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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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

September 25, 2013

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

Dear Chair Srinivasan:

At its Full Board meeting on September 24, 2013 CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

421 Hudson Street between Clarkson and Leroy ("Printing House"). Application 606-75-BZZ to the Board of Standards and Appeals to amend a prior variance granted in 1976. This amendment will permit reduction of floor area of existing maisonette units in the 10-story main building and reallocation of the floor area to new penthouses in the existing townhouse units, resulting in no net change in total floor area and a reduction in the total number of residential units.

Whereas:

(Regarding application information.)

1. The applicant was represented at the hearing by Richard Lobel of Sheldon Lobel and Lisa Monteleone of BAM Design.
2. The affected property is a corner through lot, located within an M1-5 zone with frontage on Hudson, Clarkson, and Leroy Streets.
3. The main building is a ten-story main building with residential units on floors 1 – 8 and a PCE (Equinox) on floors 1, 9, and 10.
4. A second building consists of five 2-story townhouses separated from the main building by a courtyard.
5. In 1976, the BSA granted a variance allowing the current uses.
6. In 2011 and 2012, in response to applications to modify the configuration of residential units on the property, the BSA granted Letters of Substantial Compliance based on a determination that the changes were in substantial compliance with the original variance.
7. The proposed changes will reduce the number of “maisonette” units in the main building from eight to three and reallocate 1,345 square feet to the five townhouse units, adding penthouses to each unit.
8. As a result of proposed alterations to the property, the number of dwelling units will be reduced from 184 to 143, a reduction of 41 units.

(Regarding applicant statements and community response.)

9. The applicant stated that as the total square footage will remain unchanged and the number of units will be reduced, the proposed amendment to the variance will not adversely affect the surrounding area.
10. No one from the community spoke for or against the application.
11. In executive session, committee members discussed the tendency toward fewer and larger and therefore more expensive apartments in new developments.

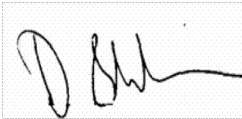
Therefore it is resolved that CB#2, Man.

- 1. Does not object to this application for an amendment to the prior variance.**
- 2. Expresses concern that the trend toward fewer and larger units will continue to drive housing prices higher and further erode diversity, and withholds judgment at this time on whether this does not adversely affect surrounding uses.**

Vote: Unanimous, with 38 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. Brad Hoylman, NY State Senator
Hon. Daniel Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Vivian Awner, Community Board Liaison, Dept. of City Planning
Jeff Mulligan, Executive Director, Board of Standards & Appeals

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September 25, 2013

Amanda Burden, FAICP
Chair, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chair Burden,

At its Full Board meeting on September 24, 2013, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

303 West 10th Street (aka 150 Charles St.) between Washington and West. Application N140053CMM to the City Planning Commission for a 3-year renewal of a prior special permit granted in 2009 to allow an attended public parking garage with a maximum capacity of 92 spaces on portions of the ground floor and cellar of a residential development.

(Regarding application information.)

1. The application is to extend a prior special permit granted in 2009.
2. The extension is needed because of project delays.
3. At the time of the initial application there was substantial community input and discussion regarding the parking use, and the applicant accommodated community requests for more bicycle parking, "Zip Car" style car rentals, and other items.
4. CB-2 recommended approval of the original special permit.
5. This is an extension only and no changes are proposed to the original permit.

(Regarding applicant statements and community response.)

6. The applicant was represented at the hearing by Michael Sillerman and Patrick Sullivan of Kramer Levin, and Philip Habib and Seth Wright of PHA, Architects.
7. Four neighbors spoke against the application, expressing concerns about the project in general and about traffic impacts presented by the design of the exit from the drop-off access within the property, but the interior drop-off area would, if anything, appear to reduce the traffic impacts of the development.
8. One neighbor spoke in favor, stating that there is a need for parking in the neighborhood and that the impact based on the number of cars would be minimal.

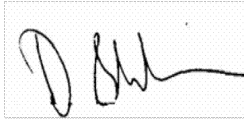
9. There was some concern about the possibility that exhaust fumes would affect neighboring properties, but the garage exhaust vents will be in the courtyard of the development, far from neighboring properties.
10. Neighbors brought to the committee's attention a letter from Village Community School expressing concern about the impact of traffic from the building, but it was not directed to CB-2 and did not appear to be related to traffic volumes from the garage.
11. Committee members questioned the design of the curb cuts and roadways, which was poorly presented in drawings included in the application, and requested clearer drawings, which were later provided.
12. No information or arguments were presented reflecting any changes to the application or its impact since the prior recommendation by CB-2 for approval.

Therefore it is resolved that CB#2, Man. has no objection to the extension of the 2009 special permit that it had previously approved.

Vote: Passed, with 31 Board members in favor, and 7 in opposition (K. Berger, D. Diether, C. Dwyer S. Kent, R. Riccobono, M. Schott, S. Secunda).

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. Brad Hoylman, NY State Senator
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Hon. Christine C. Quinn, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Edwin Marshall, Dept. of City Planning