

FULL BOARD MINUTES

DATE: October 19, 2000

TIME: 7:00 P.M.

PLACE: St. Vincent’s Hospital, 170 W. 12th St., Cronin Auditorium, 10th Fl.

BOARD MEMBERS PRESENT: Ann Arlen, Steve Ashkinazy, Tobi Bergman, Glenn Bristow, Charle-John Cafiero, Keith Crandell, Anthony Dapolito, Doris Diether, Elizabeth Gilmore, Arnold L. Goren, Jo Hamilton, Anne Hearn, Brad Hoylman, Honi Klein, Lisa LaFrieda, Aubrey Lees, Edward Ma, Rosemary McGrath, Michael Mirisola, Doris Nash, T. Marc Newell, David Reck, Carol Reichman, Ann Robinson, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Ruth Sherlip, John Short, Melissa Sklarz, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.) Sean Sweeney, Martin Tessler, Jeanne Wilcke, Betty Williams, Carol Yankay.

BOARD MEMBERS EXCUSED: Helene Burgess, Noam Dworman, Alan Jay Gerson, Edward Gold, Don Lee, Robert Rinaolo, Debra Sandler, Verna Small, Lora Tenenbaum, Wilbur Weder.

BOARD MEMBERS ABSENT: Carol Feinman, Rev. Keith Fennessy, Harriet Fields, Suzanne Williamson

BOARD STAFF PRESENT: Arthur Strickler, District Manager

GUESTS: Daryl Cochrane, Congressman Jerrold Nadler’s office; Scott Melvin, Senator Tom Duane’s office; Meg Reed, Senator Martin Connor’s office; Yvonne Morrow, Assembly Speaker Sheldon Silver’s office; Debbie Roth, Assemblymember Deborah Glick's office; Tom Castele, Councilmember Kathryn Freed's office; Kariny Santana, Councilmember Margarita Lopez’ office; Maura Keaney, Councilmember Christne Quinn’s office; Dirk McCall, Man. Borough President’s office; Marilyn Stults, Timothy Haynes, Christabel Gough, P.O. Hoi Ming So, Maryellen Carew, Betty Rinckwitz, Bruce Robbins, Randy Hendriksen, Jay Segal, Lynn Pacifico, W.S. Moye, J. Gonzalez, Terese Coe, Albert Bennett, Malik Drabla, Karin Smatt-Robinns, Jon Kilik, Mary Dopley, Karey Scheyd, L. Steinberg, Anthony Taddeo, Jim Wetteroth, Kathy Yates, Marian S. Henry, Ruth Kuzub, Phyllis Yampolsky, Sharon Woolums.

MEETING SUMMARY

Meeting Date October 19, 2000

Board Members Present – 36

Board Members Excused– 10

Board Members Absent - 4

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II. PUBLIC SESSION

Non-Agenda Items

Introductions

Maryellen Carew, of the Mayor's Community Assistance Unit, introduced herself

Police Officer Hoi-Ming So, of the NYPD Community Affairs, introduced himself.

Rep. Marian S. Henry spoke regarding her run for Congress.

Zoning and Housing Items

603 Greenwich Street. Variance Application to convert 3 stories plus a new penthouse to residential uses.

Jay Segal, representing the applicant, Jon Kilik, Bruce Robbins and Karin Smatt-Robbins spoke in favor of the variance application.

NYU Maser Plan

Christabel Gough spoke in favor of the resolution regarding the need to review master plan from NYU.4

Waterfront Items

Interim Dog Run on the Waterfront

Kathy Yates spoke in favor of an interim dog run on the waterfront.

Kayak Center at Pier 40

Jim Wetteroth and Randall Henriksen spoke in favor of the proposal by NY Kayak Co.

Institutions Items

Edgar Allen Poe House and Judson

Marilyn Stults, Sharon Woolums, and Phyllis Yampolsky spoke in favor of preserving both Poe House and Judson. Terese Coe spoke against the new NYU Building (Kimmel Ctr.).

Ruth Kuzub and W.S. Moye spoke regarding Poe House

Parks, Recreation and Open Space Items

Honoring of Shirley Hayes

Timothy Hayes spoke regarding the former Community Board member who was responsible for the closing off of Washington Square Park to traffic.

Youth Items

Karey Scheyd spoke regarding foster care.

Traffic and Transportation Items

Request For Review/Modification of Parking Regulations on 13th St. between Broadway And 4th Ave.

L. Steinberg spoke in favor of the 13th St. regulations.

III. Adoption of Agenda

IV. Elected Officials Present and Reporting

Daryl Cochrane, of Congressman Jerrold Nadler's office

Scott Melvin, Senator Tom Duane's office

Yvonne Morrow, of Assembly Speaker Sheldon Silver's office

Debbie Roth, of Assemblymember Deborah Glick's office

Tom Castele, of Councilmember Kathryn Freed's office.

Kariny Santana, Councilmember Margarita Lopez' office,

Maura Keaney, of Councilmember Christine Quinn's office

V. Adoption of Minutes

Adoption of May, June, July and September minutes.
September minutes.

Distribution of May, June, July and

VI. Executive Session

1 **Chair's Report** Jim Smith reported

2 **District Manager's Report** Arthur Strickler reported

3 **Limiting the Time for Which Non-Conforming Billboards May Be Allowed Under New Billboard Guidelines**

WHEREAS the NYC Department of City Planning has recommended new regulations to control the deluge of new billboards which have afflicted New York City in recent years; and

WHEREAS the new regulations fail to address the impacts of the dozens of billboards which already blight several of the neighborhoods in CB#2, Man., especially those in manufacturing zones such as NoHo, SoHo, Hudson Square and the Meat Market; and

WHEREAS the regulations appear to allow for open-ended existence for these signs, no matter how egregiously they exceed the new regulations; and

WHEREAS residents and business people in the impacted neighborhoods are outraged that they will be afflicted with these billboards indefinitely; and

WHEREAS the precedent established by the regulations for so-called adult entertainment establishments required the adult establishments to conform within one year;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly urges the NYC Department of City Planning to amend the proposed zoning text amendment to require all non-conforming existing signs to conform with the new regulations within one year from the date of adoption of the new regulations; and

BE IT FURTHER RESOLVED that this resolution is in addition to and enhances the resolution adopted by CB#2, Man. on September 2000 and only revises it to the extent that we call for a one-year period for all existing signs to come into conformance.

