

Alida Camp
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com – E-Mail
www.cb8m.com – Website

The City of New York
Community Board 8 Manhattan

September 26, 2019

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Dear Chair Lago:

Variety Stores in use Group 6 are limited to 10,000 square feet of Floor Area. Because cellar space does not count in allowable Floor Area, an anomalous situation is created. For example, a 20,000 square foot Variety Store, with 10,000 square feet on the ground floor and 10,000 square feet in the cellar, is permitted; a 20,000 square foot Variety Store, with 10,000 square feet on the ground floor and 10,000 square feet on the second floor, is not permitted.

Use Group 6 provides for small local retail stores and service establishments. In order to protect the character of residential districts, including their small local establishments, we ask that cellar space in Use Group 6 Variety Stores be counted in the Floor Area.

Sincerely,

Alida Camp (LWS)

Alida Camp
Chair

Elizabeth Ashby and Elaine Walsh (LWS)

Elizabeth Ashby and Elaine Walsh
Co-Chairs, Zoning and Development Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District