

FULL BOARD MINUTES

DATE: June 22, 2000
TIME: 7:00 P.M.
PLACE: St. Vincent's Hospital, 170 W. 12th Street
Cronin Auditorium, 10th Floor

BOARD MEMBERS PRESENT: Ann Arlen, Steven Ashkinazy, Tobi Bergman, Glenn Bristow, Charle-John Cafiero, Keith Crandell, Anthony Dapolito, Doris Diether, Rev. Keith Fennessy, Harriet Fields, Alan Jay Gerson, Elizabeth Gilmore, Edward Gold, Arnold L. Goren, Jo Hamilton, Anne Hearn, Brad Hoylman, Honi Klein, Lisa LaFrieda, Don Lee, Aubrey Lees, Edward Ma, Rosemary McGrath, Michael Mirisola, Doris Nash, T. Marc Newell, David B. Reck, Carol Reichman, Robert Rinaolo, Ann Robinson, Debra Sandler, Arthur Z. Schwartz, Shirley Secunda, Ruth Sherlip, John Short, Melissa Sklarz, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.), Lora Tenenbaum, Martin Tessler, Wilbur Weder, Betty Williams, Suzanne Williamson, Carol Yankay.

BOARD MEMBERS EXCUSED: Helene Burgess, Noam Dworman, Rocio Sanz, Verna Small, Sean Sweeney, Jeanne Wilcke.

BOARD MEMBERS ABSENT: Carol Feinman,

BOARD STAFF PRESENT: Arthur Strickler, District Manager

GUESTS: Vinnie Maniscalco, Congressman Jerrold Nadler's office Yvonne Morrow, Assembly Speaker Sheldon Silver's office; Debbie Roth, Assemblymember Deborah Glick's office; Dirk McCall, Manhattan Borough President C. Virginia Fields' office; Tom Castele, Councilmember Kathryn Freed's office; Kariny Santana, Councilmember Margarita Lopez' office; Tony Simone, of Councilmember Christine Quinn's office; Kim Kearns, Ruth Kuzub, Tracey Sides, Pamela Wilentz, Randy Sides, Abraham and Augusta Irvings, C.C. Pei, M. Ross, Fern Penn, Irving Kallins, Lorraine Whitem, Neal Hershfeld, Sylvia Zellner, Joan Rosentock, Steven Zellner, Joey Greene, Natalie Raynor, Michael Heller, Nora Blein, Ronald and Shawn Mehu, Ilsa Kaye, Bernice Feldman, Flora Wolfson, Marti Rubin, Berry Eckstein, Lawrence White, Henrietta Dabney, Julie Aaron, Chip Thomson, Alexandra Militaro, Gregory Heller, Laura Lazarus, Stephen Chin, Sugar Barry, Eliza Bradley, James Tarangelo, Frances Berke, Samuel Berke, Rosemary C. Bella, Elizabeth Lyons, Philip Bialer, Robert Dreyfuss, Francia Tobacman, Bruce Smith, Martha Rowen, Joel Scott, Elizabeth N. Dunn, Jan Richter, Adam Goldstein, Saul Goldstein, Ken Ranftle, Maureen Meehan, Debbi Waters, Elaine Bowlby, Sunny Velie, Frank Velie, Selma Weinstein, Fran Hirschhorn, Catherine Rubino, Lucia Haagensen, Bernard Pearlman, Susan Gzmmie, Donna Wakerage, Neil Lucey, Ross Moskowitz, Victoria Stewart, Shelly Koltor, Susie Shaffer, Judy Fleischman, Elinor Ratner, Regina M. Kellerman, Patrick Tripp, Kathy Yates, Bradley Carlson, Gloria Goldberg, Rick Hill, Evelyn Friedman, Albert Bennett, Vicki Weiner, Gardner Rankin, Selman, Gabrielle Strasun, Christabel Gough, Glenn McDermot, Frtiz Johnson, Ruthanne Visnauskas, Ellen Peterson-Lewis, Kevin B. McGrath, Joanne Wong, Morton G. Morris, Dianne Knapp, Emily Howard, Mark Wiedemer, Craig Greenberg, Peter Zimmer, Lynn Pacifico, Michael Levine, Rochelle Dreyfuss, Louise Greif, Helen Katcher, Rob Silvestri, Ron Wulf, Joseph Scott, Kevin Clines, Barry Winick, E. M. Nunez, Edith Russell, Elaine Caswell, Shawn Pelton, Leonard Quart, Barbara Rancourt, Mary Anne Staniszewski, Anne-Marie Wiemer-Sumner, Ivy Bernhard, Alan McDowell, Arthur Levin, Marie De Giglio, Anthony De Giglio, Dolores Moody, Mark Everett, Jason Feldman, Lorraine O'Grady, Su Zen, Suzanne Herman, Georgia Grann, Terri Bahr, Lazar Hristic, Edward Bohan, Sheila Marbach, Joy Kestenbaum, Mae Gamble, Tarcisio Costa, Herbert Dienstag, Mab Gray, John Kornik, James Horvath, Miguel Jeronimo, Isabel Pavao, Randy Florke, Richard Kuntzevich, Helen Bloch, Andrew Frank, Ed MacNamee, Konrad Abbott, Barry Welson, Mary K. Doris, Robert Drey, Arlene S. Koenig, Peter Lowitt, Danny Colvin, William Hall, Gus Kopelonis, Keneth Mitford, Stephen Jacobs, Bonnie Wax, Dan Seidel, Rhoda Levine, Kerry Lovett, Philip Quilter, M. Miranda, Amy Bloom, Thomas Perry, Kevin Kelly, Robert Callejo, Douglas Gross, Mayer Ebbo, Jan Klucevseh, Ron Gest, Jim May, Susan Rosengarten, Jim Dunbar, William Menking, Bill Appelman, Steve Sertell, Thom Fluellen, Judy Paul, Noel Scott, Lorraine Whitman, Ed McNamee, R. Adams, Miki, Grubel, Diane Knapp, Denis Forster, Ann Berk, Malcolm Kaye, Robert Joseph, Judy Gee, Iris Kass, Sylvia D. Pearlman, Frank Coyte, Fern Jones, L. Hunt, Ron Bellin, Muriel B. Gray, Floyd Galloway, John Moodie, Jadwiga Szumska, Sidney Zelman.