Vote: Unanimous, with 36 Board members in favor.

4 Spousal Responsibility for Nursing Home Care

WHEREAS payments toward the nursing home care of a spouse should be expected when the at-home spouse has sufficient funds; and

WHEREAS care must be exercised in determining how much money the at-home spouse can reasonably afford to contribute; and

WHEREAS' the current requirement that at-home spouse must contribute if his/her income is more than \$2,103 a month and has savings of over \$84,000 is too harsh since these amounts do not provide enough funds to allow him/her to live comfortably without some sense of security, and threat of impoverishment;

THEREFORE BE IT RESOLVED that the monthly income requirement be raised to at least \$2,500 a month, and the allowable assets should be doubled, therefore raised to \$168,000.

Vote: Unanimous, with 36 Board members in favor

5. The Lack of A Coherent Plan for A Telecommunications Infrastructure, Notably the Placement of Telecommunications Transmitters in Residential Neighborhoods

WHEREAS, a corporation called Metricom has entered into a franchise agreement with the City of New York (Contract # 98D9499) to place devices that they call "radios" on existing utility poles in our district and throughout the City; and

WHEREAS, these devices are for the transmission and reception of electromagnetic radio signals for the use of Metricom's own proprietary palm-sized wireless equipment called Ricochet; and

WHEREAS, the Federal Telecommunications Act of 1996 bars communities from rejecting such equipment on the basis of health concerns, among other concerns, whether or not health effects have been demonstrated; and

WHEREAS, other communities have nonetheless put plans in place with the aid of zoning and landmarking codes in order to develop rational plans for the exponential growth in placement of such wireless equipment and have worked with telecommunications firms to address health concerns and retain the aesthetics of neighborhoods;

WHEREAS that CB#2, Man., Metricom's transmitter request may be followed by requests by other wireless companies, necessitating a rational plan, and

THEREFORE BE IT RESOLVED that CB#2, Man., while noting that Metricom claims that their transmitters emit no more radiation than garage door openers, must point out that garage door openers at close range give off considerable electromagnetic radiation, but exposure to them is not constant, as it would be for someone whose bedroom is close to the radiation from a pole-mounted transmitter, and they also operate at a safe distance; and

BE IT FINALLY RESOLVED that CB#2, Man., calls upon the NYC Department of Information, Technology and Telecommunications to work with community activists, health experts, the NYC Landmarks Preservation Commission, the NYC Department of City Planning, and others knowledgeable about wireless transmission and electromagnetic devices to develop a rational plan for the placement of wireless devices on public buildings and utility poles, as well as private buildings that addresses the legitimate concerns of the City's communities.

Vote: Unanimous, with 36 Board members in favor.

STANDING COMMITTEE REPORTS

PARKS, RECREATION AND OPEN SPACE

Honoring Former Community Board Member Shirley Hayes Be To Show Appreciation

WHEREAS the battle to close Washington Square Park traffic was waged almost 50 years ago; and

WHEREAS the person who led that fight, Shirley Hayes, is now 88 years old and very fragile; and

WHEREAS her son Timothy, speaking for the family (four brothers), has asked that their mother be honored in some way while she is still here to appreciate the recognition; and

WHEREAS without question, were it not for her effort Robert Moses would have succeeded, and cars would now be traveling down Fifth Avenue through Washington Square Park into LaGuardia Place.

THEREFORE BE IT RESOLVED that CB#2-Man. strongly recommends to Parks Commissioner Henry Stern that a permanent and enduring commemorative be erected for Shirley Hayes, the person most responsible for closing Washington Square Park to traffic, by enriching the history of the park to include Shirley Hayes and the battle to close the park; and

BE IT FURTHER RESOLVED a public ceremony be held to identify this event.

Vote: Unanimous, with 36 Board members in favor.

ZONING AND HOUSING

1. 603 Greenwich Street (at Clarkson St.). Variance application to the BSA to convert the upper three stories plus a new penthouse of a 5-story former mini-storage facility to residential uses in an M1-5 zoning district.. (CAL NO 203-00-BZ)

WHEREAS, CB#2, Man. has a number of concerns about this application. We are concerned that the applicants purchased this building with the expectation that they would receive the variance applied for. We are concerned about the number of variances granted for this area of our planning district *without* the benefit of an overall plan; and

WHEREAS, CB#2, Man. is not convinced all the findings were proved. We particularly question whether the use of purchases of vacant land is truly comparable to the purchase of this warehouse building. It is not as if there are no closer comparisons available. We are also not convinced that less intrusive as-of right uses, such as hi-tech businesses and other office type uses throughout the building, would not have fairly returned their equity; and

WHEREAS, the applicant seems to have done quite a lot of structural work already, including putting up the structure for the penthouse. While we accept their claim that some of the work was necessary to stabilize a neglected and deteriorating building, we do not like the fact that the bulk of the structural work seems to have been done without Building Department permits. The permit was applied for on 5 October 2000 and granted on 10 October 2000, quite some time after the work was completed and after a stop-work order was issued. We are also not sure whether the placement of the penthouse complies with setback requirements for narrow streets; and

WHEREAS, despite the above, this is one of the types of variance application we like to see. The plan is within the FAR for the zoning district. The applicants are not big developers but 5 people/families with ties to the community who have decided that they would like to live and work in the same building. The plan is to have as of right commercial uses on the first two floors, each of which is owned by a resident of the building: an advertising agency, a film production house (no filming), a private art gallery. There will also be a working artist on the upper floors and a therapist/art historian will meet with clients in his home. These are people who are embracing the concept of living on the edge of a highly industrial section of the City, who do not mind facing the UPS site and being one block away from the Yellow Freight Site.

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the variance application made for 603 Greenwich Street with the proviso that, as agreed to by the applicant, the variance disallows any eating or drinking business uses within the building and allows no more than six separate residences within the building.

Vote: Passed, with 34 Board members in favor, and 2 in opposition.

