

## FULL BOARD MINUTES

**DATE:** December 16, 2004

**TIME:** 6:30 P.M.

**PLACE:** St. Vincent's Hospital, 173 W. 11<sup>th</sup> St., Cafeteria

**BOARD MEMBERS PRESENT:** Tobi Bergman, Helene Burgess, Galal Chater, Doris Diether, Elizabeth Gilmore, Edward Gold, Jo Hamilton, Anne Hearn, Brad Hoylman, Don MacPherson, Rosemary McGrath, Philip Mouquinho, Ronald Pasquale, Judy Paul, David Reck, Robert Riccobono, Robert Rinaolo, Mark Rosenwasser, Melissa Sklarz, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.) Shirley H. Smith, Richard Stewart, Wilbur Weder, Betty Williams, Carol Yankay.

**BOARD MEMBERS EXCUSED:** Steve Ashkinazy, Keith Crandell, John Diaz, Don Lee, Rocio Sanz, Shirley Secunda, Martin Tessler.

**BOARD MEMBERS ABSENT:** Maria P. Derr, Harriet Fields, Lawrence Goldberg, Arthur Harris, Aubrey Lees, Edward Ma, Dr. John Maggio, Chad Marlow, T. Marc Newell, Rick Panson, Arthur Z. Schwartz, Ruth Sherlip, Sean Sweeney, Michael Xu.

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

**GUESTS:** Congressman Jerrold Nadler's office; Jon Prosnit, Senator Tom Duane's office; Deborah Lester, Assembly Speaker Sheldon Silver's office; Gregory Brender; Assembly Member Deborah Glick's office; Dirk McCall, Council Member Alan Gerson's office; Council Member Margarita Lopez' office; Kate Seeley-Kirk, Council Member Christine Quinn's office; Chara Ann Tappin, Kimberly Flynn, Ann Arlen, Carter Booth,

### MEETING SUMMARY

Meeting Date December 16, 2004

Board Members Present – 25

Board Members Excused– 7

Board Members Absent - 14

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## **II. PUBLIC SESSION**

### **Non-Agenda Items**

#### Friends of the High Line

Chara Ann Tappin introduced herself as a new staff member of this organization.

### **Environment**

#### Unmet WTC Cleanup

Ann Arlen and Kimberly Flynn, of 911 Environmental Action, spoke regarding the resolution on unaddressed WTC sampling, cleanup and health needs.

## **III. ADOPTION OF AGENDA**

## **IV. ELECTED OFFICIALS PRESENT AND REPORTING**

Congressman Jerrold Nadler's office

Jon Prosnit, Senator Tom Duane's office

Deborah Lester, of Assembly Speaker Sheldon Silver's office

Gregory Brender, of Assembly Member Deborah Glick's office

Dirk McCall, of Council Member Alan Gerson's office.

Council Member Margarita Lopez' office,

Kate Seeley-Kirk, of Council Member Christine Quinn's office

## **V. ADOPTION OF MINUTES**

Adoption of October minutes, and distribution of November minutes.

## **VI. EXECUTIVE SESSION**

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

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

3. **Cutbacks in Mail Pickups**

**WHEREAS**, the United States Postal Service (USPS) has arbitrarily cut by 50%75% the number of pickups each day from street-comer mailboxes in CB#2, Man. and has physically removed many mailboxes altogether; and

**WHEREAS**, the fewer pickups jeopardize the timely delivery of residents' and businesses' bill payments, applications, tax returns and other time-sensitive items; and

**WHEREAS**, the late delivery of time-sensitive mail can lead to undeserved disadvantages and penalties against senders; and

**WHEREAS**, it has been reported and verified in spot checks nationwide that the USPS often fails to observe its own rules in proving low utilization times (or the redundancy of a mailbox) and in giving appropriate public notification of imminent reductions in services; and

**WHEREAS**, fewer pickups from fewer mailboxes make for stuffed receptacles and sporadic arrivals of raw mail at local post offices retarding already-slow processing; and

**WHEREAS**, these service cuts further weaken the public's already shaky confidence in the postal system, the overhead savings to the USPS from such "economy measures" may be more than offset in lost business; and

**WHEREAS**, in a world of larger issues it is nevertheless essential that government departments and our elected representatives recognize that poorer postal service is intensely frustrating to USPS customers and the felt impact in our everyday lives is as great or greater than many more serious but more remote situations,

**THEREFORE, BE IT RESOLVED** that demands that the United States Postal Service restore the cancelled pickups in our area and put back the mailboxes taken from our comers; and

**BE IT FURTHER RESOLVED** that CB#2, Man. strongly urges our state and local elected officials, particularly Congressman Jerrold Nadler (because he is our local representative in Washington and it is the Congress that funds and oversees **the USPS**) to immediately and vigorously act to get back the service that has been taken from us.

Vote: Unanimous, with 25 Board members in favor.