MEETING SUMMARY

Meeting Date –June 22, 2000
Board Members Present –43
Board Members Excused–6
Board Members Absent- 1

I. SUMMARY AND INDEX

ATTENDANCE	1
MEETING SUMMARY	2
SUMMARY AND INDEX	2
PUBLIC SESSION	2
ADOPTION OF AGENDA	3
ELECTED OFFICIALS' REPORTS	3
ADOPTION OF MINUTES	4
EXECUTIVE SESSION	4
STANDING COMMITTEE REPORTS	4
BUSINESS	4
JOINT SIDEWALKS, TRAFFIC & TRANSPORTATION	8
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	9
LANDMARKS	10
ROLL CALL	15

II. PUBLIC SESSION

Non-Agenda Items

Hudson St. Bar/Restaurant

Ivy Bernhard and Adam Goldstein spoke against this item.

Ilsa Kaye spoke against traffic and noise pollution, and property values.

Sidewalks, Public Facilities & Access Items

Village Alliance Proposal to Widen 8th Street

Honi Klein, Executive Director of the Village Alliance B.I.D., explained the procedure for the proposal.

Gus Kapelonis, Kevin Kelly, Neil Lucey, Luther Harris, Barbara Quart, Stephen Jacobs, and Michael Levine, spoke in favor of the proposal. The following people did not speak but were in favor of the proposal: Steve Sertell, Thom Fluellen, Mr. and Mrs. Wiedemer, Herbert Dienstag, Douglas Gross, Judy Paul, Susan Rosengarten, Pamela Wilentz, Noel Scott, Martha Rowen, Kim Kearns, Mayer Ebbo, Fern Penn, Lorraine Whitman, Neal Hershfeld, Andrew Frank, Ed McNamee, Joan Rosentock, Elinor G. Ratner, Anne-Marie Wiemer-Sumner, Regina M. Kellerman, Patrick Tripp, Alexandra Militaro, and Gregory Heller.

William Menking, Arlene Koenig, Joy Kestenbaum, and Dr. Peter Lowitt, spoke against the proposal. The following people did not speak but were against of the proposal: Bonnie Wax Robert Callejo, Robert Kuntzevich, Miki Grubel, Diane Knapp, Victoria Stewart, Joey Greene, Ronald Mehu, Shawn Mehu, Denis Forster, E.M. Nunez, Edith Russell, Ilsa Kaye, Malcolm Kaye, Emily Howard, Evelyn Friedman, Robert Joseph, Judy Gee, Fran Hirschhorn, Selma Weinstein, Iris Kass, Anthony DeGiglio, Sylvia D. Pearlman, Bernard Pearlman, Frank Coyte, M. Miranda, Leonard Quart, Berry Eckstein, Edythea Selman, Frances Berke, Sheila Marbach, Suzanne Herman, Georgia Grann, Jason Feldman, Maria DeGiglio, Louise Greif, Helen Katcher, Eliza Bradley, Mab Gray, Howard Boyer, William E. Hall, Fern Jones, Mae Gamble, L. Hunt, Ron Bellin, Joy Kestenbaum, R. Adams, Richard Kuntzevich, Christabel Gough, Muriel B. Gray, Floyd Galloway, Dolores Moody, and Vicki Weiner.

Rick Hill was undecided on the issue.

Neva Restaurant & Catering Inc., 28 7th Ave. South,

Albert Bennett spoke against the proposed sidewalk café application.

Alfama Restaurant, Inc. 551 Hudson St.

Tarcisio Costa, applicant, spoke in favor of the sidewalk café application.

31 Great Jones Restaurant Corp. d/b/a Five Points, 31 Great Jones St.

Steve Wygoda, representing the applicant, spoke in favor of the sidewalk café application. Kevin Clines, Alan McDowell, and Joseph Scott did not speak but were in favor of the sidewalk café.

