

**JOAN SHERMAN
135 GREENE STREET
NEW YORK, NY 10012**

FOR THE RECORD

January 26, 2016

Speaking on behalf of my building, 135 Greene Street, which backs up to the proposed project at 150 Wooster Street, I'd like to thank Council Member, Margaret Chin for her support. As an artist who has been in the area since the eighties and in 135 Greene Street since 1991, I feel a particularly strong connection to Soho .

Prior to the present building proposed by KUB, we struggled with a first, very unsympathetic developer, whose project lacked sensitivity to that history. With Margaret Chin's support we succeeded in defeating a project that showed little respect for us, as neighbors and was at odds with the spirit of the neighborhood.

Our experience with KUB has been the opposite. We feel that they have shown respect for the qualities of openness, light and air that attracted us all to this beautiful and historic part of the city. Their project fits into the context of its surroundings and will work seamlessly with the present architecture of Wooster Street , while leaving a core of green space at its side and rear that will allow light to flow into the surrounding buildings.

We hope that we can look forward to seeing this project realized in the near future.

Joan Sherman

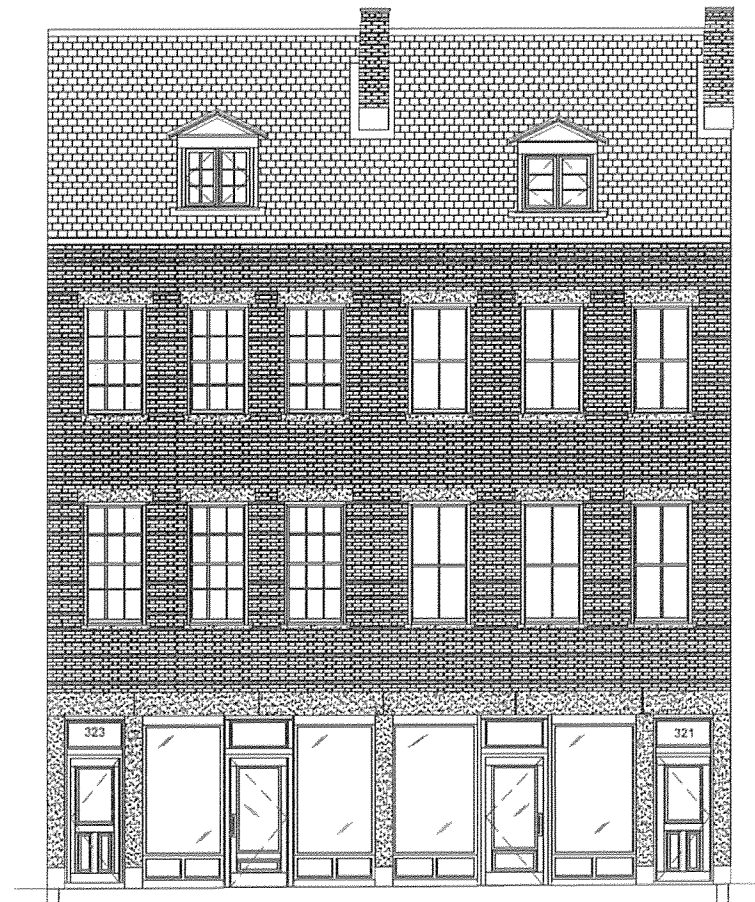
321 & 323 Canal Street, Manhattan



2006



1940 TAX PHOTO



PROPOSED FRONT ELEVATION



NYC Digital Tax Map

Effective Date : 05-01-2010 10:45:44
Erel Date : Current
Manhattan Block: 230



- Legend**
- Center
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon

--- PROPERTY

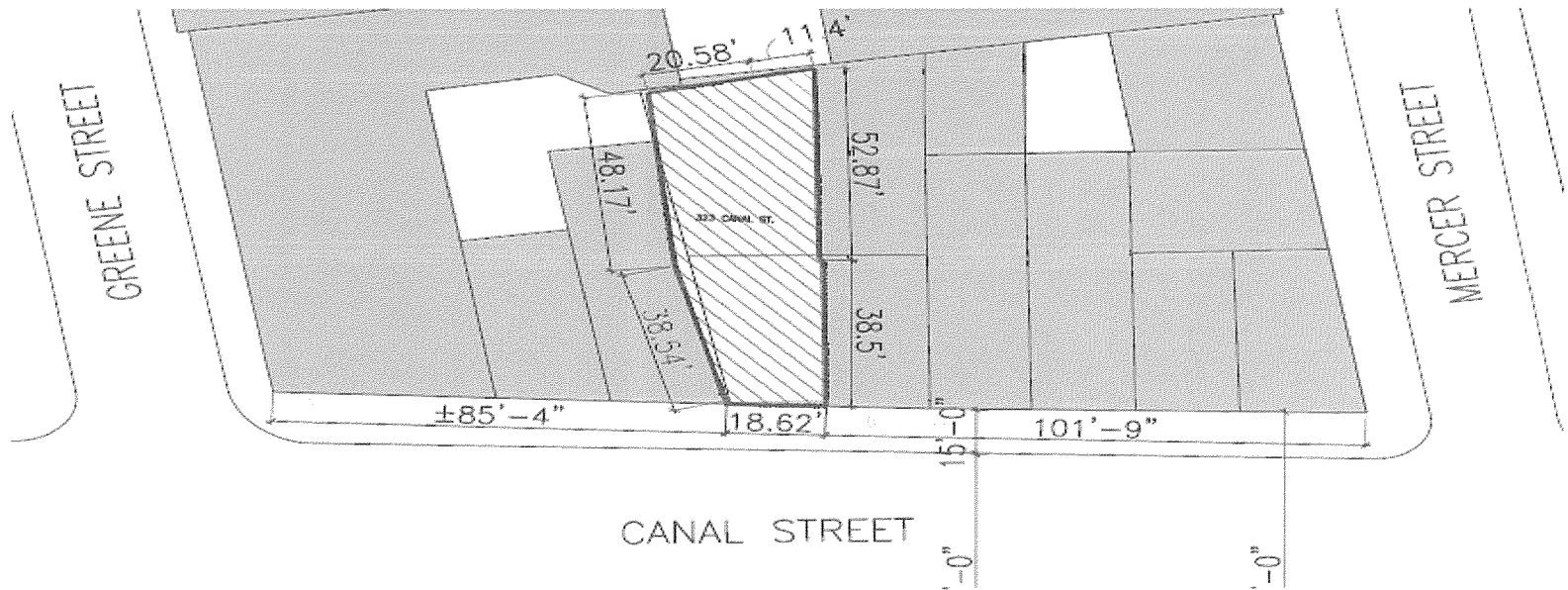
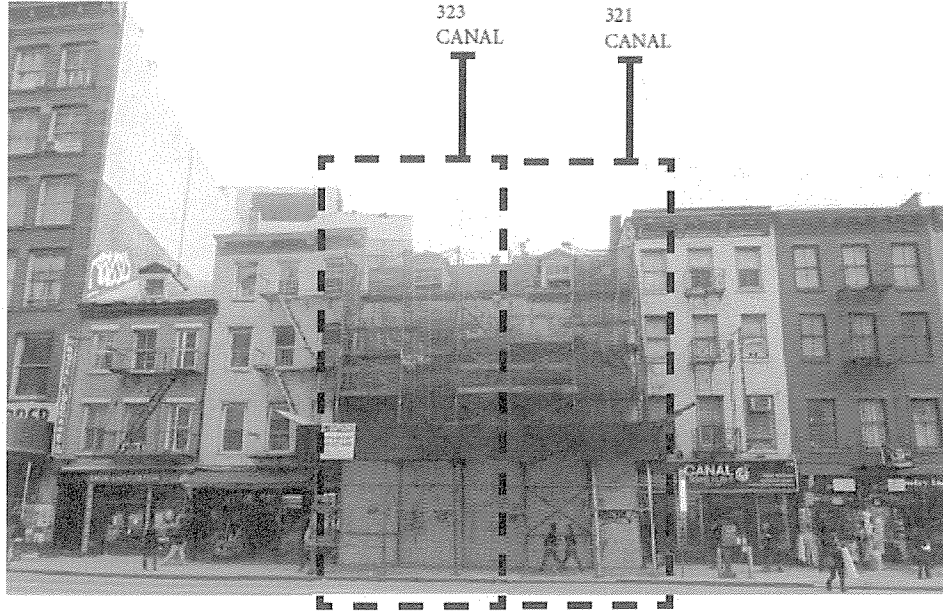
PROPERTY
LOCATION



