

## **FULL BOARD MINUTES**

**DATE:** April 18, 2002  
**TIME:** 6:30 P.M.  
**PLACE:** Manhattan Developmental Center  
75 Morton Street, Large Activity Center

**BOARD MEMBERS PRESENT:** Ann Arlen, Steve Ashkinazy, Tobi Bergman, Helene Burgess, Anthony Dapolito, Doris Diether, Carol Feinman, Harriet Fields, Elizabeth Gilmore, Lawrence Goldberg, Jo Hamilton, Brad Hoylman, Honi Klein, Lisa La Frieda, Aubrey Lees, Chair, Community Board #2, Manhattan (CB#2, Man.) Edward Ma, Don MacPherson, Rosemary McGrath, Doris Nash, T. Marc Newell, Judy Paul, David Reck, Robert Rinaolo, Ann Robinson, Mark Rosenwasser, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Melissa Sklarz, James Smith, Shirley H. Smith, Bradford Sussman, Sean Sweeney, Lora Tenenbaum, Martin Tessler, Stephanie Thayer, Jeanne Wilcke, Betty Williams, Carol Yankay.

**BOARD MEMBERS EXCUSED:** Noam Dworman, Arnold L. Goren, Anne Hearn, Carol Reichman, Debra Sandler, Ruth Sherlip, John Short.

**BOARD MEMBERS ABSENT:** Rev. Keith Fennessy, Edward Gold, Don Lee, Hyun Lee, Wilbur Weder.

**BOARD STAFF PRESENT:** Arthur Strickler, District Manager

**GUESTS:** Daryl Cochrane, Congressman Jerrold Nadler's office; Bronley Luhrs, Senator Tom Duane's office; Meg Reed, Senator Martin Connor's office; Yvonne Morrow, Assembly Speaker Sheldon Silver's office; Gary Parker, Assemblymember Deborah Glick's office; Tom Castele, Councilmember Alan Gerson's office; Andree Tenemas, Councilmember Margarita Lopez' office; Carin Mirowtiz, Councilmember Christne Quinn's office, Blane Roberts, Man. Borough President's office; Ann Mullen, Kekla Magoon, Chris Dorian, Mary Jorgensen, Eileen Dunn, Joseph Donnarumma, D. Fiao, Sylvia Ramos, Sandra Ramos, Cristobal Velez, Luis M. Santiago, Joaquin Prier, Joseph Pantuliano, William Meyers, David Massengill, Anthony Louzeiro, Steve ben Israel, Eve Silber, Suze Rotolo, Andrea Vuocolo, Raymond Levin, Katy Bordonaro, Jessica Berk, Mary K. Doris, H.T. O'Llana, Christian Miller, Dan Tieger, Ellen Peterson-Lewis, Jude Ahern, Hugh Lippman, Keith Crandell, Gail Word, Jean Krampner, Jeanne Fernandez, Curtis Bashaw, Robert Hammond, Nan Robinson, Andrea Berman, Butch Meyers.

### **MEETING SUMMARY**

Meeting Date – April 18, 2002  
Board Members Present – 37  
Board Members Excused – 7  
Board Members Absent - 5

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## II. PUBLIC SESSION

### **Non-Agenda Items**

#### Girl Scouts

Kekla Magoon spoke regarding the Girl Scouts.

#### Senior Centers

Keith Crandell spoke against the city's cuts to senior citizen centers.

#### High Line

Robert Hammond, Friends of the High Line spoke.

#### YMCA

Christian Miller, of the McBurney YMCA, gave an update.

#### Kimmel Forum

Andrew Berman, Greenwich Village Society for Historic Preservation, spoke re: forum.

#### Village Agriculture

Ann Mullen spoke re: community sponsored agriculture in the village.

#### Candlelight Vigil

Mary Jorgensen and Eileen Dunn, NYS Nurses' Association spoke re: candlelight vigil.

### **Business Items**

#### 30 Thompson Street Café Inc., 30 Thompson Street

Cristobal Velez, Dan Tieser, Jude Ahern Luis M. Santiago, Joaquin Prier, Anthony Louzeiro, Joseph Donnarumma, and Butch Meyers, spoke against the liquor license application. Steve ben Israel spoke.

### **Traffic and Transportation Items**

#### Request to add a new additional street name in honor of Dave Van Ronk on Sheridan Sq.

David Massengill and Eve Silber, spoke in favor of the request.

#### Traffic

Nan Robinson spoke re: modification.

### **Zoning and Housing Items**

#### 204-210 Lafayette St. a/k/a 51 Crosby St. Variance application to permit residential use in an M1-5B zoning district and Use Group 6 (retail use) on the ground floor.

Raymond Levin, representing the applicant spoke in favor of the project and against the resolution. Curtis Bashaw spoke in favor of the variance application.

**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

Bronley Luhrs, Senator Tom Duane’s office

Yvonne Morrow, of Assembly Speaker Sheldon Silver’s office

Gary Parker, of Assemblymember Deborah Glick's office

Tom Castele, of Councilmember Alan Gerson’s office.

Andree Tenemas, Councilmember Margarita Lopez’ office,

Carin Mirowitz, of Councilmember Christine Quinn's office

**V. ADOPTION OF MINUTES**

Adoption and Distribution of March minutes.

**VI. EXECUTIVE SESSION**

1. **Chair's Report** Aubrey Lees reported
2. **District Manager's Report** Arthur Strickler reported.

**STANDING COMMITTEE REPORTS**

**BUSINESS**

**1. Blue Ruby Corp., d/b/a XR Bar, 128 West Houston St., NYC 10014**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is for a transfer from the current owner, and

**WHEREAS**, the applicant has worked at this establishment for the past ten years, and

**WHEREAS**, the applicant stated that there would be no change to the menu, hours, music or method of operation, and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to Blue Ruby Corp., 128 West Houston Street, NYC 10014.