Le Gans Restaurant, 46 Gansevoort Street

Steve Wygoda, representing the applicant, spoke in favor of the sidewalk café application.

Harold Kaplan did not speak, but was against sidewalk cafes in general due to traffic congestion on narrow streets.

Business and Institutions

Cabaret License Garage Café, 99 Seventh Avenue South

Ruth Kuzub, Barbara Rancourt, and MaryAnne Staniszewski, spoke against the issuance of a cabaret license.

Peter Zimmer spoke in favor of the cabaret license.

Progressive Management, 350 W. 14th St. Liquor License Application

Kevin B. McGrath, representing the applicant, spoke in favor of the proposed liquor license. Peter Quilter, applicant, and Loretta Kenny did not speak but were in favor of the liquor license application

Ken Ranftle spoke against the liquor license issuance. Adam Goldstein, Saul Goldstein, and Laura Lazarus, did not speak but were against the liquor license.

Zoning and Housing Items

756 Washington St. BSA Application to build a residential building with accessory parking

Ron Wulf, Lorraine O'Grady, and Rochelle Dreyfuss spoke in favor of the variance. Kevin B. McGrath, representing the applicant, spoke in favor of the proposal. Robert Drey did not speak but was in favor of the variance.

Marti Rubin and Su Zen spoke against the proposal. Kenneth Mitford and Francia Tobacman did not speak but were against the proposed building. Robert Pyrutess read a letter from Industria.

Landmarks & Public Aesthetics Items

70 Bedford St. Renovation, Construction of Rear Yard and Rooftop Additions.

C.C. Pei, representing the applicant, spoke in favor of the application.

Mary K. Doris spoke in favor of the resolution and against the application.

Bill Appelman spoke against the application.

139 Spring St.

Barry Winick, Craig Greenberg & Ross Moskowitz spoke in favor of this item.

Waterfront Items

Temporary Dog Run on Waterfront

Barry Wetser, Randy Sides and Lynn Pacifico spoke in favor of the dog run. Lawrence White, Kathy Yates, and Robin Silverman did not speak, but were in favor of the dog run.

III. Adoption of Agenda

IV. Elected Officials Present and Reporting

Vinnie Maniscalco, Congressman Jerrold Nadler's office

Yvonne Morrow, of Assembly Speaker Sheldon Silver's office reported on SLA legislation, DHCR regulation changes, and informed everyone of Assembly Speaker Silver's new office location, which is 250 Broadway.

Debbie Roth, of Assemblymember Deborah Glick's office

Dirk McCall, Manhattan Borough President C. Virginia Fields' office

Tom Castele, of Councilmember Kathryn Freed's office.

Kariny Santana, Councilmember Margarita Lopez' office.

Tony Simone, of Councilmember Christine Quinn's office

V. Adoption of Minutes

Adoption of April minutes.

Distribution of May minutes.

VI. Executive Session

1. **Chair's Report** Jim Smith reported
2. **District Manager's Report** Arthur Strickler reported.
3. **Pay Increases for CB #2, Man.'s Full-time, Non-Managerial Staff**

WHEREAS the full-time, non-managerial staff of CB#2, Man. (i.e. Florence Arenas, Julio Mora, and Gloria Harris, has proved its competence and dedication in communicating the actions and will of the Community Board to government and public and in acting as a necessary bridge to government services to which all our neighbors are entitled, and

WHEREAS the City's funding of Community Boards remains parsimonious and pay scales for staff are incremented only minimally, when at all, and

WHEREAS the Community Board wants to show appreciation of the work of its full-time, non-managerial staff and encourage its continued commitment to CB#2, Man.;

THEREFORE BE IT RESOLVED that effective July 1, 2000, CB#2, Man. authorizes increases in the salaries of its full-time, non-managerial staff, as follows:

- Florence Arenas - Salary to be increased by 4%
- Julio Mora - Salary to be increased by \$1,000
- Gloria Harris - Salary to be increased by \$,1000

Vote: Passed, with 43 Board members in favor.

1. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

BUSINESS& INSTITUTIONS

1a. Applications to the SLA for New Licenses to Sell Liquor on Premises:

Yddo, Inc. d/b/a Café Bari, 529 Broadway, NYC 10012 (n/w/c Bway. & Spring).

WHEREAS the applicant sent a representative to appear after being absent for two consecutive months, and

WHEREAS the applicant has had a beer and wine license operating as a coffee/sandwich shop business for the past five years, and

WHEREAS the applicant's representative could not answer questions as to why the applicant finds it necessary to apply for an on-premises liquor license that involve a capacity of 18 tables, 38 seats and a capacity of 73 persons, and

WHEREAS CB#2, Man. has no information to base any favorable decision and recommendation to the SLA in support of the applicant as it will result in what would be an on-premises license that is not warranted by relevant facts,

THEREFORE BE IT RESOLVED that **CB#2, Man. recommends to the SLA that it deny an on-premises license to YDDO, Inc. d/b/a Café Bari, 529 Broadway, NYC 10012.**

Vote: Unanimous, with 43 Board members in favor.

