R7-A zone for wide streets with a maximum floor area ratio of 4 and a maximum height of 80 feet after setbacks would match and in some cases exceed the built environment on these streets.
10. An R7-B zone for narrow streets with a maximum floor area ratio of 3 and a maximum height of 75 feet after setbacks would match and in some cases exceed the built environment on these streets.
11. Much of the area lacks landmark protections, in spite of its historic character, and therefore there are no restrictions upon development on those sites beyond what the zoning allows.
12. The blocks south of Houston Street are particularly vulnerable to out-of-scale development, as development pressure has increased with the recent nearby Hudson Square rezoning.
13. Sites left out of the recently designated historic districts in the South Village, such as the north block-front of Houston Street between MacDougal and Sullivan Streets, facing MacDougal-Sullivan Gardens, and sites along Sixth Avenue, remain vulnerable to inappropriately-scaled development.
14. Landmarked areas would also benefit from more appropriate contextual zoning which reinforces rather than contradicts the goals of landmark designation, by encouraging new development and additions that are in scale and character for the neighborhood.
15. Landmark designation does not always prevent out-of-scale development, and does not regulate uses, thus further highlighting the need for appropriate zoning, even in landmarked areas.
16. The most expeditious means of accomplishing the goals supported herein will be for the Department of City Planning to be the applicant for rezoning this area.
17. Approximately 80 people in attendance at the hearing expressed support for the proposal by a show of hands, and there was no opposition.
18. Representatives of the following neighborhood groups voiced support for the proposal: Bleecker Area Merchants and Residents Association, the Charlton and Van Dam Block Associations, South Village Neighbors, and the Committee to Preserve Our Neighborhood.

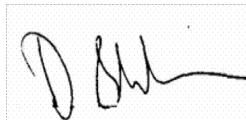
**Therefore it is resolved that CB#2, Man.**

- 1. Endorses the goals of the proposal by the Greenwich Village Society for Historic Preservation for a contextual rezoning of the South Village's R7-2 zone.**
- 2. Urges the Borough President and the Councilmembers of CD-1 and CD-3, as well as other elected officials who represent this area, to support rezoning this area.**
- 3. Calls upon the Department of City Planning to support the goals of this proposal and to become the applicant for a rezoning that accomplishes these goals.**

Vote: Unanimous, with 37 Board members in favor.

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

Sincerely,



David Gruber, Chair  
Community Board #2, Manhattan

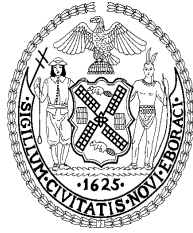


Tobi Bergman, Chair  
Land Use & Business Development Committee  
Community Board #2, Manhattan

DG/fa

cc: Hon. Jerrold L. Nadler, Congressman  
Hon. Daniel Squadron, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Gale Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Edwin Marshall, Dept. of City Planning

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February 21, 2014

RuthAnne Visnauskas, Commissioner  
NYC Department of Housing Preservation  
& Development  
100 Gold Street  
New York, NY 10038

Dear Commissioner Visnauskas:

At its Full Board Committee meeting on February 20, 2014, Community Board #2, Manhattan adopted the following resolution:

**68 Charlton Street, south side through lot to Van Dam Street between Varick and Hudson. A presentation was made describing the inclusionary housing component of a new 22-story building in accordance with provisions of the Hudson Square Special District.**

**A resolution supporting an application to the Department of Housing Preservation and Development for participation in an affordable housing program providing an FAR bonus and tax abatement.**

### Whereas

1. A presentation of this Affordable Housing Plan was made by Richard Metsky of Beyer Blinder Belle Architects and Kenneth Lowenstein of Holland & Knight for a project at 68 Charlton Street to be developed by Extell Development Company.
2. The application is made in conjunction with a zoning bonus increasing the FAR of the development from 9 to 12 as allowed in the Hudson Square Special District.
3. Twenty-five of the 116 units, or 23%, will be permanently affordable rentals at 60% AMI (Area Median Income) and over 20% of the residential floor area will be for affordable units.
4. Ninety-one units will be market rate coops.
5. The building will apply for a 20-year post construction 421-a partial tax exemption.
6. The affordable units will be 22 two-bedroom units and three studios with initial rents ranging from \$830 to \$1080 per month.
7. The apartment sizes for the affordable units exceed minimum requirements and are comparable to the market rate co-op units.