2. Proposed Advertising Sign Regulation Legislation

WHEREAS, over the last several years there has been a proliferation of illegal outdoor advertising signs throughout the City. CB#2, Man., representing one of the most severely impacted communities, has been urging better enforcement for years, as have our elected representatives. The existing regulations regarding illegal advertising signage have so little teeth that enforcement penalties, if any, are simply considered part of the “cost of doing business”; and

WHEREAS, currently sign violations must be prosecuted in Criminal Court, and that simply does not work. To say the least, sign violations are simply not a priority on the Criminal Court docket and, after extended waiting, are generally not treated seriously by our Criminal Court judges. Additionally, the Buildings Department cannot force an illegal sign to be removed; and

WHEREAS, current outdoor advertising signage regulations only permit enforcement against the property owners with respect to signs on their premises rather than the advertising companies that sell, lease, market manage or otherwise make space on outdoor signs available to others for advertising purposes (the “Outdoor Advertising Companies.”); and

WHEREAS, City Planning and the Department of Buildings (DOB) has submitted a proposal to amend the administrative code of the City of New York with respect to the regulation of outdoor advertising. Their comprehensive scheme for the enforcement of sign regulations would allow the DOB to pursue both criminal and civil remedies for sign violations. Only Outdoor Advertising Companies registered with the DOB, who have identified all signage space under their control and have provided certification by an architect or engineer that such signs are in compliance with the zoning resolution and the building code, will be permitted to erect signs. Each Outdoor Advertising Company would be accountable for all advertising signs under its control, and the DOB would be able to remove illegal signage at the Outdoor Advertising Company’s expense. Repeated violations would constitute grounds for revocation of registration. Re-registration by a violator and its affiliates would not be permitted for a period of 12 months after revocation of the permit. Very importantly,

WHEREAS, CB#2, Man. would like to see the proposed new sign permit for maintenance of signs located in close proximity to arterial highways and public parks extended to all outdoor advertising signage. While the current intention of this permit is to help prevent the illegal conversion of accessory signs to advertising signs near arterial highways and public parks, we believe it could also be used to prevent deteriorating and abandoned signage from damaging our streetscapes; and

WHEREAS, CB#2, Man. would also like to see the legislation include penalties against any architects or engineers who are found to have falsely certified that an outdoor advertising sign is in compliance. For example, the City could disallow any self-certification from such violators for a period of five years and automatically notify the appropriate state licensing agency; and

WHEREAS, the proposed enforcement legislation is independent of the Zoning Text Amendment that is in ULURP right now and, if passed, would be applied to currently illegal signage.

THEREFORE, BE IT RESOLVED, that CB#2, Man. fully supports the proposed legislation that would amend the administrative code of the City of New York in relation to the regulation of outdoor advertising (including repeal of subdivision 10 of section 26-126.4) with the recommendation that the revisions requested above be made, and calls upon its elected representatives and the agencies involved to take immediate action to get the legislation enacted as quickly as is possible.

Vote: Passed, with 35 Board members in favor and 1 abstention.

3. Resolution Calling on NYU to Develop and Release A Master Plan for Public Review

WHEREAS, New York University (“NYU”) is experiencing an unprecedented period of rapid growth and expansion, demonstrated by the fact that applications to NYU have increased by 145 percent since 1991 and NYU’s undergraduate enrollment and the number of faculty positions have risen by over 15 percent since 1992; and

WHEREAS, NYU and its constituent schools have embarked on a number of controversial construction projects to accommodate NYU’s expansion; and

WHEREAS, CB#2, Man. is opposed to two of these construction projects, namely, (i) the construction of the Kimmel Center for University Life and (ii) NYU Law School’s proposed erection of a building and consequent demolition of the Edgar Allen Poe House, the Judson House and Fuchsberg Hall; and

WHEREAS, NYU claims it has the freedom to pursue these construction projects “as of right,” even though it is the opinion of Community Board 2 that (i) these projects are extremely insensitive to the scale and historic character of the area in which they are planned to be built and (ii) the community has been excluded in the planning process for these projects; and

WHEREAS, it is the opinion of CB#2, Man. that (i) the public should be consulted in advance as part of the planning process for any of NYU’s future construction projects, even those projects that are “as of right,” and (ii) the development and presentation by NYU of a long-term, comprehensive development plan (a “Master Plan”) is necessary for such public consultation to be effective.

THEREFORE, BE IT RESOLVED that CB#2, Man. calls on NYU to immediately develop (if NYU has not already done so) and release a Master Plan for public review as soon as possible in order to permit effective public consultation on future construction projects planned by NYU; and

BE IT FURTHER RESOLVED that CB#2, Man. requests our public officials to assist CB#2, Man. and the general public to secure such a Master Plan from NYU for public review.

Vote: Unanimous, with 36 Board members in favor.

ARTS

Washington Square Arch

WHEREAS, the Washington Square Arch (the "Arch") is the preeminent landmark of Greenwich Village, an important American monument and an extremely noteworthy and historic artwork that is listed on the National Register of Historic Places; and

WHEREAS, Stanford White, one of New York City's greatest architects, designed the Arch, and two noted sculptors, Alexander Stirling Calder and Hermon MacNeil, designed the majestic statues of George Washington that grace either side of the Arch; and

WHEREAS, years of erosion, vandalism and neglect have left the Arch in its current state of severe deterioration, to the extent that the Arch has been fenced off from the public for several years; and

WHEREAS, the beauty and integrity of the Arch are seriously threatened unless action is taken immediately to restore the Arch.

THEREFORE, BE IT RESOLVED that CB# 2, Man strongly supports the City Parks Foundation's application to the New York State Department of Parks, Recreation and Historic Preservation for funding to restore the Washington Square Park Arch through the Clean Water/Clean Air Bond Act; and

BE IT FURTHER RESOLVED that CB# 2, Man urges New York State Parks Commissioner to approve the City Parks Foundation's application as soon as possible in order that repair work may begin on the Arch before the Arch falls into further, and likely irreversible, disrepair.

VOTE: Unanimous, with 36 Board members in favor.

BUSINESS

Mirabi, Inc. d/b/a "Down the Hatch," 175-179 West 4 St. This club is located on the lower level of a building on West 4 St. near Jones St.