## **STANDING COMMITTEE REPORTS**

### **BUSINESS**

#### **1. PREM-ON CORPORATION d/b/a ENLIGHTEN, 138 Houston St., NYC, 10012.**

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

**WHEREAS**, this application is for a new On Premise license for the premises between Macdougall and Houston Streets, consisting of a 3000 s.f. (including the basement) with 60 table seats and 10 bar seats; and,

**WHEREAS**, the applicant stated that the menu consists of Thai cuisine, similar to three other restaurants (uptown) where she has operated with on-premises licenses for more than 20 years; and,

**WHEREAS**, the applicant stated that the hours of operation will be from 11:30 a.m. to midnight, Monday through Thursday; 11:30 a.m. to 1 a.m. on Friday; 4:30 p.m. to 1 a.m. on Saturday and 4:30 p.m. to midnight on Sunday; and,

**WHEREAS**, the applicant stated that music would be background only; and,

**WHEREAS**, there was no opposition to this application;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to PREM-ON CORPORATION d/b/a ENLIGHTEN, 138 Houston St., NYC, 10012.

Vote: Unanimous, with 25 Board members in favor.

#### **2. GUCI, INC., 396 West Street, NYC 10014.**

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

**WHEREAS**, this application is for a transfer of an On Premise License for the premises at the corner of 10<sup>th</sup> and West Streets, formerly known as Ugale Restaurant, consisting of 2,000 s.f. (including basement); and,

**WHEREAS**, the applicant stated that the configuration of the restaurant will remain the same at 74 table seats and 6 bar seats; and,

**WHEREAS**, the applicant stated that the hours of operation will be Sunday – 5 p.m. to 11 p.m.; Monday through Friday – Noon to Midnight and Saturday – 5 p.m. to Midnight; and,

**WHEREAS**, the applicant stated that music would be background only; and,

**WHEREAS**, there was no opposition to this application;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to GUCI, INC., 396 West Street, NYC 10014

Vote: Unanimous, with 25 Board members in favor.

#### **3. 134 RESTAURANT ON THIRD, LLC, d/b/a THE TOWN TAVERN, 134 West 3<sup>rd</sup> St., NYC 10012**

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

**WHEREAS**, this application is for an alteration to convert the upstairs service bar to a full bar; at this premises located between Macdougall Street and Sixth Avenue, formerly the Burger King; and,

**WHEREAS**, the applicant stated that they rent the entire building and that there will be no change in the current 148 capacity operation; and,

**WHEREAS**, the applicant stated that the hours of operation will continue to be from 10 a.m. to three a.m., seven days a week; and,

**WHEREAS**, the applicant stated that the primary source of music is background (a computerized ipod); and

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

**WHEREAS**, there was no opposition to this application;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the approval of the alteration application to 134 RESTAURANT ON THIRD, LLC, d/b/a THE TOWN TAVERN, 134 West 3<sup>rd</sup> St., NYC 10012.

Vote: Unanimous, with 25 Board members in favor.

**4. LA PALETTE ASSOCIATE, INC., 94 Greenwich Avenue, NYC 10014**

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

**WHEREAS**, this application is for a new On Premise License for the premises located on Greenwich Avenue between 12<sup>th</sup> and Jane Streets, formerly Barrorco, consisting of 500 s.f.; and,

**WHEREAS**, the applicant currently operates Café La Palette at 50 Macdougall St (formerly Le Gamin) with a wine and beer license; and,

**WHEREAS**, the applicant stated that the hours of operation would be 8 a.m – 11 p.m. seven days a week; with background music; and,

**WHEREAS**, the applicant stated that the cuisine will be French/Brazilian.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to LA PALETTE ASSOCIATE, INC., 94 Greenwich Avenue, NYC 10014

Vote: Unanimous, with 25 Board members in favor.

**5. LAWRENCE KEANE or entity to be formed, 85 Washington Place, NYC**

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

**WHEREAS**, this application is for a new On Premise license for the premises formerly known as Stone Crow, on the corner of Washington Place and Sixth Avenue (next to Duane Reade), consisting of 2,000 s. f. (including the basement) with a total capacity of 120 seats; and,

**WHEREAS**, the applicant stated that the hours of operation will be from 11:30 a.m. – 4 a.m., seven days a week; and

**WHEREAS**, the applicant stated that music would be juke box only; and

**WHEREAS**, the applicant stated that there is a real estate office directly above the premises; and,

**WHEREAS**, the applicant currently operates Reservoir Mountain (formerly Bradley’s on University Place); and

**WHEREAS**, the applicant stated that this location has been continuously licensed prior to 1993.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to LAWRENCE KEANE or entity to be formed, 85 Washington Place, NYC.

Vote: Unanimous, with 25 Board members in favor.