48 Gansevoort LLC, d/b/a Chinghalle, 50 Gansevoort St., NYC 10014 (just west of 9th Ave. south side Gansevoort).

WHEREAS the applicant is proposing to open a 28 table/110 seat restaurant that backs onto a block front row of 19th century 2 and 3 story townhouses on the north side of Horatio St., and

WHEREAS the Horatio Street Block Assn. expressed its concern about the placement of air conditioning equipment, kitchen exhausts, and other mechanical and ventilating equipment that were likely to adversely impact upon the residential homes on Horatio St., and

WHEREAS CB#2, Man. was able to facilitate meetings between the applicant and the Horatio St. Block Assn. in order to resolve these issues, and

WHEREAS the Horatio St. Block Assn. has received assurances from the applicant that the selection and placement of ventilating and mechanical equipment on the roof of 50 Gansevoort St. is being planned to avoid and mitigate any adverse problems to the Horatio St. townhouses, and

WHEREAS there are more than 3 on-premises liquor licenses within 500' of the applicant's premises thus necessitating a 500' rule hearing,

THEREFORE BE IT RESOLVED that CB#2, Man. does not object to the granting of an on-premises liquor license to 48 Gansevoort LLC, d/b/a La Chinghalle, 50 Gansevoort St., NYC, 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to take special note of the manner in which CB#2, Man. called upon both parties-the applicant and its immediate neighboring residents- to meet in good faith and to resolve issues in an area that is proliferating in on-premises licenses thus conclusively indicating that it is not anti-liquor license but strives for a mutual meeting of the minds between the applicant and affected community residents, and

BE IT FURTHER resolved that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the views of the community can be heard.

Vote: Unanimous, with 43 Board members in favor.

11 Abingdon Square Rest. LLC d/b/a Café Habana West, 11 Abingdon Sq., NYC 10014 (Bleecker-W.12th).

WHEREAS the applicant is proposing to open a 17-table, 34-seat restaurant that is similar to his **present restaurant operation that is operating under a beer and wine license at 229 Elizabeth St. NYC, 10012 and is known as 229 Elizabeth Corp. d/b/a Café Habana,** and

WHEREAS this location is the site of the former Mappamundo Restaurant, with the applicant operating at this location since October 1999 under a beer and wine license, and

WHEREAS there are 3 or more on-premises licenses within 500' of the applicant's premises;

THEREFORE BE IT RESOLVED that CB#2, Man. does not oppose the granting by the SLA of an on-premises license to 11 Abingdon Square Rest. LLC d/b/a Café Habana West, 11 Abingdon Sq. NYC 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the views of the views of the community can be heard.

Vote: Unanimous, with 43 Board members in favor.

Progressive Management, LLC, 350 West 14th St. NYC, 10014.

WHEREAS the applicant has submitted plans for a 2-level restaurant with a 20 person bar and 168 seats capacity on the first floor and a 22 person combination bar with 128 seat bar table/lean counter/couch lounge-waiting area in the cellar, and

WHEREAS this premises is situated in a residential building with 49 condominium apartments and abuts a recently renovated loft building at 345 West 13th St. which contains a total of 50 condominium units and of which approximately 20 units share a common court yard above the applicant's premises, and

WHEREAS the residential tenants of 345 West 13th St. have voiced strenuous opposition that, notwithstanding the applicant's agreement to have patrons out of the premises by 12:30 on weekdays and 2:30 on weekends, an establishment of this magnitude that will be serving liquor will be a severe disruption to the quiet enjoyment of residential living which the owners of these apartments are entitled to, and

WHEREAS there are substantially more than 3 on-premises liquor license establishments within 500' of the subject premises, and

WHEREAS it is noted that the premises is located on the easterly side of Hudson Street which is primarily residential in use and in zoning designation and that an on-premises licensee of this magnitude is more suited to the "Meat Market" area to the west of Hudson Street/Ninth Avenue which is zoned and used for manufacturing,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial by the SLA of an on-premises license to Progressive Management, LLC, 350 West 14th St., NYC 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the concerns of the community can be heard.

Vote: Laid-over.

Mirchi, Inc., 29 7th Ave. South, NYC 10014 (Morton-Bedford).

WHEREAS the applicant has purchased the former Bombay City Indian restaurant and is proposing to open a 40 table, 65 seat establishment with a bar that seats 15 persons, and

WHEREAS the applicant's hours of operation are slated from 11:30 AM-1:00 AM, and

WHEREAS there are 3 or more on-premises locations within 500' of the applicant's premises, and

WHEREAS there was no neighborhood opposition,

THEREFORE, BE IT RESOLVED that CB#2, Man. does not oppose the granting by the SLA of an on-premises license to Mirchi, Inc., 29 7th Ave, South, NYC 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the concerns of the community can be heard.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

Mike & Freddy d/b/a La Cantina Trattoria, 38, 8th Ave., NYC 10014 (W. 4th -Jane).