WHEREAS the area was posted and it brought out a vocal protest from both residents and at least one business in the immediate area, and

WHEREAS many letters were forwarded both to the Community Board and to the SLA protesting the effect that this establishment had on the area, including numerous fights and disruptions on the street and adjoining streets, and

WHEREAS the residents circulated a petition and forwarded it to the SLA prior to their hearing and renewal of the license, and

WHEREAS this area has a plethora of establishments selling liquor that are not causing trouble, so one that does cause trouble does not seem to be necessary,

THEREFORE BE IT RESOLVED that CB#2, Man. protests the renewal of the license for "Down the Hatch" by the SEA without awaiting comment by the Community Board, and

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA conduct a thorough investigation into the complaints about this establishment and that the police reports involving this establishment be secured and made a part of the record against this establishment, and that, should they find that the complaints are justified, the SLA promptly revoke the license for "Down the Hatch" at 175-179 West 4 St.

Vote: Unanimous, with 36 Board members in favor.

Spring St. Restaurant, LLC, 206 Spring St. This space is located just east of 6th Ave., and is presently a vacant 5-story building.

WHEREAS the applicant intends to convert the vacant building into a two-story restaurant with three floors of offices above, and

WHEREAS the zoning now permits these uses, and

WHEREAS the owner has agreed to incorporate in his application a restrictive declaration restricting the use to a "white tablecloth" restaurant and will not have a cabaret of loud music, and

WHEREAS the owner has agreed to remove the oversized sign attached to the rear of the building, which is now illegal under the revised zoning;

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to a new liquor license being granted to the Spring Street Restaurant, LLC, at 206 Spring St., but since there are more than 5 establishments selling liquor within the 500' radius CB#2, Man. requests a 500' hearing so that the community gets a change to respond.

Vote: Unanimous, with 36 Board members in favor.

Safari Club Corp., 555 Hudson St. This is a space presently vacant in a small 3-story building, formerly Tootsie's Toys, just south of West 11 St.

WHEREAS the applicant has several other restaurants, some of which were known to members of the committee, which operate without problems, and

WHEREAS the hours of operation are 11 am to midnight inside, and noon to 10 PM in the garden, and

WHEREAS the lease for the garden space includes a stipulation that it will not be used after 10 PM, and

WHEREAS the area was posted and only one letter, not specific to this operation, was received,

THEREFORE BE IT RESOLVED that CB#2, Man. does not object to the grant of a new liquor license to Safari Club Corp., at 555 Hudson St. but since there are more than 5 establishments within the 500' radius, CB#2, Man. requests a 500' hearing so that the public can be heard.

Vote: Unanimous, with 36 Board members in favor.

222 Thompson St. Corp., 222 Thompson St. d/b/a Cafe Alyssa. This is another space that is under construction. It is between West 3 St. and Bleecker St.

WHEREAS this is a renewal of a restaurant which is currently undergoing renovation, and

WHEREAS the applicant has agreed to have no live music and no sidewalk cafe, and

WHEREAS the owner had also agreed that he will not use the lower level inner yard for restaurant use, and

WHEREAS the Committee also objected to the proposed open French doors since it lead to violation of the use of the sidewalk and sound escaping to the street and apartments above,

THEREFORE BE IT RESOLVED CB#2, Man. does not oppose a liquor license renewal for 222 Thompson St. Corp., at 222 Thompson St., provided the applicant agrees to keep the French doors closed and restrict placement of tables and chairs to only within the restaurant itself and does not use the lower level inner court.

Vote: Unanimous, with 36 Board members in favor.

NYC Dragon Fly, Inc., 47-49 7 Ave. So. This is a fairly large restaurant at the corner of Morton St., currently the Rasa Sayang Malaysian Restaurant, with a large enclosed sidewalk cafe.

WHEREAS the applicant and her family operate a number of restaurants without problems, and

WHEREAS the area was posted and the only no one appeared in opposition to the grant of the license, and

WHEREAS the applicant agreed to remove the banner on the second (residential) floor of the building,

THEREFORE BE IT RESOLVED that CB#2, Man. does not object to the transfer of liquor license to NYC Dragon Fly, Inc. at 47-49 7th Ave. So.

Vote: Unanimous, with 36 Board members in favor.

MESOB, Inc., d/b/a Meskerem Ethiopian Restaurant, 124 Macdougall St. This is an application for a new liquor license for this Ethiopian restaurant. The owners also operate a similar restaurant at 468 W. 47 St.

WHEREAS the area was posted and there were no protesters to the application, and

WHEREAS the operators have a similar restaurant uptown, and

WHEREAS this is a very commercial street although there are residents on the upper floors of many of the buildings, and

WHEREAS the operators were informed that the angle sign should be removed,

THEREFORE BE IT RESOLVED that CB#2, Man. had no objection to the grant of a new liquor license for MESOB, Inc., d/b/a/ Meskerem Ethiopian Restaurant at 124 Macdougall St., and

BE IT FURTHER RESOLVED there are many other liquor licenses within the 500' radius, CB#2, Man. requests a 500' hearing so that the residents from the area can express their opinion.

Vote: Unanimous, with 36 Board members in favor.

Entertainment Productions, Inc., 3 West 13 St. This is a small vacant 3-story building and the application is for a liquor license and cabaret.

WHEREAS the applicant did not come to the hearing to explain his application, despite having been notified of the hearing date and place, and

WHEREAS the notices brought out seven people from the area including a representative of New School/Parsons School of Design and a representative of the Upper West 13th St. Assn., and

WHEREAS approximately 7,000 students attend the school during the day, and a cabaret across the street would not be appropriate, and

WHEREAS, in conversations with the applicant, he intends to use the whole 3-story building for his establishment,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes the applications for the liquor license and cabaret permit for Entertainment Productions, Inc., at 3 West 13 St.

Vote: Unanimous, with 36 Board members in favor.

76 Wooster, Inc., 76 Wooster St. This location is between Spring and Broome Sts., on Wooster St.

WHEREAS the applicant did not show up at the hearing to explain his application, and

WHEREAS 18 residents from the area and their lawyer came to the hearing to protest the grant of this license, and

WHEREAS they supplied a map showing 15 premises within the 500' radius selling liquor, and

WHEREAS a previous license for this location was rescinded after a court action,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes the application for a liquor license for 76 Wooster, Inc., 76 Wooster St.

Vote: Laid over to November Committee.

