



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org – mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

At its November 2019 monthly meeting, Community Board 3 passed the following resolution:

TITLE: ULURP #200102 ZMM: "Union Square South Hotel Special Permit"

WHEREAS, the Department of City Planning is proposing a zoning map amendment and a text amendment to the New York City Zoning Resolution (ZR) Article XI, Chapter 8: The Special Union Square South District; and

WHEREAS, the stated goal of these actions is to achieve balanced growth in any area with complex and varied built forms, by providing additional discretion over land uses such as hotels, which are currently allowed as-of-right, and to ensure these uses are compatible with their surrounding context; and

WHEREAS, the land use actions in question would extend the special district south to include a new subdistrict—Subdistrict B—which, in Community District 3, would be bounded approximately by East 9th Street to the south, 13th Street to the north, 4th Avenue to the west, and 3rd Avenue to the east; and

WHEREAS, within Subdistrict B, new hotel development, conversions, or enlargements would require a City Planning Commission special permit, subject to ULURP and Community Board review, and would require the City Planning Commission to establish findings that such a hotel is so located as not to impair the essential character of, or future use or development of, the surrounding area; and

WHEREAS, the City's refusal thus far to recognize the historic significance of the current, albeit humble historic building stock that could be demolished as result of this action is disturbing. For example, CB3 strongly disagrees with the DCP's analysis that there would be no adverse impact on neighborhood character if 88 East 10th Street built in 1845 by Peter Stuyvesant were demolished; and

WHEREAS, the EAS fails to correctly identify a broad range of historic resources in the area, including landmarked buildings, buildings that are listed on the State and National Registers of Historic Places, buildings, which the LPC itself previously identified as historic resources in past EASes, and buildings of clear architectural and historical significance that CEQR requires be included in the EAS; and

WHEREAS, CB 3 agrees that it is important to ensure that future hotel developments are compatible with their surrounding context; and

WHEREAS, in December 2017, CB 3 passed a resolution requesting a change in zoning on 3rd and 4th avenues from 14th Street to 9th Street for a commercial downzoning to protect its primarily residential character; and

WHEREAS, CB 3 is not opposed to additional restrictions or special permit requirements for any new hotel development or expansion in this area, as long as the findings are more restrictive and clearly defined;

THEREFORE BE IT RESOLVED, Community Board 3 recommends disapproval of ULURP #200102 ZMM (Union Square South Hotel Special Permit), with the following conditions:

- 1) Revise the EAS to recognize 88 East 10th Street as a historic resource and to account for all State and National Register of Historic Places buildings;
- 2) Introduce a contextual downzoning from C6-2A to C1-7A on 3rd and 4th Avenue between 14th Street and 9th Street as described in a December 2017 CB 3 resolution;
- 3) Develop a more stringent set of City Planning Commission findings as a requirement of the proposed hotel Special Permit.
- 4) Landmark Preservation Commission should be urged to work with CB 3 to develop another historic district in the East Village and to identify potential individual Landmarks in order to preserve historic properties in the area.

Please contact the Community Board office with any questions.

Sincerely,



Alysha Lewis-Coleman, Chair
Manhattan Community Board 3



Jacky Wong, Chair
Land Use Zoning, Public & Private Housing