Vote: Unanimous, with 37 Board members in favor.

**Agrodolce Inc., d/b/a IL Bocconcino, 168 Sullivan Street, NYC 10012**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is for a the transfer of an On Premise license at this location; and

**WHEREAS**, the applicant has been working for the current owner for the past 21 years; and

**WHEREAS**, the applicant stated that there would be no change to the menu, hours, music or method of operation; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of an On Premise license for Agrodolce, Inc., 168 Sullivan Street, NYC 10012;

Vote: Unanimous, with 37 Board members in favor.

**3. LWSP 222, LLC, 222 Thompson Street, NYC 10012**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is for an On Premise license for the former Café Alyss; and

**WHEREAS**, the applicant stated that the premise will be open from 5PM to 1AM, and that music will be background only; and

**WHEREAS**, one member of the new LLC was also the former owner of the Café Alyss and no one from the public appeared in opposition to this license; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man recommends approval of this application for an On Premise license for LWPS, LLC, 222 Thompson Street, NYC 10012;and

**BE IT FURTHER RESOLVED** that CB#2, Man. calls upon the SLA to conduct a 500 foot hearing on this application.

Vote: Unanimous, with 37 Board members in favor.

**4. 30 Thompson Street Café Inc., 30 Thompson Street, NYC 10012**

**WHEREAS**, the area was posted; and

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is for a new On Premise license for a Yugoslavian restaurant and bar at this location with a capacity of 125 persons; and

**WHEREAS**, the location was a former garage and gas station that has not been used for many years and may have buried fuel tanks that the applicant would have to remove; and

**WHEREAS**, 18 members of the public (all residents in close proximity to the applicant) spoke strongly in opposition to this application, stating that the area is totally overrun with bars and restaurants and that one more will not be tenable. There are at least 17 other On Premise licenses within 500 feet of this premise; and

**WHEREAS**, the Committee felt that the menu and plans presented were not credible and that the proposed premises appeared more like a bar/lounge than a restaurant; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. strongly recommends denial of this application for an On Premise license for 30 Thompson Street Café Inc., 30 Thompson Street, NYC 10012; and

**BE IT FURTHER RESOLVED** that CB#2, Man. does not find that the granting of this license will be in the public interest and calls upon the State Liquor Authority to hold a 500 foot hearing on this application.

Vote: Unanimous, with 37 Board members in favor.

**5. Paesano of Mulberry Street, 126 Mulberry Street, NYC**

**WHEREAS**, the applicant appeared before the Committee; and

**WHEREAS**, this is an application to upgrade from beer and wine to a full On Premise license; and

**WHEREAS**, this location has been licensed for the past 26 years, 3 under the current ownership, without incident; and

**WHEREAS**, there will be no change in the method of operation or of the hours of operation; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. does not object to the upgrade from a beer and wine license to a full On Premise license for Paesano of Mulberry Street, 126 Mulberry Street, NYC

Vote: Unanimous, with 37 Board members in favor.

**6A. 400 West 14<sup>th</sup> Inc., d/b/a Gaslight, 400 West 14<sup>th</sup> Street, NYC 10014**

**WHEREAS** the applicant appeared before the Committee; and

**WHEREAS** this is an application to expand the size of this premise from 1,800 feet to 3,800 feet with room for 300 patrons and a lounge in the basement; and

**WHEREAS** the applicant also will open a pizza by the slice store in the rear of this location with a separate entrance to the street and will also serve the restaurant from this facility through a pass through window between the premises; and

**WHEREAS** there will be no change in the method of operation, the hours will still be from 11AM to 4AM, the music will be by DJ; and

**THEREFORE BE IT RESOLVED** that CB#2, Man. does not object to the issuance of an On Premise license to 400 West 14<sup>th</sup> Inc., d/b/a Gaslight, 400 West 14<sup>th</sup> Street, NYC 10014

Vote: Failed, with 25 Board members in opposition, 3 in favor, and 8 in abstention. See substitute resolution below

**6B. 400 West 14<sup>th</sup> Inc., d/b/a Gaslight, 400 West 14<sup>th</sup> Street, NYC 10014**

**WHEREAS** the applicant appeared before the Committee; and

**WHEREAS** this is an application to expand the size of this premise from 1800 feet to 3800 feet with room for 300 patrons, an additional bar and a lounge in the basement; and

**WHEREAS** the applicant also will open a pizza by the slice store in the rear of this location with a separate entrance to the street and will also serve the restaurant from this facility through a pass-through window between the premises. The committee did not feel that this attempt to qualify as a restaurant was credible; and

**WHEREAS** there will be no change in the hours of operation which will still be from 11AM to 4AM and they will continue to have music and a DJ; and

**THEREFORE BE IT RESOLVED** that CB#2, Man. does not find that the granting of this license will be in the public interest and strongly recommends denial of an On Premise license to 400 West 14<sup>th</sup> Inc., d/b/a Gaslight, 400 West 14<sup>th</sup> Street, NYC 10014

Vote: Unanimous, with 37 Board members in favor.

**7. Spring Restaurant LLC., d/b/a Fiamma, 206 Spring Street, NYC 10014**

**WHEREAS**, the applicant appeared before the Committee; and

**WHEREAS**, this applicant currently operates a restaurant on the first and second floors of this location and is applying to operate a private dining room on the third floor that had been used as offices; and

**WHEREAS**, no one from the public appeared in opposition to this application; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license for the third floor to Spring Restaurant LLC, d/b/a Fiamma, 206 Spring Street, NYC 10014 and

Vote: Unanimous, with 37 Board members in favor.