Wine, Cheese & Whatever, 55A Leroy St. This premises is the cellar of a residential building just off 7th Ave. So. It was formerly occupied by Video Storyboard Tests, but it now vacant.

WHEREAS the applicant did not come to the hearing to explain his proposal, and

WHEREAS there was some question about the narrow cement stair as the entrance to the establishment, definitely not handicapped accessible, and

WHEREAS this location is in the cellar of a double residential building, and

WHEREAS the establishment backs up to a courtyard, and there was a question about whether the place would be utilizing the courtyard, disturbing the residents, and

WHEREAS three residents of the area came to oppose the application, citing the narrow street and the traffic and parking already congested in the area, and

WHEREAS there are more than 5 premises selling liquor within the 500' radius,

THEREFORE BE IT RESOLVED that CB#2, Man. **opposes the application for a liquor license for Wine, Cheese & Whatever**, at 55A Leroy Street.

Vote: Unanimous, with 36 Board members in favor.

Cafe Nacional, Inc., 60 Thompson St

WHEREAS the applicant did not come to the hearing to explain his proposal, and

WHEREAS this property is on the borderline between a residential and a manufacturing district, and therefore any use at this site would impact both uses, and

WHEREAS there is already a traffic problem on this narrow street because it is across the street from a garage, and

WHEREAS, when the hotel made its presentation for the Special Permit to allow retail use on the ground floor in SoHo, the applicant stated that he intended to have a restaurant on both the roof of the hotel and also on the ground floor, with use of the front open area and the rear yard as outdoor parts of the restaurant, and

WHEREAS use of these area, with a liquor license, would adversely impact the surrounding buildings with their residents, artists, and manufacturing area uses, and

WHEREAS there was an objector at the hearing with signatures of 10 other residents,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes this application for a liquor license at Cafe Nacional, Inc., 60 Thompson St., in the Thompson St. Hotel.

Vote: Passed, with 35 Board members in favor and 1 in opposition.

S.F.H. Cafe, Inc., 46 Bedford St. This location at the corner of Bedford St., Leroy St. & 7 Ave. So., is currently occupied by Alegrias Tapas Bar and is a transfer of a license.

WHEREAS the applicant did not attend the hearing to explain the new proposal, and

WHEREAS there are at least 8 liquor licenses within the 500' radius,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes this transfer of liquor license to S.F.H. Cafe, Inc., at 46 Bedford St., lacking the appearance of the applicant.

Vote: Unanimous, with 36 Board members in favor.

Cowgirl Hall of Fame, 519-521 Hudson St. (Alteration) This location is at the corner of West 10 St. and Hudson St., and already has an outdoor cafe. This alteration is to change their application to use liquor on premises.

WHEREAS the applicant did not come to the hearing to explain this application, and

WHEREAS there have been many noise complaints about this establishment and its sidewalk cafe, and

WHEREAS it is likely that the alteration to serve liquor on premises will increase the noise problem at this establishment.

THEREFORE BE IT RESOLVED that CB#2, Man. opposes the alteration to serve liquor at Cowgirl of Fame, 519-521 Hudson St.

Vote: Laid over to November Committee.

Brooklyn Bagel (now just Brooklyn), 3 Greenwich Ave. Application for new beer and wine license (Space was Ferrara's, which had the zoning revised to permit sidewalk cafes in the area between 6 Ave. & Christopher St.)

WHEREAS this establishment has received at least one violation for "dining on sidewalk" although it does not have a sidewalk cafe permit, and

WHEREAS, as a regular matter, this place has put tables, A-frame sign, and planters out on the sidewalk without permits, and

WHEREAS the applicant appeared at the hearing and stated that this would not continue to happen, and

WHEREAS there was some concern that the serving of wine and beer at this location would not be desirable, but

WHEREAS since the hearings on at least 3 occasions tables have been placed on the sidewalk and patrons served at the tables; and

WHEREAS since the owner was specifically informed that this was not legal until the correct permits had been obtained, yet it continues to happen, thus indicating that the owner intends to ignore laws which are not helpful to the restaurant;

THEREFORE BE IT RESOLVED that CB#2, Man opposes the grant of a wine and beer license to Brooklyn, at 3 Greenwich Ave.

Vote: Passed, with 34 Board members in favor, 1 in opposition and 1 abstention.

A Salt & Battery, LLC, 112 Greenwich Ave. This small store on Greenwich Ave. near Hudson St. is planned as a Fish & Chips place, to be operated by a husband and wife team,

WHEREAS this small establishment is to be a fish & chips type restaurant with only 8 seats, and

WHEREAS the hours of operation will be from 11 AM to 11 PM, and

WHEREAS they wish to sell beer both on and off premises to go with their food which can be eaten on premises or take-out, and

WHEREAS there were no complainants on this license,

THEREFORE BE IT RESOLVED CB#2, Man. has not objection to the grant of a beer & wine license for A Salt & Battery, 112 Greenwich Ave.

Vote: Passed, with 30 Board members in favor and 6 in opposition.

WATERFRONT

1. Minetta Brook

WHEREAS

Minetta Brook, a non-profit arts organization which organizes public arts projects, had proposed to screen a documentary film titled "Time After, TimeAlong, The River, " by Marie Jose Burkim as part of its Hudson River Project, and has proposed to screen the film for a two week period in March or April, 2001;

Minetta Brook has worked with numerous civic and community organizations, including the River Project, the Downtown Boathouse, Floating the Apple, Manhattan Youth, and over 80 neighborhood residents in the implementation of this project; and

The presentation being proposed is entirely non-commercial and without sound, and

The Board has a general objection to the illumination of the Holland Tunnel Vent Building.

THEREFORE BE IT RESOLVED that CB#2, Man. approves the screening of the film Time After Time Along, on the Holland Tunnel Vent Building for one week during the period during March or April 2001, with the understanding that this shall not serve as precedent for the screening of other films on this structure without a public review process, and

BE IT FURTHER RESOLVED that CB#2, Man. takes the occasion of this screening to reiterate its opposition to the use of the waterfront, or any structure on the waterfront, for commercial advertising.

Vote: Passed, with 32 Board members in favor 2 in opposition and 2 abstentions.