8. The developer assured the committee that the appliances and finishes of the affordable units will be “very high quality,” although less expensive than those in the coop units.
9. The project will consist of two 22-story towers, one facing Clarkson Street and one facing Van Dam, with a lobby in the Clarkson tower and a ground level breezeway connecting to an elevator bank serving the Van Dam tower.
10. There will be ground level retail stores facing both streets.
11. There will be ground level parking for 60 bicycles, available to all residents at no charge.
12. There are no affordable units proposed for the Charlton tower and all 22 affordable units in the Van Dam tower are on floors two through 15.
13. In the Van Dam tower, floors two through 12 are 100% affordable units and floors 14 and 15 are 50% affordable units.
14. This distribution technically meets inclusionary housing guidelines because floors on the same level in separate towers are treated as a single floor of one building.
15. However, the intent of the guidelines is to prevent segregation of affordable units, and units on the same floor of separate towers served by separate elevator banks are in fact segregated from each other.
16. The applicant stated that hallway finishes are the same on all floors and services will be the same throughout the building, but there is still a possibility that services may be provided unequally.
17. Other practical distributions of units, for example including two affordable units on each of floors two through 12 in the Clarkson tower, would meet the requirements based on technicality and also intent.
18. CB 2 would prefer a redistribution of units such that no floor on either tower includes only affordable units, such as by moving the affordable units to the Charlton tower, but with no reduction of unit size.
19. Amenities provided for residents include a lounge, landscaped courtyard, and outdoor basketball court on the ground level, and a pool, steam-room, children’s playroom, and gym in the basement.
20. The applicant agreed to provide free access to residents of affordable units to the lounge, courtyard, basketball court, and children’s playroom;
21. Access to the pool, steam-room, and gym, will be available to all residents of affordable units at a charge not to exceed \$50 per month per two-bedroom unit and \$40 per month per studio unit, to be paid on a month-to-month basis with no minimum membership duration.
22. This represents an 85 percent discount as compared to the line item maintenance charge for amenities to coop owners.
23. Nevertheless, a still lower monthly charge would have an insignificant impact on building revenues but would contribute to a non-exclusionary atmosphere in the building.
24. The proposed maximum for residents of affordable units is reasonable and generally affordable but a lower rate would assure that no residents are excluded as an appropriate balance to the awkward distribution of units.

**Therefore it is resolved that CB#2, Man. welcomes to the district this high quality residential development including 25 permanently affordable units and recommends approval of this application, but only if access to building amenities by residents of affordable units is provided for in stabilized leases as follows:**

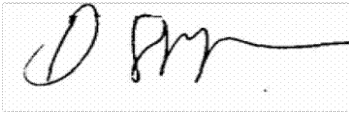
- a. **All residents will have free and equal access to all building amenities, including the lounge, courtyard, basketball court, bicycle parking, and children’s room, but excluding the pool, gym and steam room.**

- b. The pool, gym, and steam-room will be available to all residents for a maximum fee of \$50 per month per 2-bedroom unit and \$40 per month per studio, offered on a month-to-month basis.**

Vote: Unanimous, with 37 Board members in favor.

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

Sincerely,



David Gruber, Chair  
Community Board #2, Manhattan



Tobi Bergman, Chair  
Land Use & Business Development Committee  
Community Board #2, Manhattan

DG/fa

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Hon. Brad Hoylman, NY State Senator  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Margaret Chin, Council Member  
Hon. Corey Johnson, Council Member  
Hon. Rosie Mendez, Council Member