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COMMUNITY BOARD NO. 2, MANHATTAN

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October 26, 2015

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

Dear Mr. Weisbrod:

At its Full Board meeting on October 22, 2015, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

144-150 Wooster Street (east side, between Houston and Prince) in an M1-5A zone in the SoHo Cast Iron Historic District. Applications to the City Planning Commission: **N150416 ZRM** for a Zoning Text Amendment to ZR 74-712 to increase the allowable lot coverage for existing buildings from 20% to 40%, and applications **150417 ZSM; and 150418 ZSM** for a special permit pursuant to ZR 74-712 for modifications of use and bulk regulations to enable the development of an 8-story mixed use building with ground floor retail and six apartments on floors 2-8.

Whereas:

1. On February 19, 2015, the full board of CB2, Man. commended the efforts of 150 Wooster LLC and adjacent residents to resolve issues relating to this project;
2. The project was approved unanimously at that time;
3. The project was re-presented to CB2 Manhattan's Land Use unchanged on October 14, 2015.

Therefore, be it resolved that CB2, Man. approves this application but asks that the developer remove the balconies on the rear of the building due to concerns about the potential for noise and unsightly storage, and the fact that the balconies protrude 7' into the 30' back yard.

Vote: Unanimous, with 36 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 Nadler , Congressman
Hon. Daniel Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Margaret Chin, Council Member
Sylvia Li, Department of City Planning
Calendar Officer, Department of City Planning