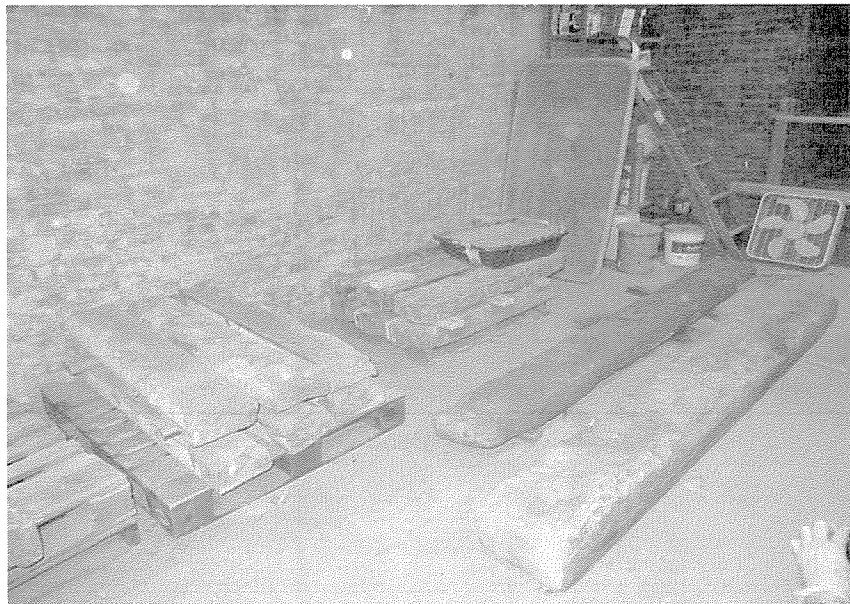
0 5 10 20 30 40 Feet



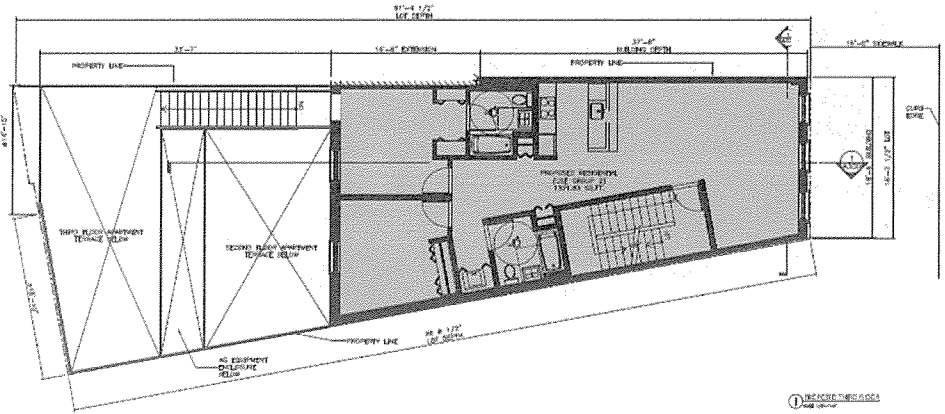
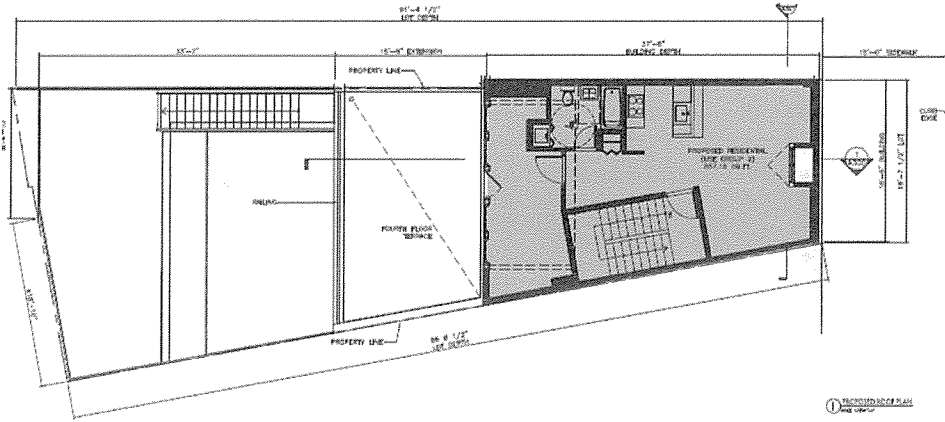
AERIAL VIEW