**ENVIRONMENT**

**1. Immediate Shutdown And Safe And Orderly Decommissioning Of The Indian Point Nuclear Facility**

**WHEREAS**, the September 11, 2001 attack on America has demonstrated that a new form of terrorism threatens the lives of Americans, and the economy, property and natural resources on which they depend; and

**WHEREAS**, terrorists have made numerous credible threats to focus future attacks on America's infrastructure, including our nation's nuclear power plants; and

**WHEREAS**, on January 29, 2002, President Bush in his State of the Union says: “We have found diagrams of American nuclear power plants [in al Qaeda camps[and] thousands of dangerous killers...are now spread throughout the world like ticking time bombs, set to go off without warning;” and

**WHEREAS**, on January 31, 2002, Secretary Donald Rumsfeld told the country to be prepared for surprise attacks that will be “vastly more deadly” than the Sept. 11<sup>th</sup> catastrophe; and

**WHEREAS**, of the nation’s 103 nuclear power reactors, the Indian Point plant is an especially likely target, given its location in the nation’s most densely populated region the greater New York metropolitan area, home to 21 million people – 7 percent of the entire U.S. population and the world’s financial centers; and

**WHEREAS**, the Nuclear Regulatory Commission (NRC) has acknowledged that nuclear facilities and their safety control mechanisms, including those at Indian Point, were not designed to withstand or repel a substantial terrorist attack; and

**WHEREAS**, the complex and interconnected system of nuclear reactors, spent fuel storage structures, control rooms, and electrical switching equipment provides multiple target opportunities by which a sophisticated and determined terrorist attack could cause a catastrophic radiological event; and

**WHEREAS**, a meltdown or radiological fire could lead to tens of thousands of near- and long-term deaths and cases of chronic radiation sickness, devastate the region’s economy, and render uninhabitable much of the greater New York metropolitan area; and

**WHEREAS**, Indian Point’s Emergency Response Plan and the Radiological Emergency Response Plan for the 10-mile emergency planning zone are known to be wholly defective in their ability to evacuate area residents and workers in the event of anything but a minor radiological release; and

**WHEREAS**, there is no response plan for the 50-mile radius that would be in danger in the event of an attack in Indian Point such as that on the World Trade Center, a radius that includes New York City; and

**WHEREAS**, any benefits that the Indian Point plant provides are greatly outweighed by the risks; and

**WHEREAS**, the implementation of comprehensive energy efficiency and conservation measures and the ability to draw power from New England – which has an energy surplus – can easily “replace” the electricity once provided by Indian Point, thus avoiding the risk of brownouts or significant increases in energy bills; and

**WHEREAS**, an immediate closure of Indian Point, especially if taken in concert with other safety measures described below, would substantially reduce the risks and consequences of an attack or accident, both in the near and long term, and

**WHEREAS**, a rapidly growing confederation of government, business, civic and environmental leaders have called on the Nuclear Regulatory Commission to:

- (1) order an immediate closure of Indian Point’s Unit Two and Unit Three reactors
- (2) mandate immediate deployment of security measures sufficient to repel a terrorist attack on the reactors, spent fuel pools, control room or electrical equipment; and
- (3) separate and apart from above, order the immediate transfer of the plant’s irradiated spent fuel rods (older than five years) from a wet pool to a dry cask system;

**BE IT HEREBY RESOLVED**, that Community Board 2 of the Borough of Manhattan joins the coalition supporting immediate closure and safe and orderly ; and

**BE IT FURTHER RESOLVED**, that the appropriate authorities seek an assessment of alternative means of providing our region with a sufficient supply of power, including the feasibility of converting the Indian Point site to an alternative electric generating facility and implementing and enhancing comprehensive energy efficiency and conservation measures; and

**BE IT FURTHER RESOLVED**, that the appropriate authorities seek an assessment of the number of jobs retained for the safe and orderly decommissioning of the Indian Point facility and develop ways of mitigating plant closure impacts on the Indian Point labor force; and

**BE IT FURTHER RESOLVED**, that the NRC must take prompt action to permanently retire the Indian Point facility and take all measures necessary to minimize the risks associated with the terrorist threat to the Indian Point Nuclear Power Station and the greater New York metropolitan area; and

**BE IT FURTHER RESOLVED** that the Mayor is authorized to execute any documents in furtherance of this effort to permanently close Indian.

Vote: Unanimous, with 37 Board members in favor.

**2. Community Board #2 Manhattan Endorsement of Resolution by Riverkeeper Inc., Calling For the Immediate Shutdown and Safe and orderly Decommissioning Of The Indian Point Nuclear Facility**

**WHEREAS**, Riverkeeper, Inc., the Hudson River environmental group, has petitioned the U.S. Nuclear Regulatory Commission (NRC) for the immediate shutdown and orderly decommissioning of the Indian Point nuclear plant on the basis that “No other facility in the country, let alone in New York, poses as great a risk to as great a number of people as the Indian Point nuclear power plant” [Riverkeeper, Inc., et al; Nov. 8, 2001, p. 3]; and

**WHEREAS**, of the nation’s 103 nuclear power reactors, the Indian Point plant is an especially likely terrorist target, given its location in the greater New York metropolitan area, the nation’s most densely populated region, home to 21 million people (7 percent of the entire U.S. population), including all of New York City and the

**WHEREAS**, according to the Riverkeeper petition, following the September 11<sup>th</sup> attack on the World Trade Center, “the NRC conceded that nuclear power plants are not designed to withstand crashes by large aircraft” [Riverkeeper, Inc., et al; Nov. 8, 2001, p. 7] or other terrorist attacks; and

**WHEREAS**, a meltdown or radiological fire at Indian Point, resulting from a major terrorist attack such as that on the World Trade Center, could cause tens of thousands of near- and long-term deaths and cases of chronic radiation sickness, and could devastate the region’s economy and render uninhabitable much of the greater New York metropolitan area; and the world’s financial centers; and

**WHEREAS**, in view of these facts, Riverkeeper’s petition calls upon the NRC to require Entergy, Indian Point’s licensee, to obtain a permanent no-fly zone from the Federal Aviation Administration for the air space within 10 nautical miles of the Indian Point facility; and