WHEREAS the applicant is proposing to open a 15 table, 45 seat restaurant with one bar seating 5 persons, and

WHEREAS hours of operation are from 12PM-11PM, and

WHEREAS there was no neighborhood opposition,

THEREFORE, BE IT RESOLVED that CB#2, Man. does not oppose the granting by the SLA of an on-premises license to Mike & Freddy, d/b/a La Cantina Trattoria, 38- 8th Ave. NYC 10014.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

B&G Enterprises of Staten Island, Inc. d/b/a Psychic Café, 181 W. 10th St. NYC 10014 (7th Ave. S).

WHEREAS the applicant is proposing to open a 2,500 sq. ft. restaurant with a capacity of 45 persons in the former John Clancy/Dix et Sept restaurant location, and

WHEREAS the subject is within 500' of 3 or more on-premises locations, and

WHEREAS there wares no neighborhood opposition,

THEREFORE, BE IT RESOLVED that CB#2, Man. does not oppose the granting of an on-premises license by the SLA to B&G Enterprises of Staten Island, Inc. d/b/a Psychic Café, 181 W. 10th St., NYC 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the concerns of the community can be heard.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

13th Street Associates, LLC, 419 West 13th St., NYC 10014 (9th-Washington).

WHEREAS the applicant is proposing to open a two floor, 160 seat restaurant with oyster/caviar bar and casual dining areas featuring raw fish-seafood and minimal cooked items, with hours between 6PM -2:00AM, and

WHEREAS many of the food items to be offered are trade-name items that are featured in an establishment on West 56th Street and 7th Avenue known as Petrossian's, and

WHEREAS there are more than 3 on-premises locations that are within 500' of the applicant's premises, and

WHEREAS there was no neighborhood opposition;

THEREFORE, BE IT RESOLVED that CB#2, Man. does not oppose the granting by the SLA of an on-premises license to 13th Street Associates, LLC, 419 West 13th St. NYC 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the concerns of the community can be heard.

Vote: Unanimous, with 43 Board members in favor.

Comollo Restaurant, 359 6th Ave., NYC 10014 (Wash. Pl.-W.4th).

WHEREAS the applicant is proposing to open a 1,400 sq. ft., 15 table, 73 seat, restaurant in the premises formerly occupied by McBell's, and

WHEREAS hours of operation are from noon-midnight, and

WHEREAS there are 3 or more on-premises locations within 500' of subject premises, and

WHEREAS there was no neighborhood opposition,

THEREFORE BE IT RESOLVED that CB#2, Man. does not oppose the granting by the SLA of an on-premises license to Comollo Restaurant, 359-6th Ave. NYC 10014, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the SLA to hold a 500' rule hearing so that the concerns of the community can be heard.

Vote: Unanimous, with 43 Board members in favor.

1b.Applications to the SLA for Alteration to Sell Liquor On-Premises

David's Rio Mar, Inc. d/b/a Rio Mar, 7 Ninth Ave. NYC 10014

WHEREAS the applicant has been operating at this premises for approximately 15 years, and

WHEREAS the applicant has received approval for a sidewalk café for 10 tables and 20 seats, and

WHEREAS this application is owner's attempt to legitimize the sidewalk café with reference to the serving of liquor, and

WHEREAS the applicant has operated in exemplary fashion all through the years of their existence,

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval by the SLA of an alteration to the on-premises license of David's Rio mar, Inc. d/b/a Rio Mar 7 Ninth Ave. NYC 10014.

Vote: Passed, with 42 Board members in favor and 1 abstention.

S.L.P. Management, Inc. d/b/a Slaughtered Lamb, 182 W. 4th St. NYC 10014

WHEREAS the applicant has submitted plans, which are in need of further detail, this matter will be held over to July.

Vote: Unanimous, with 43 Board members in favor.

2. Applications to NYC Dept. of Consumer Affairs for a Cabaret License:

The Nut Club, Ltd. d/b/a Garage Restaurant, 99 7th Ave. South NYC 10014.

WHEREAS the applicant has operated at this location for approximately 5 years, and

WHEREAS the applicant operates 7 days with live music and has indicated that patrons from time to time express a desire to dance, and

WHEREAS the applicant originally desired to limit dancing to Monday nights until 11 PM when the applicant has a swing band playing but has since changed his plan due to the risk of patrons dancing on other nights and thus desires to have a full cabaret license with no self-imposed dancing restrictions, and

WHEREAS there was no neighborhood opposition that appeared to contest the applicant's request for a cabaret license.

THEREFORE, BE IT RESOLVED that CB#2, Man. does not oppose the granting of a cabaret license by the NYC Dept. of Consumer Affairs to The Nut Club, Ltd. d/b/a Garage Restaurant, 99 7th Ave. South NYC 10014.

Vote: Defeated, with 16 in favor, 21 in opposition 3 abstentions and 1 recusal.