321 & 323 CANAL STREET SITE PLAN



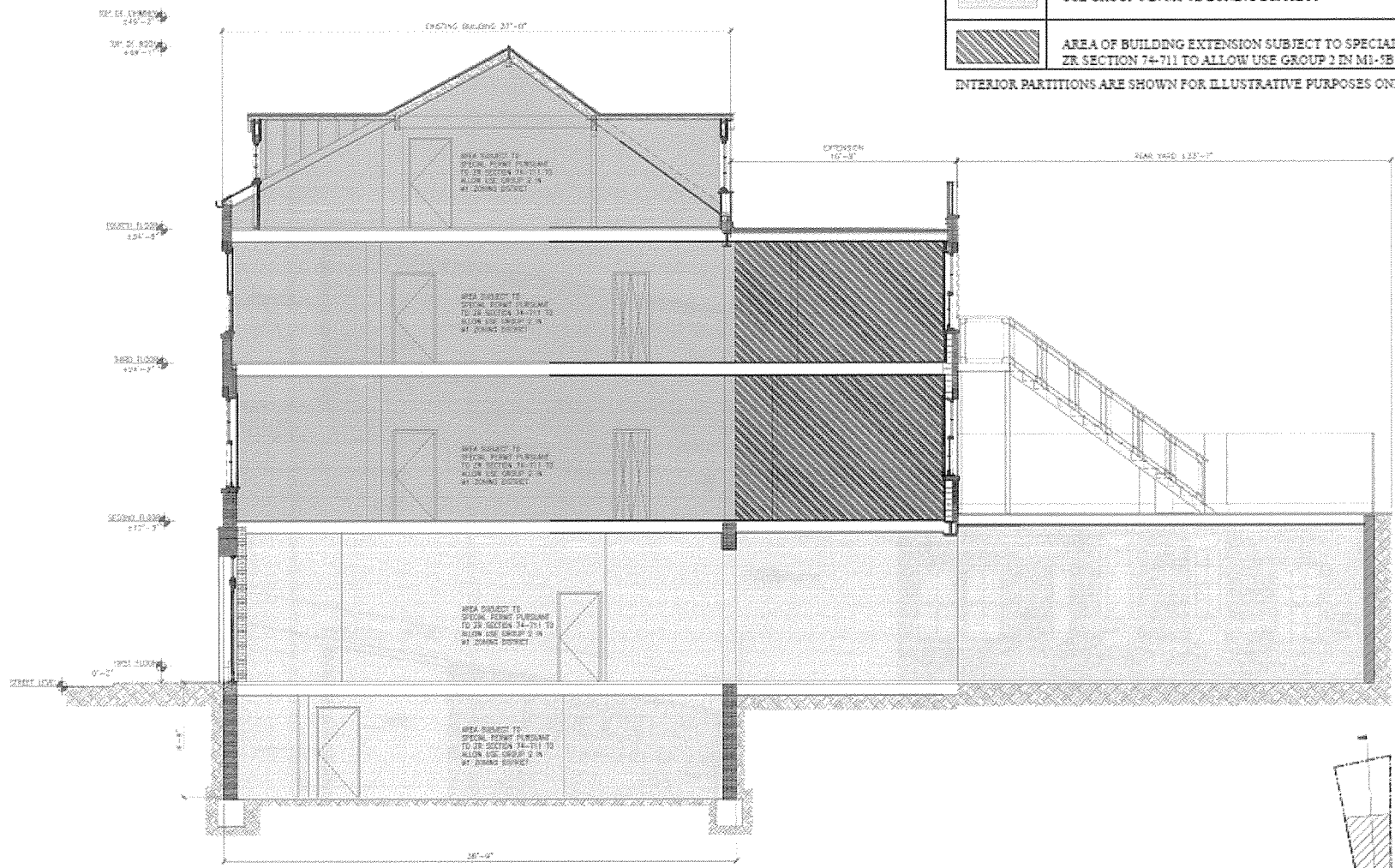
ON SITE MATERIAL STORAGE AND CATALOGING OF MATERIAL



PROPOSED REAR ELEVATION

LEGEND	
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 2 IN M1-5B ZONING DISTRICT
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 6 IN M1-5B ZONING DISTRICT
	AREA OF BUILDING EXTENSION SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 2 IN M1-5B ZONING DISTRICT

INTERIOR PARTITIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



1 PROPOSED BUILDING SECTION

NOTE: BUILDING SECTION FOR ILLUSTRATIVE PURPOSES ONLY



0 1' 2' 4' 6'
SCALE: 1/4"=1'-0"

146-150 WOOSTER

PRESENTATION TO NEW YORK CITY COUNCIL

SUBCOMMITTEE ON ZONING & FRANCHISES

JANUARY 26, 2016

146-150 WOOSTER LOCATION





LAND USE MAP



Area Map 150 WOOSTER STREET

Borough: Manhattan
Block: 514
Lots: 7, 9





PROJECT INFORMATION

-  Project Site
-  600' Radius




ZONING

-  Existing Zoning Districts
-  Existing Commercial Overlay (C1-5)

PROPERTY DATA

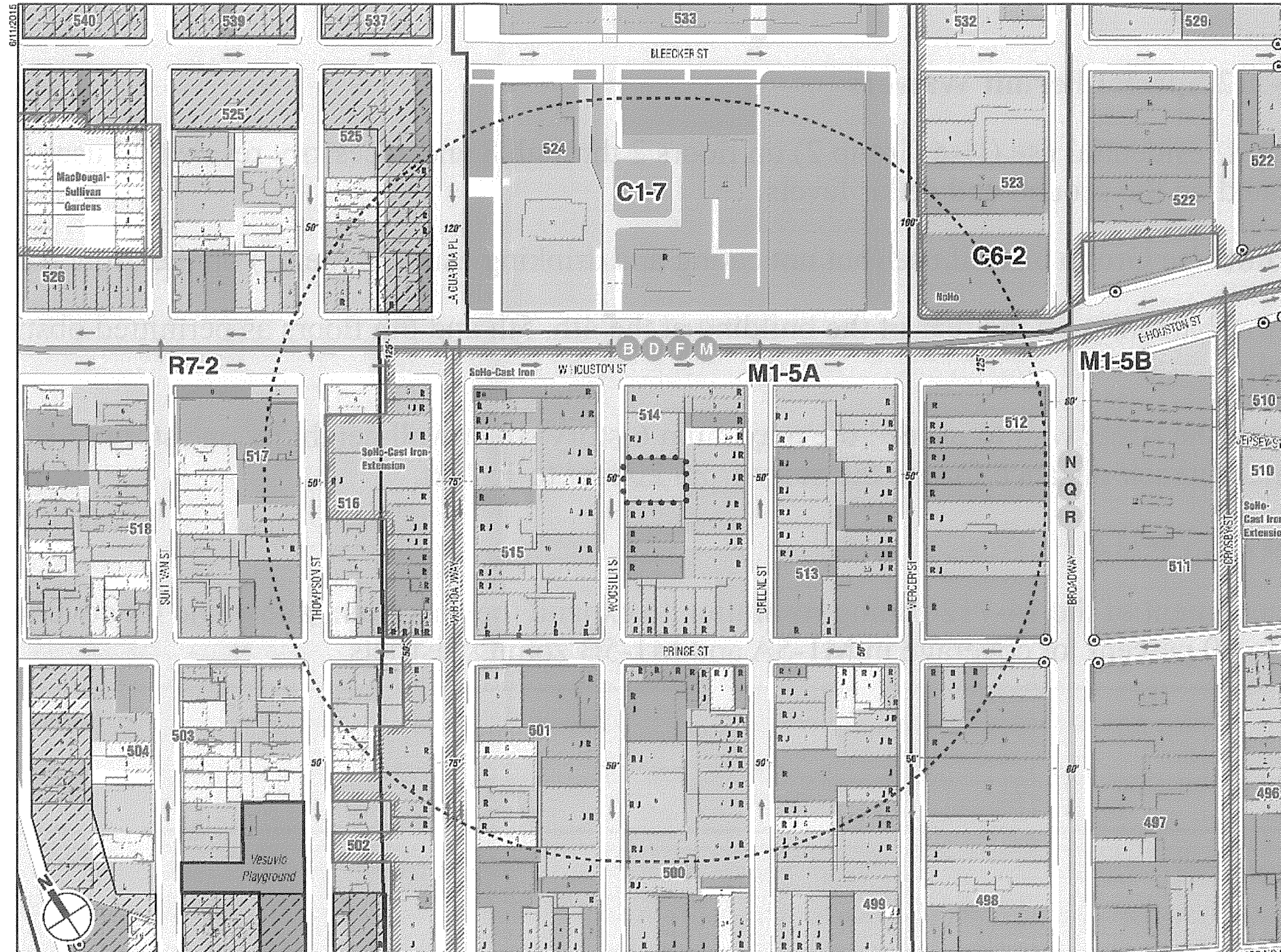
- 514** Block Number
-  Building Height/Number at Stories
-  Tax Lots
-  Building Footprints
-  Historic District