**WHEREAS**, subsequent to CB2’s Environment Committee vote on Indian Point, the risk of terrorist attack was made even clearer with reports of the discovery within a terrorist location of diagrams of a U.S. nuclear plant; and

**WHEREAS**, of all 103 U.S. nuclear power plants, Indian Point 2 has the Nuclear Regulatory Commission’s worst safety rating; and

**WHEREAS**, this plant is nearing the end of its licensing period of 40 years, making this a good time to deal with this issue; and

**WHEREAS**, because the New York Metropolitan area is currently in a period of reduced electricity use due to recession and the events of September 11<sup>th</sup>, this is an opportune time to develop an energy plan to replace the power produced by Indian Point; and

**WHEREAS**, planning should be expanded to coordinate with national energy policy and with the U.S. Office of Homeland Security, given that there are other nuclear plants that pose a high public threat in the event of a terrorist attack, and other plants with issues of safety and inadequate evacuation plans; and

**WHEREAS** since preparedness and response procedures for emergency workers have been changed in response to September 11<sup>th</sup>, New York City and State should take measures to do the same for the public, including the planned availability of potassium iodide in case of a nuclear attack or accident, and the public availability of information in conformity with ‘Right to Know’ laws;

**NOW THEREFORE BE IT RESOLVED**, that CB#2, Man. endorses the resolution sponsored by Riverkeeper, Inc. for the Indian Point nuclear plant’s immediate shutdown and orderly decommissioning, on the grounds that the entire New York Metropolitan region of 21 million people would be at risk in a terrorist attack on Indian Point, and that the U.S. Nuclear Regulatory Commission has acknowledged that no nuclear plant was built to withstand such an attack, and further conceded “that nuclear power plants are not designed to withstand crashes by large aircraft” [Riverkeeper, Inc., et al; Nov. 8, 2001, p. 7]; and

**BE IT FURTHER RESOLVED** that CB#2 Man. joins with the coalition of NY Metropolitan area municipalities, businesses, civic and environmental leaders and elected officials, including U.S. Congressmembers Nadler, Engel, and Hinchey, NY State Senator Schneiderman, NYS Assemblymember Brodsky and NYC Council Environmental Chair Jim Gennaro in supporting the immediate shutdown and orderly decommissioning of Indian Point; and

**BE IT FURTHER RESOLVED** that, because of the present economic decline due to recession and the destruction of the World Trade Center, electricity use has been reduced, making this the opportune time for planning to replace the power produced by Indian Point; and

**BE IT FINALLY RESOLVED**, that CB#2, Man. urges the Nuclear Regulatory Commission, out of its responsibility to the 21 million people in the New York metropolitan region and out of plain common sense, to exercise its authority in requiring Entergy, the licensee for Indian Point, to immediately and without delay obtain a permanent no-fly zone from the Federal Aviation Administration for the air space within 10 nautical miles of the Indian Point facility.

Vote: Unanimous, with 37 Board members in favor and with Stephanie Thayer recusing.

**LANDMARKS AND PUBLIC AESTHETICS**

**A proposal to the Landmarks Preservation Commission to permit the placement of tree planters in the SoHo Cast-Iron Historic District.**

**WHEREAS**, trees provide beauty, shade, oxygen and a pleasant ambience, and on wide streets hardly interfere with pedestrians; and

**WHEREAS**, planters are the only practical solution because most buildings in SoHo have underground basement vaults that extend below the sidewalk and prevent trees being planted (since there is no soil below the sidewalk); and

**WHEREAS**, there are some 140 tree planters currently installed in SoHo, reflecting an *ad hoc* movement of neighborhood residents and businesses for greening; and

**WHEREAS**, planters should be attractive and reflect the fabric of the Historic District; and

**WHEREAS**, CB#2, Man. has called for permitting placement of tree planters on the sidewalk in 1993 and 1996 resolutions; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. again recommends approval of tree planters in SoHo.

Vote: Unanimous, with 37 Board members in favor.

**PUBLIC HEARING: LANDMARKS PRESERVATION COMMISSION, April 23, 2002**

**1. LPC Item: 4 - 313-315 Canal Street (n.e. corner Mercer)**

**Two row houses built in 1821 and altered in 1877. Application is to construct rear and rooftop additions, to alter the Mercer Street façade, and to install new storefronts. Zoned M1-5B.**

**WHEREAS**, the style, proportions, scale, and materials of the storefront are similar to storefronts of contributing buildings in the Historic District, and the treatment, overall, pulls the storefronts together; and

**WHEREAS**, the 2-story addition on Mercer Street is harmonious with the rest of the building and clearly distinguishes it as an add-on and not part of the original fabric of the old building; but

**WHEREAS**, the addition will unfortunately obscure the original Venetian windows at the rear of the Canal Street building; and

**WHEREAS**, the windows proposed for the Mercer Street façade, 2 over 2, will replace existing 6 over 6 windows, which configuration is more historic and also likely the original configuration; and

**WHEREAS**, the proposed penthouse will be clearly visible from the corner of Mercer and Howard Streets, and the beige-colored stucco treatment is not appropriate for this style building; now

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

**BE IT FURTHER RESOLVED**, that CB#2, Man. recommends 6 over 6 windows, and that the penthouse have a more appropriate color and less visibility.

Vote: Unanimous, with 37 Board members in favor.

**2. LPC Item: 5 - 351-353 West 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 CB#2, Man. 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 37 Board members in favor.