JOINT SIDEWALKS, PUBLIC FACILITIES & ACCESS AND TRAFFIC & TRANSPORTATION

1. 8th STREET STREETScape IMPROVEMENT PLAN PRESENTATION

WHEREAS CB#2, Man. on Oct 22, 1998 - at the fifth presentation and/or hearing on the subject before the full Board (the others having taken place on April 1, 1997, April 23, 1997, Sept 17, 1998, Oct. 15, 1998, and most recently on June 12, 2000) the Board approved by a vote of 38-4 the concept of widening the sidewalks on 8th St., from 6th Ave. to Broadway; and

WHEREAS the CB#2, Man. decision was made in light of an extensive study by the NYC Dept. of Transportation which concluded that widening the sidewalks three feet on each side of the street would have "no negative impact on the level of service for vehicular traffic"; and

WHEREAS CB#2, Man. made its 1998 resolution contingent on three issues which the applicant, the Village Alliance, was called upon to respond to:

1. Finding that the proposed widening would not disturb subsurface utilities along 8th St.
2. Preparation by the applicant of a detailed 8th Street Streetscape Improvement Plan.
3. Evidence of the applicant's consideration of input from the community at large in preparing its plan; and

WHEREAS the Village Alliance presented testimony and documentation showing compliance with each of these contingencies; and

WHEREAS 81 test pits along the north and south sides of 8th Street from Avenue of the Americas to Broadway did not expose any subsurface utilities that would prevent the moving of the curbline and the widening of the sidewalk; and

WHEREAS, based on the study for the final plan, the sidewalk widenings on each side of the street are being reduced from 3 feet to 2 1/2 feet; and

WHEREAS, based on community input the curbline at each of the six bus stops along 8th Street will not be extended thus creating a special bus-stop area where the roadway will only be 2' narrower than it is presently, and

WHEREAS the final plan presented by the Village Alliance increases the number of street trees in the effected area from 9 to 63, and street trees are an amenity desired by most of the residents and merchants in this area; and

WHEREAS the final plan also increases the number of street lights in the effected area from 17 to 32, with historic light poles, and additional lighting is another amenity desired by most of the residents and merchants in this area; and

WHEREAS the proposed timetable of the construction of the sidewalk extensions is 4 to 6 months, during which time there will be no interruption of pedestrian, vehicular or bus access on 8th Street; and

WHEREAS the Village Alliance has reached out extensively to the community at large since the full Board's approval in 1998, through the mailing and distribution of four newsletters to residents, merchants and property owners with updates on the plan; two meetings with 8th Street merchants where the plan was presented and discussed; two Annual Meetings to which the public was invited to review both working plans and the final plans, and a public invitation extended to all community members to visit the Village Alliance office to review proposed materials, colors and design concepts; and

WHEREAS CB#2, Man. reiterates its commitment in the 1998 resolution and in earlier resolutions by the Board, that it is unalterably opposed to sidewalk cafes along 8th St.;

THEREFORE, BE IT RESOLVED that CB#2, Man. supports the Village Alliance's 8th Street Streetscape Improvement Plan, and urges that it be implemented as soon as feasible, with serious consideration given during construction to the sensibilities of those residents and merchants most directly affected.

Vote: Passed, with 32 Board members in favor, 7 in opposition, 2 abstentions (D. Diether, C. Yankay), and 1 recusal.

SIDEWALKS, PUBLIC FACILITIES & ACCESS

2. Application to NYCDOT for revocable consent to construct, maintain and use: a subsurface telecommunications conduit to connect facilities at #721-725 Broadway and those at #740 Broadway. This conduit will be used for NYU's private communications only.

The matter was continued until next month's meeting.

3. New application for revocable consent to operate an unenclosed sidewalk cafe by Neva Restaurant & Catering, Inc., 28 7th Avenue South, with 20 tables and 40 seats, DCA #1032504.

WHEREAS the area was posted, the applicant appeared before the committee and;

WHEREAS representatives from the Morton Street Block Association and Leroy Street Block Association spoke citing noise, congestion, the sidewalk is too narrow and the fact that it abuts a quiet residential area as reasons to deny the application and;

WHEREAS the applicant agreed to a reduction in tables from 20 to 7 and seats from 40 to 14 and further agreed to have no music on Sundays and to keep the windows shut;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a one (1) year revocable consent to operate an unenclosed sidewalk cafe to Neva Restaurant & Catering Inc. 28 7th Avenue South with 7 tables and 14 seats, conditioned on receiving revised plans prior to the next full board meeting DCA #1032504

VOTE: Failed, with 9 Board members in favor and 17 in opposition.

4. New application for revocable consent to operate an unenclosed sidewalk cafe by Le Gans Restaurant, 46 Gansevoort Street, with 20 tables and 40 seats, DCA #1034274.

WHEREAS the area was posted, the applicant appeared before the committee and;

WHEREAS the applicant agreed to a reduction in tables from 20 to 9 and seats from 40 to 18 and;

WHEREAS there is sufficient passage for pedestrian access;

THEREFOR BE IT RESOLVED that CB#2, Man. recommends approval of a one (1) year revocable consent to operate an unenclosed sidewalk cafe to Le Gans Restaurant, 46 Gansevoort Street, with 9 tables and 18 seats, conditioned on receiving revised plans prior to the next full board meeting DCA #1034274.

VOTE: Passed, with 15 Board members in favor and 1 in opposition.

5. New application for revocable consent to operate an unenclosed sidewalk cafe by 31 Great Jones Restaurant Corp. d/b/a Five Points, 31 Great Jones St., with 13 tables and 26 seats, DCA #1034252.