TRANSPORTATION INFORMATION

-  Street Direction
-  Subway Entrance
-  Road Width

LAND USE

-  One & Two Family Buildings
-  Multi-Family Walk-Up Buildings
-  Multi-Family Elevator Buildings
-  Mixed Residential & Commercial Buildings
-  Commercial & Office Buildings
-  Industrial & Manufacturing
-  Public Facilities & Institutions
-  Open Space & Outdoor Recreation
-  Parking Facilities
-  Vacant Land
- R** Ground Floor Retail
- J** Joint Living-Work Quarters for Artists



OUR APPLICATION

- **ZR 74-712 Special Permit Waivers**

Permit residential use (Use Group 2) on floors 2 through 8 and accessory residential uses (lobby and storage) to be located on the ground and cellar levels.

Permit Use Group 6 retail use (but not eating and drinking establishments) on the ground and cellar levels.

Permit balconies on the rear of the building at the 4th, 5th and 6th floors as permitted obstructions in the required rear yard.

Permit the street wall to exceed the maximum 6-story street wall height by one story (7 story total height) and reduce the initial setback distance for the 8th story from 20 feet to 15 feet.

- **Amend ZR 74-712**

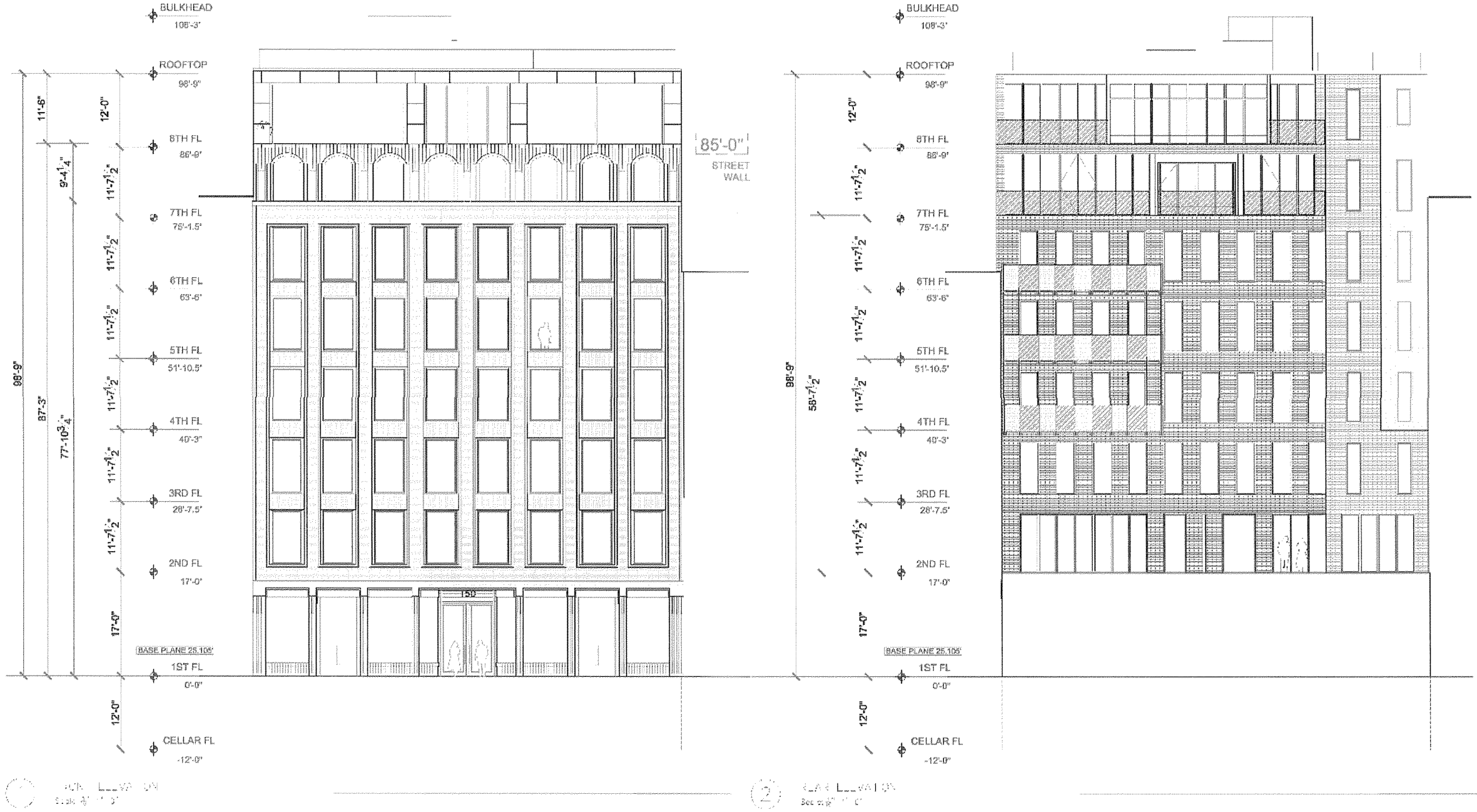
Amendment of the 74-712 zoning resolution to expand the maximum allowable lot coverage by existing buildings from 20 to 40 percent lot coverage in M1-5A and M1-5B zoning districts.