**3. LPC Item: 6 - 125 Greene Street LAID OVER**

**4. LPC Item: 7 – 620 Broadway (n.e. Houston) (NoHo H.D.)**

**A Renaissance Revival style storefront and loft building built in 1858. Application is to alter the existing penthouse. Zoned M1-5B**

**WHEREAS**, the 620 square –foot existing penthouse is highly visible, but grandfathered; and

**WHEREAS**, the proposed 497 square-foot alteration will result in a smaller reconfigured penthouse which looks like a rooftop addition as opposed to a building extension; and

**WHEREAS**, it will be clad in a suitable zinc-coated copper sheathing with a neutral gray matte metal finish; now

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

Vote: Unanimous, with 37 Board members in favor.

**5. LPC Item: 8 - 87 Seventh Avenue South**

**HEARD AND DENIED IN MARCH**

**6. LPC Item: 9 – 70 Barrow Street**

**WHEREAS**, the applicant could not attend the meeting and requested in writing a rescheduling of the hearing; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends a postponement of the hearing until May.

Vote: Unanimous, with 37 Board members in favor.

**7. LPC Item: 10 – 20 Washington Square North A Federal style town house built in 1828 and altered in 1880. Application is to install a ramp.**

**WHEREAS**, representatives from the Caring Community appeared and stated the ramp was mandated by the Federal Americans with Disabilities Act and will benefit the senior citizens of the community who are well served by this institution; but

**WHEREAS**, the architect failed to appear later on in the evening as promised; and

**WHEREAS**, we cannot recommend a resolution if we have not been given the specs; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends the applicant appear again in May and present it to us.

Vote: Unanimous, with 37 Board members in favor.

**8. LPC Item: 11 – 333 Bleeker 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 37 Board members in favor.

**9. LPC Item: 12 – 357 Sixth Avenue (W.4<sup>th</sup>/Washington) A transitional style house built in 1829 and altered in the second half of the 20<sup>th</sup> century. Application is to legalize the installation of storefront infill without LPC permits.**

**WHEREAS**, the metal sign band is appropriate, tasteful, and not intrusive, and the awnings are retractable, and the neon sign is grandfathered; but

**WHEREAS**, although the design is stylish, it does not reflect the character of the Historic District; and

**WHEREAS**, the design removes any trace of the bulkhead at the foot of the window, and the door is not recessed (which would be more appropriate), but rather is flush with the building wall; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of the awning, the sign band, and the neon sign; but

**BE IT FURTHER RESOLVED** that CB#2, Man. recommends the bulkhead be restored and the flush door be recessed.

Vote: Unanimous, with 37 Board members in favor.

**10. LPC Item: 13 - 233 West 11<sup>th</sup> Street (Waverly/W.4<sup>th</sup>) A Greek revival style row house built in 1844. Application is to construct a rear yard addition. Zoned R-6**

**WHEREAS**, although we would prefer to see an extension built in the vocabulary of the Greek Revival style, and the retention of the original brick piers, and fenestration more appropriate to the period; but

**WHEREAS**, all that notwithstanding, the design is appropriate and sensitive; now

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

Vote: Unanimous, with 37 Board members in favor.

**11. LPC Item: 14 – 759 Greenwich Street (W. 11<sup>th</sup>/Bank) A commercial building built in 1910. Application is to legalize the installation of rooftop HVAC equipment without LPC permits and to install additional rooftop HVAC equipment.**

**WHEREAS**, due to an expediter's error, the HVAC was installed without permits and is visible from the street; and

**WHEREAS**, the proposed solution is to install a screen of 50%-open steel mesh, painted non-reflective flat gray; now

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

Vote: Passed, with 36 Board members in favor, and 1 in opposition.

#### **SIDEWALKS, PUBLIC FACILITIES AND ACCESS**

**NEW application to NYC DOT to construct a permanent fence enclosing a limited area of the sidewalk in front of 118 Waverly Place, (off of Sixth Avenue) NYC.**

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

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, the fence can only be two feet nine inches from the building if any wider it would an obstruction on the sidewalk for pedestrian safety and;

**WHEREAS**, there is tree in front of this building with a tree guard the applicant agreed to remove the tree guard and place cobble stones or bricks that will be leveled with the sidewalk and;

**WHEREAS**, this is a landmark area the applicant agreed to meet with the landmark committee of CB#2, Man.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval to construct a fence for 118 Waverly Place, NYC.

Vote: Unanimous, with 37 Board members in favor.

**NEW application and assignment for revocable consent to operate an unenclosed sidewalk café by Caliente Tequila Grill, Inc., d/b/a Caliente Grill, 282 Bleecker St. a/k/a 59 Seventh Ave. South, (bet. Bleecker & Morton Sts.) NYC, with 10 tables and 30 seats, DCA# 1103058.**

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

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this establishment is known as Mona Lisa Restaurant, a section of the restaurant will be divided and a new restaurant will be built, and;

**WHEREAS**, the applicant has not started any renovations for the inside of this establishment the permits have not arrived yet. The applicant stated the renovations will take approximately two months and;

**WHEREAS**, the applicant agreed not to use the sidewalk café till the restaurant is renovated and;

**WHEREAS**, the applicant it well known to the community for he owns other restaurants in Greenwich Village one is next to this location since 1986 with a sidewalk café and;

**WHEREAS**, the applicant stated he will install a removal railing around the sidewalk café.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a **ONE- (1-) YEAR** revocable consent to operate an unenclosed sidewalk café to Caliente Tequila Grill, Inc., d/b/a Caliente Grill, 59 Seventh Avenue South, NYC, with 10 tables and 25 seats.

Vote: Passed, with 36 Board members in favor, and 1 recusal (R. Rinaolo).

**NEW application for revocable consent to operate an enclosed sidewalk café by SDB Rockets New York, Inc., d/b/a Johnny Rockets Restaurant, 42 E. 8<sup>th</sup> St., NYC, (bet. University Pl. & Greene Sts.) with 6 tables 19 seats, DCA# 1101614.**

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

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this establishment has had an enclosed sidewalk since the year 2000 and;

**WHEREAS**, the enclosed portion of this restaurant is on Greene Street and;

**WHEREAS**, the applicant stated he is one of the new owners.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a **ONE- (1-) YEAR** revocable consent to operate an enclosed sidewalk café to SDB Rockets New York, Inc. d/b/a Johnny Rockets, 42 E. 8<sup>th</sup> St., with 6 tables and 19 seats.