2. New York Kayak Co.

WHEREAS, New York Kayak Co., Inc. has requested CB#2's consent to create a Sea Kayaking Center on Pier 40 with the following elements:

a) A sub-lease permit from Pier 40 LLC for 1,500 square feet of space on the south apron, which shall run until the Pier 40 LLC over-permit expires (12/31/02),

b) The center will offer professional Sea Kayak instruction, sea kayaking rentals, kayak store facilities, and the sale of sea kayak accessories, and kayak specialty clothing and safety equipment.

c) Hours of operation would be from 10:00 a.m. to 9:00 p.m. in the summer, 10: 00 a.m. to 6: 00 p.m. for the balance of the year.

d) Instruction would be offered privately and in the classroom; classes would be from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m., at a cost of \$40 per hour.

1 Daily tours will occur between 6:15 p.m. and 8:45 p.m., at a cost of \$40 per hour, with 20% reduction for seniors and students.

2 Storage space will be available at an annual rate of \$600 for single kayaks, \$900 for tandem kayaks. Thirty kayak spaces will be offered for rent; and be it further

3 The "fleet" of 24 rentable kayaks will be available at \$15 per hour, with a two-hour minimum available only to individuals passing qualifying tests.

h) The Kayaking Center will attempt to create a dock to make the water accessible from in front of the Center, subject to the Army Corps and DEC permits, and approval of the Trust, and

WHEREAS, CB#2, Man. is eager to provided for expanded recreational activities which provide access to the Hudson River, and

WHEREAS, CB#2, Man. notes that while this is a commercial venture, it has a special purpose related to water use and enjoyment and is environmentally compatible;

WHEREAS, CB#2, Man. continues to oppose extensive commercial uses on Pier 40; therefore be it

RESOLVED that CB#2, Man. approves of the granting of a sub-permit to the New York Kayaking Center on Pier 40 on the following conditions:

1. The Center must make a commitment to youth programs to find grants or a not-for-profit partner which can expand the opportunity for children.

2. That this approval be viewed as a two year study, without conceding that this proposed use is a proper additional use under the Pier 40 LLC permit and with the understanding that this approval is not an open invitation to other retail uses under the permit.

3. That this approval is not viewed as a precedent or as approval, in general, of retail uses on the waterfront.

4. That the permit CB#2, Man. is consenting to may not be renewed even if parking uses remain after January 1, 2003, the date the permit currently held by Pier 40 LLC ends; future uses must be developed as part of an overall plan, and be it furt, and be it further

RESOLVED that in conjunction with this approval CB#2, Man. states its support for the call of the Hudson River Park Trust Advisory Council that a plan for Pier 40 be in place so that construction may begin on or before January 1, 2003.

Vote: Passed, with 32 Board members in favor, 1 in opposition and 3 abstentions.

3. Foil Regulations

WHEREAS the Hudson River Park Trust (HRPT) has adopted FOIL regulations which provide for a ten (10) day response to an appeal and § 89(4)(a) of the FOIL law requires a response in five (5) days, therefore be it

RESOLVED that CB#2, Man. approves of the HRPT FOIL regulations, but requests that the time for a response to an appeal be reduced to five (5) days.

Vote: Unanimous, with 36 Board members in favor.

4. Dog Run at Segment 4

WHEREAS the Hudson River Park Trust (HRPT) has agreed to place a permanent dog run in the southern end of Segment 4 of the Park (around Morton Street) and

WHEREAS the needs of dog owners and dogs in the Southwestern Village need to be addressed until the park is built; and

WHEREAS, the creation of a temporary run in the area near Pier 40 has not moved forward despite efforts by CB#2 and public officials, and

WHEREAS, the Dog Owners Action Committee, the prime sponsor of the dog run proposal for the Southwest Village continues to move from location to location in consideration of park construction needs; therefore be it

RESOLVED that CB2, Man. reiterates its request that a temporary dog run be set up by the HRPT and/or New York State DOT in the area near Pier 40.

Vote: Passed, with 34 Board members in favor and 2 abstentions.

TRAFFIC AND TRANSPORTATION

1. Revised Parking Regulations to Address Traffic Problems on E. 13th St. Bet. 4th Ave. & Broadway

WHEREAS 13th Street is the only East, to West thoroughfare between 9th and 17th Streets off 4th Avenue, and a resolution was passed by the full board in July, 1999 (copy attached) to address traffic problems on East 13th Street between 4th Avenue, and Broadway. and

WHEREAS, NYC DOT has made some parking changes that have not been completely successful and

WHEREAS the efforts on the part of NYC DOT are appreciated but do not go far enough. and

WHEREAS traffic flow is still impeded by inappropriate parking regulations and

WHEREAS currently existing signage is confusing and

WHEREAS current parking regulations hinder access to loading docks on this block and

THEREFORE BE, IT RESOLVED that CB#2-Man. recommends that “No Standing Any Time Except Trucks loading and Unloading” regulations be instituted on both sides of 13th Street. between 4th Avenue and Broadway, all days, at all hours and that all non compliant signage and existing parking meters be removed, and that NYC DOT fully enact the CB#2-Man. resolution passed in July 1999, subject to amendments requested herein.

Vote: Unanimous, with 36 Board members in favor.

2. Verazanno Bridge Traffic Rally

WHEREAS the Traffic Strategies Subcommittee of CB#2, Man., has been conducting discussions on strategies to address the negative impact of traffic resulting from the Verazanno Bridge one-way toll structure on Canal Street and our surrounding neighborhoods; and

WHEREAS these discussions resulted in agreement on several suitable strategies to address this quandary, including organization of a rally to highlight this pernicious issue and express support for retraction of the one-way toll; and

WHEREAS a group of the local community and CB#2, Man. members volunteered to meet and discuss approaches to this rally, and the West Houston Street Block Association and Trees not Trucks have agreed to organize and publicize this rally, in an admirable example of community involvement, cooperation, and willingness to pitch in collaboratively; and

WHEREAS this rally, planned for November 2nd at the intersection of Canal and Bowery Streets, will draw attention to the Verrazano Bridge one-way toll’s continuing blight of traffic, especially trucks, on our community and set the stage for several other initiatives that are being discussed in relation to this issue;

THEREFORE BE IT RESOLVED that **CB#2, Man., fully supports the efforts of the West Houston Street Block Association and Trees Not Trucks to organize a rally on November 2, 2000, in an effort to publicize the congestion and pollution problems created in Lower Manhattan by the one-way toll structure on the Verrazano Narrows Bridge.**

Vote: Unanimous, with 36 Board members in favor.