STREET VIEW- LOOKING SOUTH

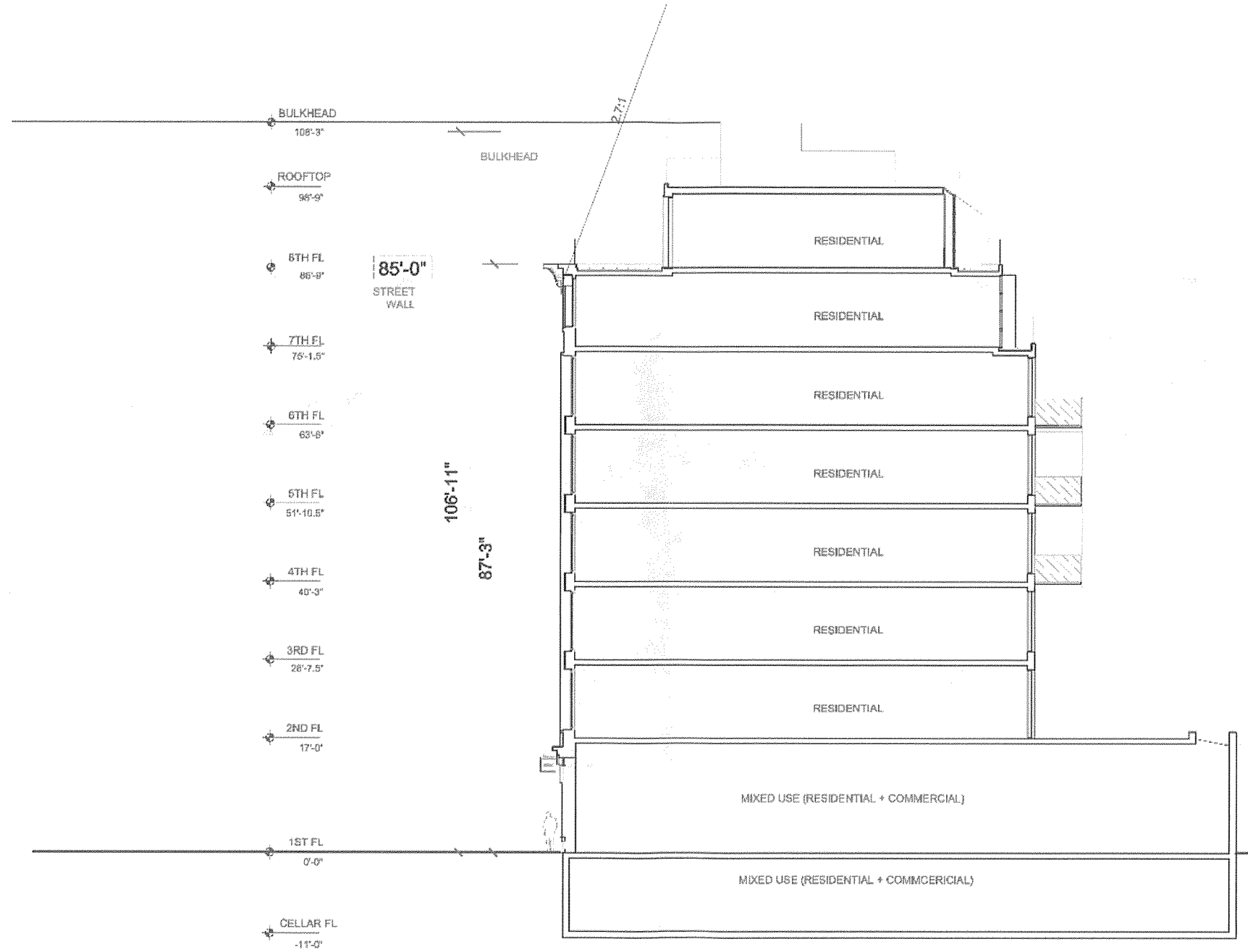


146-150 Wooster Street

ELEVATIONS



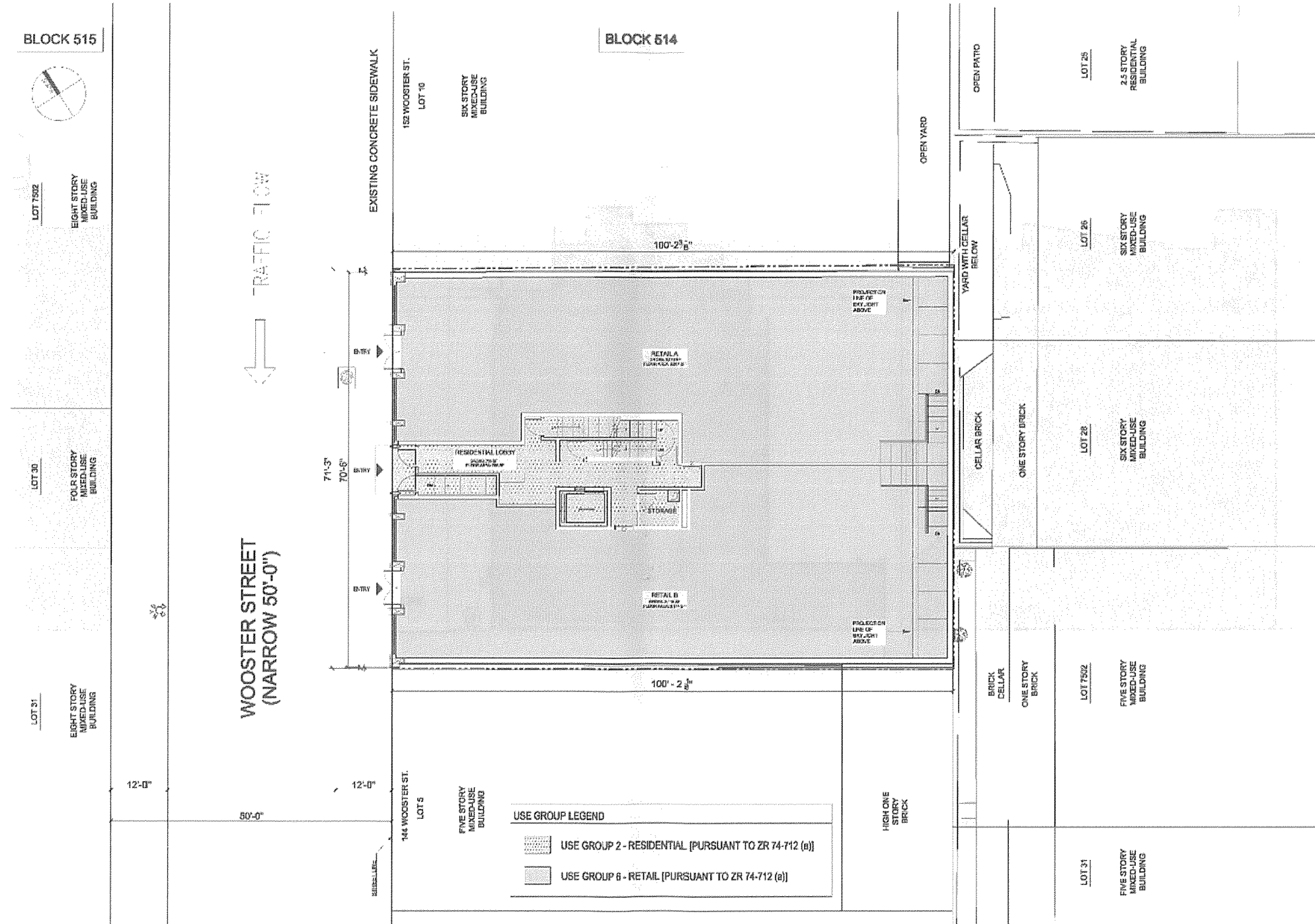
SECTION- FULL BUILDING



GROUND FLOOR VIEW

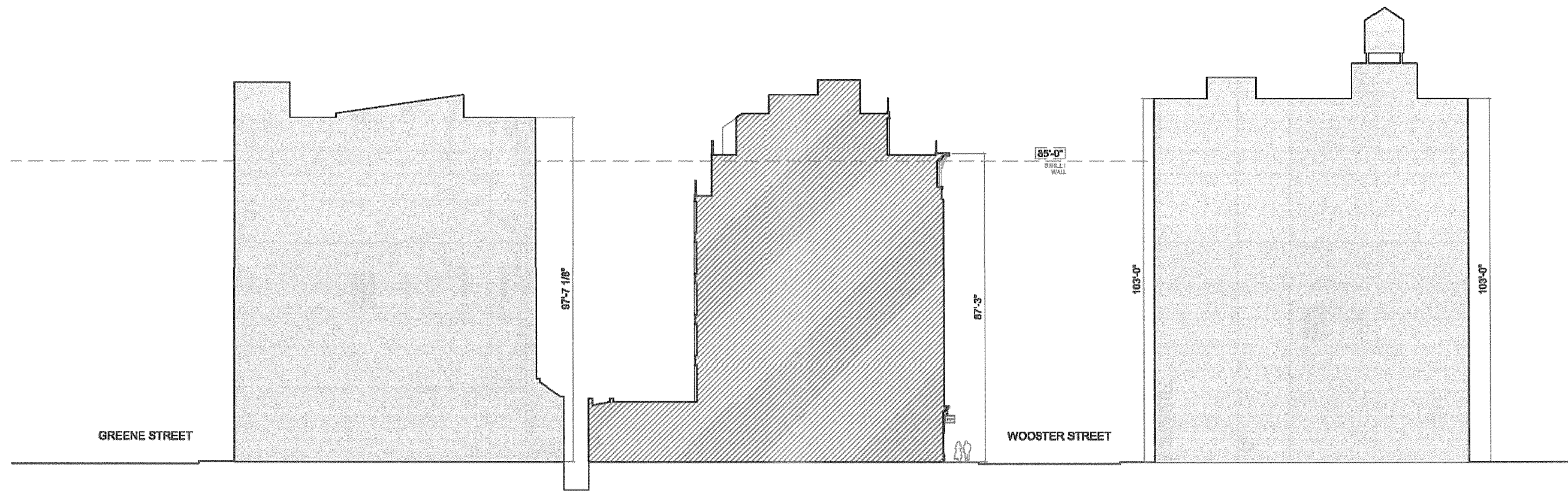


GROUND FLOOR PLAN



146-150 Wooster Street

ELEVATION- STREET CONTEXT

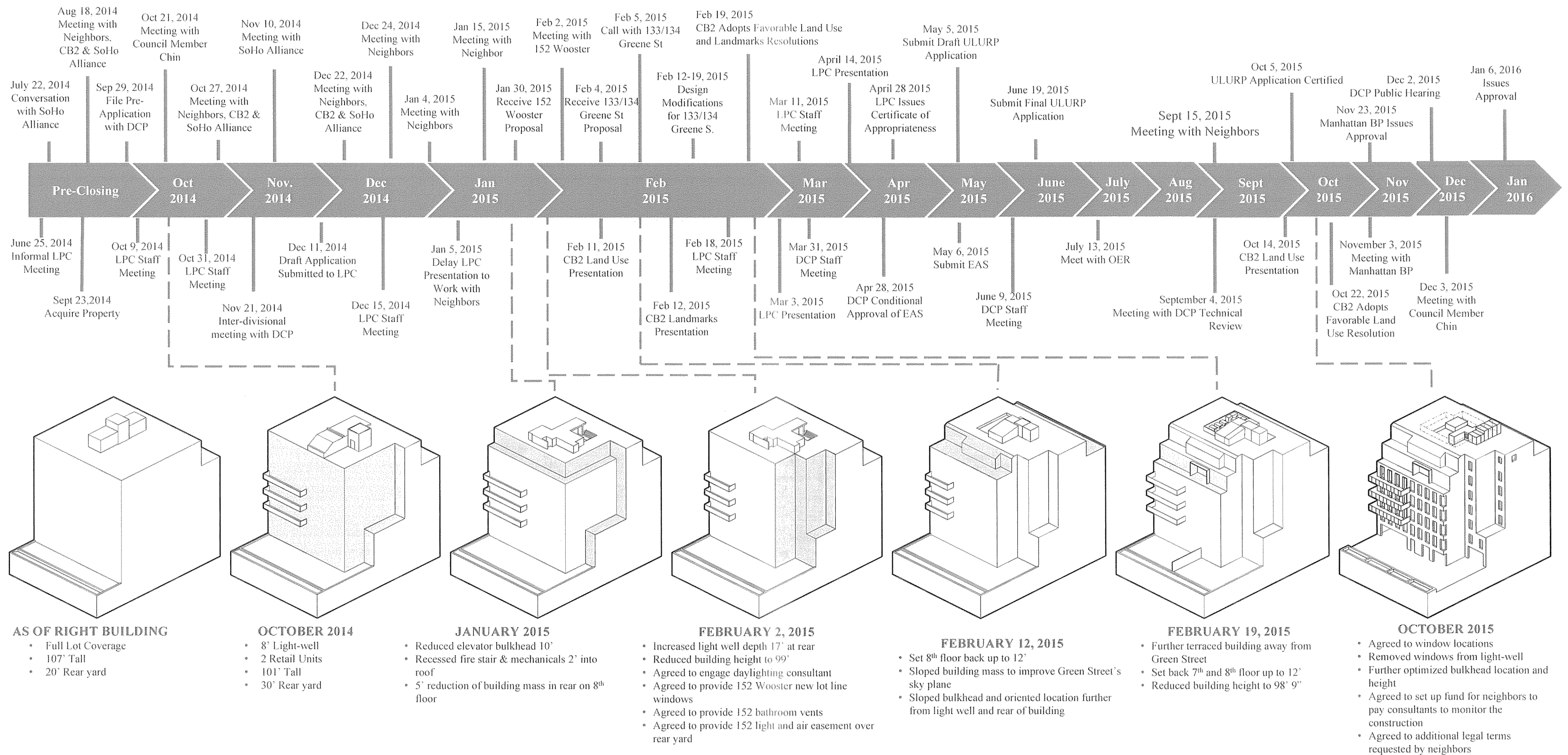


FRONT ELEVATION RENDERING

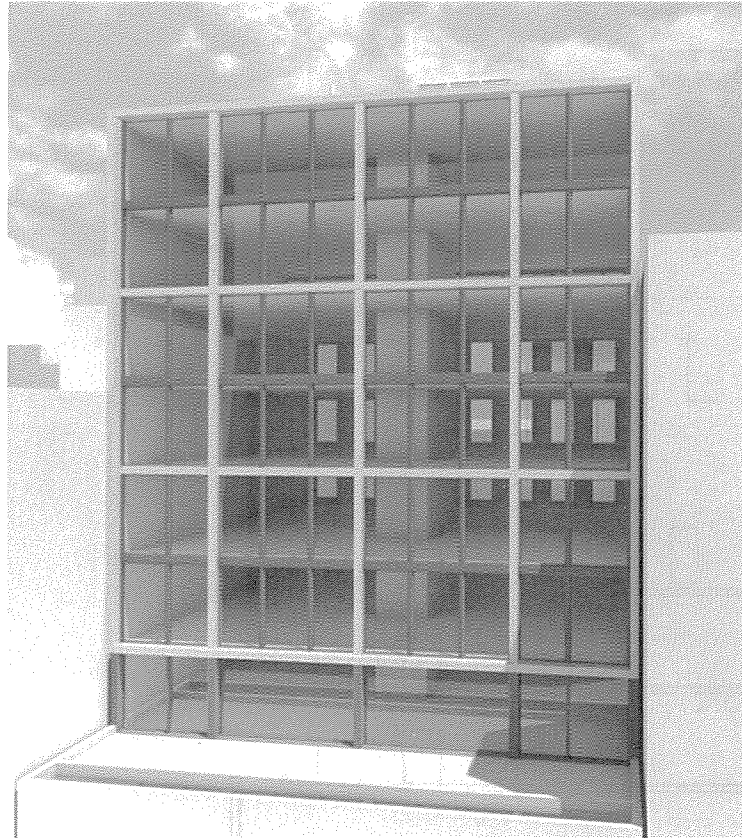


146-150 Wooster Street

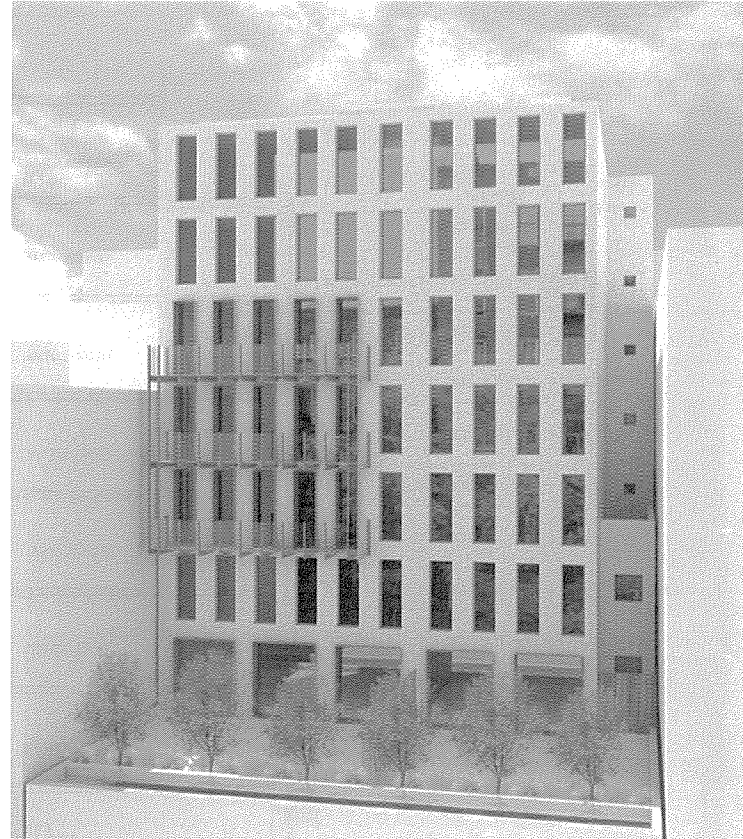
144-150 WOOSTER ST: TIMELINE OF ENGAGEMENT & EVOLUTION OF BUILDING



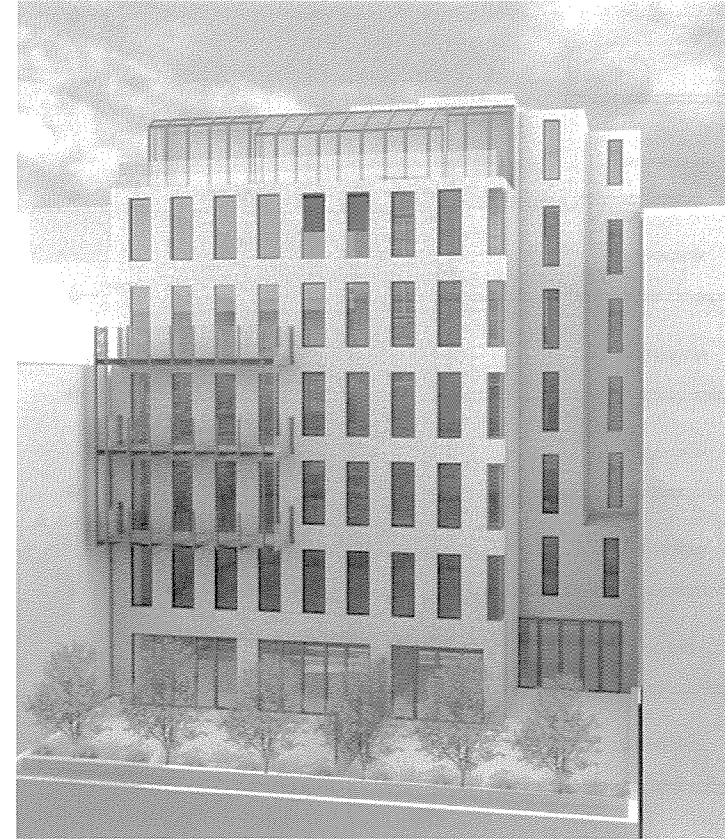
REAR FACADE EVOLUTION



As-of-Right