Vote: Unanimous, with 37 Board members in favor.

**NEW application for revocable consent to operate an unenclosed sidewalk café by Automatic Slim's, Inc., 733 Washington St., NYC (bet. Bank & Bethune Sts.), with 7 tables and 15 seats, DCA# 1103430;**

Prior to the meeting the applicant withdrew this application.

**NEW application for revocable consent to operate an unenclosed sidewalk café by Corso Restaurant, Inc. d/b/a S.P.Q.R., 133-137 Mulberry St., NYC (bet. Hester & Grand Sts.), with 8 tables and 25 seats DCA# 1104216.**

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

**WHEREAS**, there is no opposition from the community and;

**WHEREAS**, the applicant advised the committee he is the owner of the very well known Sal Anthony's restaurant for thirty seven years and

**WHEREAS**, the applicant stated he really needs a sidewalk café to survive in business and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, there are no complaints on file at the Board office and;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a **ONE- (1-) YEAR** consent revocable to operate an unenclosed sidewalk café to Corso Restaurant, Inc. d/b/a S.P.Q.R., 133-137 Mulberry St., NYC for 8 tables and 25 seats.

Vote: Unanimous, with 37 Board members in favor.

**RENEWAL application for revocable consent to operate an unenclosed sidewalk café by 31 Great Jones Rest. Corp. d/b/a Five Points, 31 Great Jones St. NYC (bet. Lafayette St. & Fourth Ave.), with 11 tables and 22 seats DCA# 1034252.**

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

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, there are no complaints on file at the Board office and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval for a **THREE- (3-) YEARS** revocable consent to operate and unenclosed sidewalk café to 31 Great Jones Rest. Corp. d/b/a Five Points, 31 Great Jones St., NYC, for 11 tables and 22 seats.

Vote: Unanimous, with 37 Board members in favor.

**RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Eli-Lilla, Inc. d/b/a Café Roma Restaurant, 385 Broome St., NYC (bet. Mulberry & Mott Sts.) with 8 tables and 16 seats DCA# 0959350.**

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

**WHEREAS**, there was no opposition form the community and no complaints on file at the Board office; and

**WHEREAS**, there has been an unenclosed sidewalk café at this location since 1997; and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access; and;

**WHEREAS**, the applicant will place the tables against the building on Mulberry Street only;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a **THREE- (3-) YEARS** revocable consent to operate unenclosed sidewalk café for by Eli-Lilla, Inc. d/b/a Café Roma Restaurant, 385 Broome Street, NYC with 8 tables and 16 seats.

Vote: Unanimous, with 37 Board members in favor.

**RENEWAL application for revocable consent to operate an unenclosed sidewalk café by BCD Restaurant Corp. d/b/a Hudson Corner Restaurant, 570 Hudson St., NYC (bet. 11<sup>th</sup> & Perry Sts.) with 14 tables and 28 seats, DCA # 1029547.**

**WHEREAS**, the applicant appeared before the committee and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access; and

**WHEREAS**, the area was posted and there was no opposition from the community; and

**WHEREAS**, the applicant is a good neighbor he can extend his sidewalk cafe another foot, but chose not to for pedestrian safety; and

**WHEREAS**, there has been a sidewalk café at this location for the past ten years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a **THREE- (3-) YEAR** revocable consent to operate an unenclosed sidewalk café to BCD Restaurant Corp. d/b/a Hudson Corner Restaurant, 570 Hudson Street, NYC, with 14 tables and 28 seats.

Vote: Unanimous, with 37 Board members in favor.

**RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Toda Café, Inc. d/b/a Caffe Sha Sha, Restaurant, 510 Hudson St., NYC (bet. Christopher & W. 10<sup>th</sup> Sts.) with 3 tables and 9 seats, DCA # 1076103.**

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

**WHEREAS**, there is no opposition from the community and no complaints on file at the board office and;

**WHEREAS**, the applicant might want to seek more sidewalk space due to the fact this walk is eighteen feet wide, there is a tree in front of the café that is and obstruction.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a **THREE- (3-) YEAR** revocable consent to operate an unenclosed sidewalk café to Toda Café, Inc. d/b/a Caffe Sha Sha Restaurant, 510 Hudson Street, NYC, with 3 tables and 9 seats.

Vote: Unanimous, with 37 Board members in favor.

**RENEWAL application for revocable consent to operate an enclosed sidewalk café by Starbucks Corporation d/b/a Starbucks Coffee House, 454 Lafayette St., NYC (bet. 8<sup>th</sup> St. & Astor Pl.) with 24 tables and 77 seats, DCA # 924582.**

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

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, there are no complaints on file at the board office and;

**WHEREAS**, the applicant has really brought life to this block with this enclosed sidewalk café and;

**WHEREAS**, this location has had an enclosed sidewalk café since 1995;

**THEREFORE BE IT RESOLVED** that CB#2, Man. recommends approval of a **THREE- (3-) YEAR** revocable consent to operate an enclosed sidewalk café for Starbucks Corporation d/b/a Starbucks Coffee House, 454 Lafayette St., NYC, with 24 tables and 77 seats.

Vote: Unanimous, with 37 Board members in favor.