3. Canal Street Park Extension And Washington Street Neckdowns

WHEREAS CB# 2, Man. passed a resolution in November 1999, supporting a plan, designed by the Sam

Schwartz Company, for the Canal Street Triangle Park that extended the tip of the park through the intersection of Canal and Washington Streets, and built diverter neckdowns on the northeast and northwest corners of the intersection to ensure that traffic southbound on Washington would not be allowed to turn east onto Canal and access the Holland Tunnel; and

WHEREAS this plan provided for the reversal of Washington Street between Spring and Canal Streets to result in a full north-south direction (which ordinarily would introduce additional traffic and speeding vehicles on an already impacted, increasingly vulnerable residential street) and was approved by CB#2, Man. because the permanently built neckdowns would channel the traffic coming from the north on Washington Street to the west on Canal, thereby avoiding additional congestion on Canal from Holland Tunnel bound traffic and preventing Washington Street from becoming a through street/speedway for vehicles bound for the Tunnel; and

WHEREAS these neckdowns would provide needed pedestrian safety by shortening the crossing on Washington at that northern side of Canal; and

WHEREAS at a meeting called on April 25, 2000, by New York City Department of Transportation (NYCDOT) Man. Borough Commissioner Joseph Albano for all parties involved and affected by plan, including NYS Department of Transportation (NYSDOT), it was confirmed by both agencies that the park would extend through the intersection of the two streets, and that full build neckdowns would be included in the final design; and

WHEREAS the Route 9A designers announced at a meeting on September 12, 2000, that permanently built neckdowns on Washington will not be included as part of plans for implementation because of the prohibitive cost of moving water mains, sewer pipes, electrical lines, and creating proper water drainage, and that a painted simulation of a neckdown was proposed instead; and

WHEREAS CB#2, Man. thanks NYSDOT and NYCDOT for responding to concerns from community groups and working revise the plan; and

WHEREAS at a meeting on September 28, 2000, NYSDOT and NYCDOT made a new proposal to extend the eastern tip of the park about 22' beyond the eastern edge of the Canal/Washington intersection, complete with protective bollards and plantings, and re-aligned the crosswalks over Canal Street to shorten pedestrian crossing distances, and included a small bulb-out on the northwest corner of the intersection; and

WHEREAS the NYCDOT offered an improvement on this revised plan by installing a quick curb with bollards (successfully employed at other intersections in New York City) further east, beyond the extended tip of the park, to act as a further deterrent to illegal turns from southbound Washington to eastbound Canal and to act as a visual cue to vehicles on Canal; and

WHEREAS the final plan calls for a stoplight on southbound Washington Street that will help to protect the safety of the many pedestrians who will use this crossing to access both the Hudson River Park and the Canal Street Park; and

WHEREAS the Liberty View Corporation, the owner of the building on the northeast corner of Canal and Washington, and the affected businesses in that building have expressed willingness to work with the

involved agencies to overcome design challenges involved in building neckdowns on Washington Street by adjusting loading dock access if necessary;

THEREFORE BE IT RESOLVED that CB#2, Man., continues to support the original plan as presented on April 25, 2000, by NYC Department of Transportation and NYS Department of Transportation to extend the tip of the Canal Street Triangle Park through the intersection of Canal and Washington Streets and to build diverter neckdowns on the northeast and northwest corners of Washington Street because both measures are needed to protect pedestrians and to prevent southbound Washington Street from being used to access the Holland Tunnel; and

BE IT FURTHER RESOLVED that should it be shown conclusively that the fully built diverter neckdown originally proposed and supported by CB#2, Man., is not feasible, then CB#2, Man., will support a plan that includes 1.) extending the tip of the park an additional 22' beyond the eastern side of the Canal/Washington intersection with a raised curb, bollards that match the historic elements of the park, and plantings to protect pedestrians crossing Canal Street; 2) a quick curb with bollards that extends beyond this new tip of the park further east along Canal Street; 3) a bulb out on the northwest corner of the intersection; and 4) a stoplight for southbound Washington traffic to protect pedestrians crossing Washington Street to access both the Hudson River Park and the Canal Street Triangle Park.

Vote: Unanimous, with 36 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. Application to NYCDOT for revocable consent for: Installation fence and gate in front of 41 Charles St.

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

WHEREAS the proposal is consistent with and conforms to the character of the block;

THEREFOR BE IT RESOLVED that the application to NYCDOT for revocable consent to construct, install, and restore a stoop and fence at exterior entry stairs at Installation fence and gate in front of 41 Charles St should be approved.

VOTE: Unanimous, with 36 Board members in favor

2. New application for revocable consent to operate an unenclosed sidewalk cafe by BCD Restaurant Corp., d/b/a Hudson Corner, 570 Hudson St., with 14 tables and 20 seats, DCA #1029547.

The applicant failed to appear due to lack of notification and the matter was rescheduled for next months meeting.

3. New application for revocable consent to operate an enclosed sidewalk cafe by Biz Cafe Inc. 51 7th Ave. South, with 11 tables and 22 seats, DCA#1059775.

This matter was rescheduled for next months meeting as the applicant failed to appear.

4. New application for revocable consent to operate an enclosed sidewalk cafe by Johnny Rockets, 42 East 8th Street, with 6 tables and 19 seats, DCA#1013466.

WHEREAS the area was posted and the applicant failed to appear for the second consecutive month;

WHEREAS the committee has an established policy of denying applications when the applicant fails to appear for two consecutive months;

THEREFORE BE IT RESOLVED that CB#2-Man. recommends denial to operate an unenclosed sidewalk cafe by Johnny Rockets, 42 East 8th Street, with 6 tables and 19 seats, DCA #1013466.

VOTE: Unanimous. With 36 Board members in favor.

5. Renewal application for revocable consent to operate an enclosed sidewalk cafe by Karavas Food Ltd. d/b/a Karavas Place Tavern, 162 West 4th Street, with 8 tables and 26 seats, DCA #1013466.