October 2014

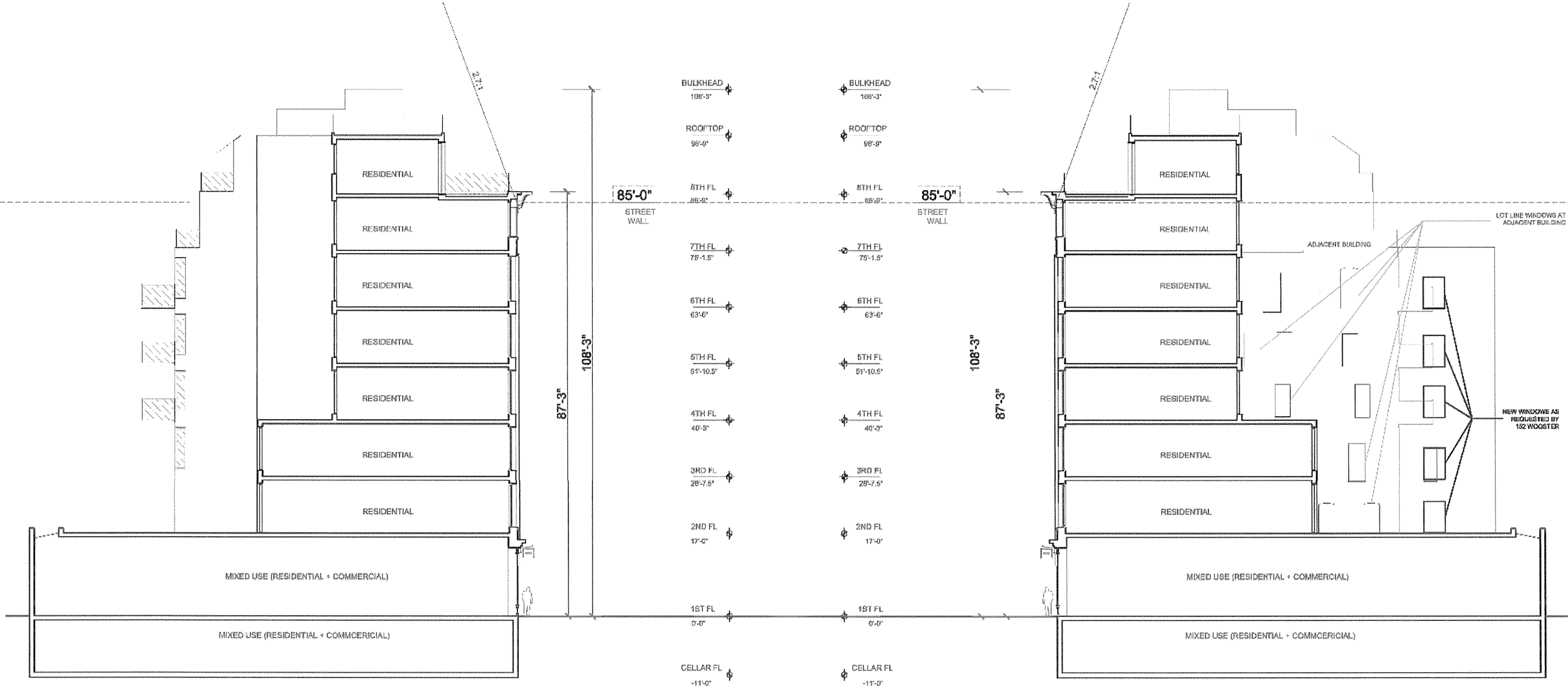


February 2015



February 19, 2015/
October 2015

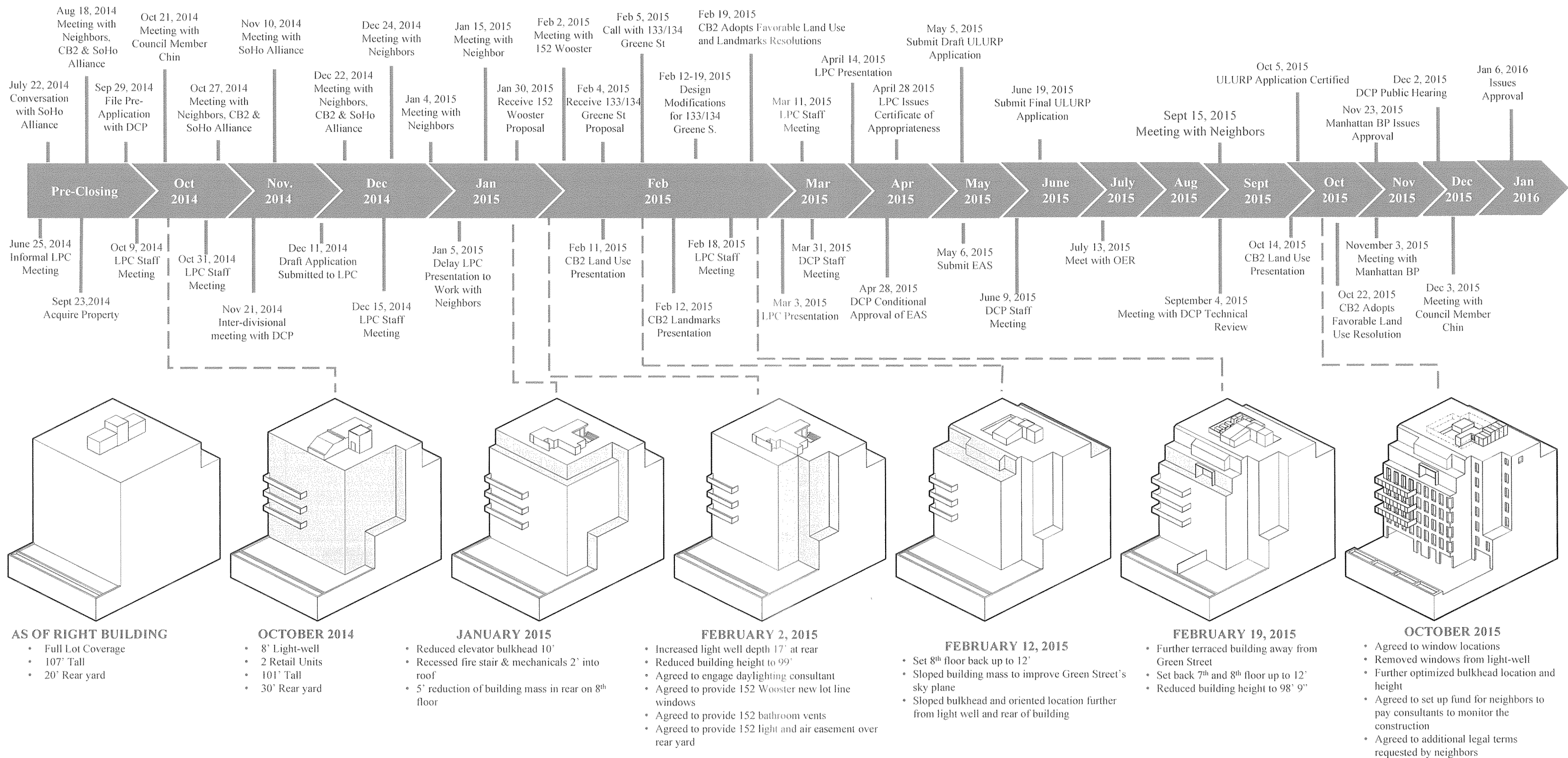
SECTION- THROUGH LIGHT WELL



OUR BUILDING VS. AS-OF-RIGHT- LIGHT & AIR CONTEXT



144-150 WOOSTER ST: TIMELINE OF ENGAGEMENT & EVOLUTION OF BUILDING



THANK YOU

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 5 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joan Sherman

Address: 135 Greene St. NYC 10017

I represent: 135 Greene St

Address: 150 W 5th St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/26/16

(PLEASE PRINT)

Name: Jack Labor

Address: 430 West Broadway, 3rd Floor

I represent: United American Land

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/25/16

(PLEASE PRINT)

Name: Casey Martinez

Address: 430 West Broadway, 3rd Floor

I represent: United American Land

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/24/16

Name: Howard Zipser (PLEASE PRINT)

Address: _____

I represent: Ackerman, UAL

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: RICHARD GODOSKY (PLEASE PRINT)

Address: 152 WOOSTER ST

I represent: 152 WOOSTER ST

Address: 152 WOOSTER ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 329, 330, 331 Res. No. _____

in favor in opposition

Date: 1/26/2016

Name: SHAWN KATZ - 150 WOOSTER (PLEASE PRINT)

Address: 134 SPRING ST STE 305

I represent: 150 WOOSTER LLC

Address: 150 WOOSTER NY NY 10012

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: FRANK CHANEY

Address: 733 2RD AVE

I represent: 150 WOOSTER LLC

Address: 150 WOOSTER

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Robert Badman

Address: 325 Bury

I represent: POCO NY

Address: 33 Ave B

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 5 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Roger Bittenbender

Address: 134 SPRING ST # 385 NYC 10012

I represent: 150 Wooster LLC

Address: 150 Wooster St, NYC 10012