## **TRAFFIC AND TRANSPORTATION**

**1. To add a new additional honorary street name in honor of Pat La Frieda on Leroy Street between Washington and Greenwich Streets. (Note that the existing street signs remain)**

**WHEREAS**; The Pat La Frieda Meat Company was founded in 1912, has been a family business through 4 generations over 90 years, is a Premier purveyor of meats, and owned first truck in the meat delivery business, And;

**WHEREAS**, The Pat La Frieda Meat Company is located on this block, And;

**WHEREAS**; The Pat La Frieda Meat Company has agreed to place a plaque on their building to explain the history behind the honorary street name,

**THEREFORE BE IT RESOLVED**, That CB#2, Man. requests a new street name in honor of Pat La Frieda on Leroy Street between Washington Street and Greenwich Street. Signage to read “Pat La Frieda Lane”.

Vote: Unanimous, with 37 Board members in favor.

**2. To add a new additional honorary street name in honor of Dave Van Ronk on the North side of Sheridan Square (Washington Place). (Note that the existing street signs remain)**

**WHEREAS**; Dave Van Ronk was a notable musician, teacher, and performer who played in many Village night spots, And,

**WHEREAS**, He provided shelter to and encouragement to many young musicians, And,

**WHEREAS**, He was also a local political activist and was the first person arrested the night of the Stonewall rebellion, And,

**WHEREAS**, Dave Van Ronk lived on this block for more than 30 years, And;

**WHEREAS**; The Committee was presented a petition with over 200 signatures in support of this request.

**THEREFORE BE IT RESOLVED**, That Community Board #2 Manhattan requests a new additional honorary street name in honor of Dave Van Ronk on the North side of Sheridan Square (Washington Place). Signage to read “Dave Van Ronk Street”

Vote: Unanimous, with 37 Board members in favor.

**2. To change parking regulations in the West Village**

**WHEREAS**, the commercial uses in this area have recently changed; And;

**WHEREAS**, the community has requested revisions that will accommodate additional evening and weekend parking for residents while also accommodating the needs for commercial parking during week days,

**THEREFORE BE IT RESOLVED** that CB#2-Man. recommends that parking regulations be changed as follows:

- East side of Washington Street between Leroy Street and Clarkson Street existing signage reads NO PARKING 8AM TO 6PM changed to read NO PARKING EXCEPT TRUCKS LOADING AND UNLOADING. 8AM TO 4PM.
- East side of Greenwich Street between Clarkson Street and Houston Street. existing signage reads NO PARKING ANYTIME change to read NO PARKING 11AM TO 2PM TUESDAY AND FRIDAY.
- Clarkson Street between Washington Street and Greenwich Street north and south side existing signage reads NO PARKING 8AM TO 6PM north side changed to read NO PARKING MONDAY AND THURSDAY 11AM TO 2PM and south side changed to read NO PARKING TUESDAY AND FRIDAY 11AM TO 2PM.
- North side of Morton Street between Greenwich Street and Washington Street existing signage reads NO PARKING 8AM TO 6PM changed to read NO PARKING MONDAY AND THURSDAY 11AM TO 2PM.
- West side of Greenwich Street between Leroy Street and Morton Street 66 feet from the corner of Leroy existing signage reads NO PARKING EXCEPT TRUCKS LOADING AND UNLOADING 8AM TO 4PM changed to read NO PARKING EXCEPT TRUCKS LOADING AND UNLOADING (24 Hours).

Vote: Passed with 37 Board members in favor and 1 abstention.

**3. Revision of parking regulations in SOHO on Grand Street between W. Broadway and Thompson Street and on Thompson Street between Watts and Grand Streets.**

**WHEREAS**, the SOHO community has asked for revisions that will accommodate additional evening and weekend parking for residents while also accommodating the needs for commercial parking during week days, And;

**WHEREAS**, CB#2-Man. was recently requested similar revisions throughout the area,

**THEREFORE BE IT RESOLVED**, that CB#2-Man. recommends that parking regulations be changed as follows:

- Grand Street between W. Broadway and Thompson Street existing signage reads SPECIAL NIGHT REGULATIONS - NO STANDING 11PM TO 7AM INCLUDING SUNDAY changed to read NO PARKING MONDAY & THURSDAY 11:00 AM TO 2:00 PM on the north side of the street and NO PARKING TUESDAY & FRIDAY 11:00 AM TO 2:00 PM on the south side of the street.
- Thompson Street between Watts and Grand Streets existing signage reads NO PARKING 8AM TO 5PM changed to read NO PARKING MONDAY & THURSDAY 11:00 AM TO 2:00 PM on the west side of the street and NO PARKING TUESDAY & FRIDAY 11:00 AM TO 2:00 PM on the east side of the street.

Vote: Unanimous, with 37 Board members in favor.

**4. Request by NYC DOT for additional locations for benches in bus stop shelters.**

**WHEREAS** The NYC DOT pilot program for benches in bus stop shelters has been very successful, And,

**WHEREAS** Community Board #2 has the opportunity to nominate five additional locations for benches,

**THEREFORE BE IT RESOLVED THAT** CB#2-Man. has selected the following five bus shelters from the list of current shelter locations for the installation of benches:

- **NE corner of La Guardia Place and Houston Street (#MN0026)**
- **SE corner of 6<sup>th</sup> Ave. and Houston Street (#MN01340)**
- **SE corner of 14<sup>th</sup> Street and 7<sup>th</sup> Ave. (#MN01251)**
- **SE corner of 14<sup>th</sup> Street and 9<sup>th</sup> Ave. (#MN9026)**

Vote: Passed, with 37 Board members in favor and 1 in opposition.

**5. For the improvement of the mid block pedestrian crossing on West 3<sup>rd</sup> St. between Mercer St. and La Guardia Pl.**

**WHEREAS**; This mid block crosswalk has a large volume of vehicular traffic and a large volume of pedestrians from Washington Square Village and from New York University, And;

**WHEREAS**; Representatives of New York University and the Washington Square Village Tenants Association expressed great concern and noted the continuing history of problems at this location,

**THEREFORE BE IT RESOLVED**, That CB#2, Man. recommends that this mid block crosswalk be repainted with high visibility striping, that new signage be installed indicating that it is a pedestrian crossing, and that flashing lights be installed to slow traffic.