The applicant appeared and the matter was rescheduled for next months meeting.

6. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by La Ripaille, 605 Hudson Street, with 4 tables and 26 seats, DCA #1013466.

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

WHEREAS there is sufficient passage for pedestrian safety and access;

WHEREAS the applicant agreed to stop playing music outside of the premises for the benefit of customers who were utilizing the outdoor, unenclosed sidewalk cafe;

THEREFOR BE IT RESOLVED that CB#2, Man. recommends approval of a three (3) year revocable consent to operate an unenclosed sidewalk cafe to La Ripaille, 605 Hudson Street, with 8 tables and 26 seats, DCA #1013466.

VOTE: Passed, with 26 Board members in favor 6 in opposition and 4 abstentions.

LANDMARKS AND PUBLIC AESTHETICS

PUBLIC HEARING: LANDMARKS PRESERVATION COMMISSION

1. LPC Item: 9 - 541 Broadway

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: Unanimous, with 36 Board members in favor.

2. LPC Item: 10 - 476 Broadway A store and loft building built in 1902 designed by Maynicke. Application is to enlarge two existing elevator bulkheads.

WHEREAS, the proposed bulkheads will be prominent; but

WHEREAS, the zoning requires a rooftop recreation area for this building and the ADA law requires that the area be handicapped-accessible;

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

Vote: Passed, with 35 Board members in favor and 1 in opposition.

3. LPC Item: 11 535 Broadway

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: Unanimous, with 36 Board members in favor

4. LPC Item: 12 147 Spring Street

WHEREAS, the applicant, having a previous engagement, called to complain about the short notice time of the community board meeting; but

WHEREAS, it was explained that unavoidable scheduling and calendar constraints were the cause and it was strongly urged he should find someone else to appear instead, e.g. an associate, the landlord, a partner of the retail business, anyone; but

WHEREAS, no one appeared to present this application to the community board;

THEREFORE, BE IT RESOLVED that CB2 strongly recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 36 Board members in favor.

5. 615 ^{1/2} Hudson 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: Unanimous, with 36 Board members in favor.

6. 33 Wooster Street (The Performing Garage) An altered 18th c. factory building and workshop. Application is to erect a marquee.

WHEREAS, we greatly appreciate the cultural benefits that this organization has contributed over the years; but

WHEREAS, if the proposed large marquee is permanent and fixed, its size and placement make it inappropriate within the streetscape and would overwhelm this small structure; and

WHEREAS, the marquee would be out of line with the cornices of the adjacent buildings;

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

Vote: Passed, 35 Board members in favor and 1 in opposition.

ENVIRONMENT

Resolution In Favor Of A Thorough Environmental Impact Study Of The Impact On West Houston Street And The Surrounding Areas Of The Proposed Project To Widen Houston St. West Of 6th Ave.

WHEREAS the Department of Transportation proposes to widen West Houston St. west of 6th Ave. and does not see a need for an environmental impact study on West Houston Sts. and the surrounding areas;

WHEREAS the burden of proof should be on the Department of Transportation, the NY State Department of Conservation and the Environmental Protection Agency (USEPA) to determine the safety and health impacts, not on the community:

- 1 How the air quality will be affected
- 2 How the amount of trucks will increase or decrease
- 3 How Holland Tunnel traffic will be impacted
- 4 How the removal of trees will affect our air
- 5 What streets in the surrounding area will see increases or decreases in traffic;

WHEREAS there is only one purportedly working air quality monitor in our entire district, on Canal Street, and none in the similarly densely trafficked West Houston Street area;

WHEREAS if there were an air quality monitor in the West Houston area it would almost certainly show non compliance with national ambient air quality standards (NAAQS);

WHEREAS Federal funds are used for many of the projects related to roads and transportation in our area, and silence on air quality noncompliance is away to continue to receive these funds, as opposed to taking the harder, but much wiser, road of taking the steps to make the area achieve compliance with air quality standards;

WHEREAS there is an urgent need to gather data at the local level, and we call on these agencies to undertake monitoring to collect this data;

THEREFORE BE IT RESOLVED that CB#2, Man. insists that a thorough environmental impact study be done for West Houston Street and the surrounding areas before any project be seriously considered; and

BE IT FURTHER RESOLVED that we question why we have a lack of air quality monitoring in our community, long known to be suffering from tremendous traffic and pollution problems; and

BE IT FURTHER RESOLVED that the lack of monitoring may exist in order to allow Federal funding for projects which would not be available if it were shown how out of compliance our community is as relates to required air quality standards; and this lack defeats the whole purpose that there are air quality standards.

Vote: Unanimous, with 36 Board members in favor.

INSTITUTIONS

Building Plans for NYU

WHEREAS presentation was made pursuant to CB2's Emergency Resolution requesting NYU to incorporate the publicly dedicated open space of Fuchsberg Plaza on Sullivan St. into the footprint of the proposed Law School building design with a view toward decreasing the bulk and height of the building along with the goal of preserving and retaining the Poe and Judson Houses on West 3rd and Thompson Streets and

WHEREAS NYU indicated that incorporating the Judson building façade warranted further engineering and design studies and that they will be back to CB2 in a subsequent meeting on this matter but that the Poe House was not deemed to be in the same category and would most likely be demolished at some later unknown date, and

WHEREAS NYU also indicated that they are going to maximize all the building area that they are allowed under existing "as-of-right" zoning regulations for Community Facility use which allow a doubling of FAR above non-Community Facility uses and

WHEREAS, in the opinion of CB2, the past history of building projects by NYU strongly indicates that the pursuit by NYU of moderation of legal building bulk in this and in future projects is extremely unlikely and thus poses a hardship to the Greenwich Village community in trying to preserve the low rise building scale that underlies its community fabric,

THEREFORE, BE IT RESOLVED that CB2 Man. strongly recommends that the NYC Landmarks Preservation Commission revisit the landmarking of the southerly perimeter of Washington Square Park as far as the southerly side of 3rd Street, and further recommends that the New York City Planning Commission substantially revise downward the Community Facility FAR provisions of the Zoning Resolution.

Vote: Passed, with 35 Board members in favor and 1 in opposition.

Respectfully submitted,

Michael Mirisola,
Secretary
Community Board #2, Manhattan