WHEREAS the area was posted, the applicant appeared before the committee and 1 member of the community spoke in support of the application;

WHEREAS there is sufficient passage for pedestrian access;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a one (1) year revocable consent to operate an unenclosed sidewalk cafe to 31 Great Jones Restaurant Corp. d/b/a Five Points, 31 Great Jones St., with 13 tables and 26 seats, DCA #1034252.

Vote: Unanimous, with 43 Board members in favor.

6. New application for revocable consent to operate an unenclosed sidewalk cafe by Alfama Restaurant Inc., 551 Hudson St., with 13 tables and 26 seats, DCA #1035000.

WHEREAS the area was posted, the applicant appeared before the committee and submitted a petition signed by over 100 people in support of the application and one member of the immediate neighborhood spoke in support of it;

WHEREAS there is sufficient passage for pedestrian access and:

WHEREAS the applicant agreed to a reduction in tables from 13 to 9 and seats from 26 to 18 and that 3 tables would be on Perry Street against the building line and 6 tables on Hudson Street against the building line;

WHEREAS there is sufficient passage for pedestrian access and:

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a one (1) year revocable consent to operate an unenclosed sidewalk cafe to Alfama Restaurant, Inc., 551 Hudson St., with 9 tables and 18 seats, conditioned on receiving revised plans prior to the next full board meeting.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

7. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Angelo's of Mulberry St., Inc., 146 Mulberry St., with 3 tables and 10 seats, DCA #964932.

WHEREAS the area was posted, the applicant failed to appear before the committee for the 3rd consecutive month;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of a three (3) year revocable consent to operate an unenclosed sidewalk cafe to Angelo's of Mulberry St., Inc., 146 Mulberry St., with 3 tables and 10 seats, DCA #964932.

Vote: Unanimous, with 43 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1. LPC Item: 14 - 32-50 Cooper Sq. (NoHo H.D.) A Renaissance Revival style store and loft building built in 1903; a Renaissance Revival style warehouse built in 1894; and an office, warehouse and factory building. Application is to alter the ground-floor façades and to install storefronts and signage.

WHEREAS, we find the treatment tasteful and appropriate;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

2. LPC Item: 15 - 3-7 Wooster Street A vacant lot. Application is to construct a new 7-story building.

WHEREAS, new construction in the cast-iron district is uncommon and great care should be taken to create an outstanding building; and

WHEREAS, the materials to be applied to this project - brushed stainless steel, baked enamel and extensive glazing - are not historically appropriate; and

WHEREAS, we are not happy with the configuration of the single-pane windows; and

WHEREAS, the top floor is insufficiently set back and has too much glass;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Withdrew application

3. LPC Item: 16 - 475 West Broadway A neo-Grec style tenement built in 1878. Application is to amend Certificate of Appropriateness to install a painted wall sign.

WHEREAS, at 714 square feet, both the existing and proposed signage are out of scale with this small building; and

WHEREAS, we would prefer to see a sign with an area approximately six times the linear frontage;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

4. LPC Item: 16 - 475 West Broadway A neo-Grec style tenement built in 1878. Application is to amend Certificate of Appropriateness to install a painted wall sign.

WHEREAS, at 714 square feet, both the existing and proposed signage are out of scale with this small building; and

WHEREAS, we would prefer to see a sign with an area approximately six times the linear frontage;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

4. LPC Item: 17 - 139 Spring Street A loft building built in 1878. Application is to alter the storefronts and install flagpoles.

WHEREAS, in general we support the application; but

WHEREAS, at the same time the proposal would destroy an original door that could otherwise be incorporated as an element elsewhere in the alteration; and

WHEREAS, the proposed two flagpoles and banners would bring the number of those permitted to three, which is unnecessary.

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application if it requires the unnecessary destruction of the original door.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

5. LPC Item: 18 - 140 Wooster Street A one-story garage. Application is to install a storefront and two flagpoles and banners.

WHEREAS, the proposed modern storefront is tasteful, and this is a non-contributing building; but

WHEREAS, the 4' by 6' banner is oversized for such a tiny building;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application regarding the storefront, but recommends denial for the banner.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

7. LPC Item: 20 - 27 Mercer Street (Howard/Grand) A store built in 1867. Application is to install storefronts.

WHEREAS, the 28" high bulkhead is in scale with the storefront; and

WHEREAS, the minimal signage is welcomed; and

WHEREAS, the restoration will attractively open up the façade;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

8. LPC Item: - 546 Broadway a.k.a. 80 Crosby Street (Spring) A store and loft building built in 1874. Application is to install ground-floor infill and signage.

WHEREAS, the proposed infill is historically accurate and will drastically improve this blighted façade, yet at the same time retain the ambiance of Crosby Street's historic role as a service street for deliveries;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

9. LPC Item: 22 - 9 Mercer Street 546 Broadway a.k.a. 80 Crosby Street

WHEREAS the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

WHEREAS the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

10. LPC Item: 23 - 70 Bedford Street (Commerce/7th Ave. South) A Federal-style house built in 1806-07 and altered in the 20th century. Application is to renovate the building and construct rear yard and rooftop additions.