Vote: Unanimous, with 37 Board members in favor.

**WATERFRONT**

**Film Exhibit on Pier 34 by Minetta Brook**

**BE IT RESOLVED**, that the proposed showing of Riverrun, by Minetta Brook, from September 21, 2002 until October 13, 2002, on the Holland Tunnel Ventilation Building (Pier 34), without amplified sound, is approved by CB#2, Man.; and

**BE IT FURTHER RESOLVED** that if Minetta Brook wished to change its proposal, and include amplified sound, it should return to CB#2, Man. so that an appropriate public hearing can be held.

Vote: Passed, with 36 Board members in favor, and 1 in opposition.

## **ZONING AND HOUSING**

### **204-210 LAFAYETTE STREET a/k/a 51 CROSBY STREET Variance application to permit residential use in an M1-5B zoning district and Use Group 6 (retail use) on the ground floor. BSA 71-02-BZ**

**WHEREAS** the application was rejected for the following reasons:

- II. The applicant is requesting an enormous increase in bulk, almost 65% above the as-of-right bulk;
- III. The density of units is over 45% more than would exist if the building adhered to minimum work/live AIR size standards;
- IV. Most significantly, the introduction of this type of residential in the M1-5B district would alter the character of the neighborhood, a neighborhood of working artists, garment factories and offices;
- V. Petrosino Park, which has long been targeted for improvement, would be cast in shadow in the afternoons;
- VI. The proposed architecture is out of context and scale with the surrounding area, notably the SoHo Cast Iron Historic District and the Special Little Italy District; and

**WHEREAS** we heard from many working artists who reside and work in the neighboring buildings who were against residential use and were concerned about the significant increase in density; and

**WHEREAS** a 1996 SoHo Alliance survey noted that the median height of buildings in the area is 6 stories tall, the median size unit is 3,500 square feet, and

**WHEREAS** 56% of respondents listed their occupation as artists; and

**WHEREAS** 76% of residents are in art-related fields, and a new residential project such as this would be completely out of context with the neighborhood and would be an anomaly in the area, both in size and use; and

**WHEREAS** the applicant makes no mention of Artist-In-Residence uses in the area, yet all the *residential* references they make are actually *AIR* uses, and the application should be changed to reflect this; and

**WHEREAS** such type of residential use in an area which is home to working artists, garment factories, other allowable manufacturing uses and subsequently truck traffic and other factors brought on by these uses, will eventually cause friction and lead to complaints by the new residents against the legal uses, as we have often seen, due to the incompatibility of residential and M15-B allowed uses; and

**WHEREAS**, this location serves as the “Gateway to SoHo”, a destination spot for untold millions of travelers from the Williamsburg Bridge and beyond, and SoHo is on the Federal Register of Historic Places and is a New York City Landmark Historic District; and

**WHEREAS**, situated a mere 20 feet from the SoHo Cast-Iron Historic District, the scale, massing, rhythm, symmetry, materials, architectural elements, ornamentations and details of this proposed building are not sympathetic with buildings in the SoHo Cast-Iron Historic District, and it is questionable whether the NYC Landmarks Preservation Commission (NYCLPC) would permit such a proposal if it were proposed for the Historic District just across Crosby Street; and

**WHEREAS**, this project will benefit from the cachet of being adjacent to an Historic District, but it does not have to undergo the rigors of being approved by the NYCLPC or to go through the expense in additional construction costs and maintenance that most other SoHo buildings, new and old, must undertake – so this aspect creates an incalculable financial benefit rather than a financial hardship; and

**WHEREAS** the applicant should include the sale of JLWQA condominiums in the Economic Analysis, as that is the usual form of conversions, in fact, CB#2, Man. has never seen an application for conversion to JLWQA rental units; and

**WHEREAS**, this proposed building will have an adverse impact on the historic and landmark character of the neighborhood; and

**WHEREAS** for the Reasonable Rate of Return projections, the applicant has done an analysis since the filing of the application showing statistics as if the building were built to AIR specifications (i.e. minimum size of

units, etc.) in order to assess the profit/loss and the magnitude of the density compared to the proposed project, and we would ask that a copy be made available to us in order that we may review it and that the projections be added to the application; and

**WHEREAS** the applicant's figures on the expected return for the proposed use is based on securing the 10-year 421a tax incentive but at our meeting the applicant was unable to specify under which section of the law they were eligible and further, if the 421a tax incentive is not secured, is the proposed project still more profitable than a conforming use; and

**WHEREAS** there was some concern about the height of the proposed building on Crosby Street and that it was actually lower than the adjoining buildings, and although the applicant stated that they could not build more stories due to fire egress regulations, we wonder if they could not just increase the floor to ceiling height in the existing design to make the cornice consistent with the adjoining buildings; and

**WHEREAS** large buildings in New York City are traditionally at a corner and not mid block; and

**THEREFORE BE IT RESOLVED** that CB#2, Man., does not approve the plan for a new 15 story residential building at 204-210 Lafayette Street based on the increase in bulk of almost 65% than an as-of-right building, the large increase in density, and the potentially incompatible use; and

**BE IT FURTHER RESOLVED** that most significantly the introduction of new residential in this M1-5B district which is surrounded by working artists and which abuts the SoHo Cast Iron Historic District would unquestionably and dramatically alter the character of the neighborhood; and

**BE IT FURTHER RESOLVED** that the past use of the property as a brass foundry, machine shop and other industrial uses requires that soil and ground water analysis be done and that a health and safety plan be filed in order to protect the community and the neighboring buildings.

Vote: Unanimous, with 37 Board members in favor.

**NEW BUSINESS**

Respectfully submitted,

Robert Rinaolo  
Secretary  
Community Board #2, Manhattan