WHEREAS, prior to the official landmarks designation of the Greenwich Village Historic District, this building was honored in 1966 with a bronze plaque from the New York Community Trust for its uniqueness; and

WHEREAS, members of the community and the local block association objected to the scope of the project; and

WHEREAS, the front elevation, site plan, and the mechanicals on the roof were not presented; and

WHEREAS, the proposed infill will change the volume of the original building and obscure the original Federal-style side wall; and

WHEREAS, the enlargement would envelope the old building with a new structure; and

WHEREAS, the rear façade, which is visible from 7th Avenue South, is not in keeping with the architectural character of the building; and

WHEREAS, the proposed infill for the side alley provides no historic preservation purpose, since the alley originally would have been an open passageway, possibly with a gate.

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

11. LPC Item: 24 - 403 Bleecker Street (W. 11th) A vernacular style rowhouse built in 1860 designed by Van Buren. Application is to install a storefront.

WHEREAS, a number of aspects of this application are commendable; but

WHEREAS, the use of black granite for the base, the extensive presence of so much glass and the delicate 1-3/4" mullions are, cumulatively, too modern for Bleecker Street;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends the applicant come back with a more traditional design for the storefront.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

12. LPC Item: 25 - 7 Macdougall Alley A studio/shop built in 1899 designed by Day. Application is to replace the windows and porch hood, and alter the mezzanine level façade.

WHEREAS, the replacement of aluminum windows with wooden double-hung windows and the enlarging of the window on the left side to its original size are commendable; but

WHEREAS, many of the charming details that were added in 1899 when the stable was converted to an artist's studio would be lost; and

WHEREAS, the original atelier skylight would be replaced and the porch hood would be removed;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

13.625 Broadway Held over.

14. LPC Item: 28 - 134 Seventh Avenue South A commercial building built in 1937. Application is to establish a master plan governing the future installation of storefronts and awnings.

WHEREAS, this is commendable initiative; but

WHEREAS, a master plan calls for consistency, and to mix retractable with fixed awnings is inconsistent;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application with a desire to see all the awnings of one type, preferably retractable.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

15. LPC Item: 27 - 17 Greenwich Avenue (W. 10Th/ Christopher) Application is to legalize two public pay phones without LPC permits.

WHEREAS, there are currently seven pay phones within a one-block radius and two more are slated to be installed at the Ruth Wittenberg Triangle, and that should be sufficient to meet the public's needs;

THEREFORE, BE IT RESOLVED that CB#2, Man recommends denial of this application.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

16. LPC Item: 26 - 88 Bedford Street (Commerce) A house built in 1851 and altered in the 20th century. Application is to construct a stoop and entryway.

WHEREAS, the addition of the stoop to the streetscape is welcomed; but

WHEREAS, the configuration of the front door panels and the style of the newel posts and the hand railings for the stoop stairs are historically inaccurate; and

WHEREAS, the color of the door to the backyard should match the color of the main front door; and

WHEREAS, a proposed gate at the front of the stoop is not appropriate and community members suggested that a simple chain serves just as well to discourage trespassers; and

WHEREAS, since there is a twin building at 25 Charlton Street, that building should be used as a model for this project;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval for the construction of a stoop, but urges further refinements of the details.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

SPECIAL EMERGENCY RESOLUTION TO NYU

17. Judson Student Houses - 237-239 Thompson Street (West 3rd/Washington Square South) built in 1841 and renovated by McKim, Mead and White.

WHEREAS, the Judson Student Houses have architectural importance as a renovation work by McKim, Mead & White and cultural importance as part of the original community program of the Judson Memorial Church as conceived by John Rockefeller; and

WHEREAS, these buildings have been determined eligible for the State and Federal Register, and a nomination is currently being pursued; and

WHEREAS, the Municipal Arts Society, the Historic Districts Council, and the Greenwich Village Society for Historic Preservation, and others have resolved that these buildings should be preserved and incorporated into a new law school; and

WHEREAS, it is NYU's stated intention to demolish the Judson Student Houses;

THEREFORE BE IT RESOLVED that CB#2, Man., urges NYU to reconsider their intention and preserve, restore and incorporate these architecturally and culturally important buildings into their new law facilities.

Vote: Passed, with 42 Board members in favor and 1 in opposition.

A CALL FOR A QUORUM WAS CALLED, A QUORUM FOUND LACKING, THE MEETING WAS IMMEDIATELY ADJOURNED AND THEREFORE, THE FOLLOWING COMMITTEE REPORTS WERE LAYED OVER TO THE NEXT MEETING: ENVIRONMENT, WATERFRONT AND ZONING AND HOUSING.

THESE COMMITTEE REPORTS/RESOLUTIONS WERE LATER HEARD AT A SPECIAL EXECUTIVE COMMITTEE ON JUNE 27TH, AND WERE RATIFIED AT THE JULY 20TH FULL BOARD MEETING.

Respectfully submitted,

Michael Mirisola, Secretary
Community Board #2, Manhattan