**6. DGNY RESTAURANT GROUP, 150 Barrow Street, NYC 10014**

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

**WHEREAS**, this application is for an On Premise license in the ground floor of the six story building, formerly known as Keller's Hotel, (which has been vacant for 30 years) at the corner of West and Barrow Streets, consisting of 3,000 s.f. (including basement); and;

**WHEREAS**, the applicant stated that the menu and method of operation will be similar to two other establishments currently operated by them: Son Cubano on West 14<sup>th</sup> Street and Flor de Sol on Greenwich Street,

**WHEREAS**, the applicant stated that there will be 150 table seats and 25 bar seats and that the hours of operation will be 11:30 a.m. to 2 a.m., six days a week; and,

**WHEREAS**, the applicant stated that any live music would be limited to a three piece jazz band; and,

**WHEREAS**, the applicant agreed to make themselves available to deal with the community on any issues that may develop; and,

**WHEREAS**, no one appeared in opposition to this application;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to DGNV RESTAURANT GROUP, INC., 150 Barrow Street, NYC 10014.

Vote: Unanimous, with 25 Board members in favor.

**7. NSCF NY, INC. d/b/a CAFÉ DEL ARTE, 143 Mulberry St., NYC 10014.**

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

**WHEREAS**, this application is for a new On Premise license in a building that is being constructed on Mulberry St., between Hester and Grand Sts., consisting of 2,000 s.f. (including the basement) with 120 table seats and 10 bar seats; and

**WHEREAS**, the applicant stated that he owns a chocolate factory and chocolate products will be the theme of the restaurant which will also include an art gallery; and,

**WHEREAS**, the applicant stated that the hours of operation will be from 11:00 a.m. to midnight, seven days a week; and,

**WHEREAS**, the applicant stated that music would be background only; and,

**WHEREAS**, there was no opposition to this application;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to NSCF NY, INC., d/b/a CAFÉ DEL ARTE, 143 Mulberry St., NYC 10014.

Vote: Unanimous, with 25 Board members in favor.

**8. SPHINX NIGHT CLUB, INC., 184 West 4<sup>th</sup> Street, NYC 10014**

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

**WHEREAS**, this application is for a new On-Premise license in the location formerly know as Bianchi and Marguerita and Polly Esters, between Barrow and Jones Streets, a 3,600 s.f. establishment, consisting of a 128 seat lounge with a bar, dance floor and dj booth in the basement and a 205 table seat, middle eastern restaurant with a second bar, on the ground floor; and,

**WHEREAS**, one of the applicants stated that he was a retired police officer (who was assigned to the 6<sup>th</sup> precinct for 20 years) and is aware of the negative history of this operation; and,

**WHEREAS**, the applicant stated that that entrees would be priced from \$5-15.00 and drinks would be priced at about \$14.00; that the operation sought a crowd from 25-40 years old; that they will apply for a cabaret license and they were looking for promoters; and,

**WHEREAS**, the applicants responded to the issues of crowd control and noise by stating that 1) they would reduce the size of the bar in order to expand the interior waiting area to accommodate 50 patrons and 2) they consulted a sound engineer; and,

**WHEREAS**, the applicants stated that they would not give up the cabaret license; and,

**WHEREAS**, 11 members of the community, including representatives of the Central Village Block Association, appeared in opposition (and submitted a position paper) contending, among other things, that introducing 300-600 patrons, on any given night, on this very narrow residential street, would generate overwhelming sidewalk crowding with the attendant “quality of life” problems of noise, yelling, fighting and garbage accumulation that would (as it has in the past) extend into Jones and Cornelia Streets; and,

**WHEREAS**, the configuration of this establishment and business model is that of a dance club/cabaret and is improper at this location and detrimental to the community; and,

**WHEREAS**, the 500 foot rule hearing was scheduled and heard on January 11, 2005, the same day that the applicants appeared before the business committee and the community was not afforded an opportunity to appear.

**THEREFORE, BE IT RESOLVED** that CB#2, Manhattan does not find the granting of this license to be in the public interest and strongly objects to the issuance of an On Premise license to SPHINX NIGHT CLUB, INC., 184 West 4<sup>th</sup> Street, NYC 10014; and,

**BE IT FURTHER RESOLVED**, that should a license be granted to this applicant, CB#2 Manhattan calls upon the State Liquor Authority to clearly state the reasons as to how the public interest is served by the issuance of this license.

Vote: Tabled. Laid over to January Business Committee.

#### **8. OLD HAVANA, INC., 222 Thompson Street, NYC, 10012**

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

**WHEREAS**, this application is for an alteration, to convert a service bar to a full bar, in an establishment located between Bleeker and West 3<sup>rd</sup> Streets, consisting of a ground floor restaurant with two dining areas and a basement consisting of a kitchen, lounge and office; and,

**WHEREAS**, that the applicant currently owns a similar restaurant at 94 Christopher Street and a luncheonette on West 63<sup>rd</sup> Street; and,

**WHEREAS**, the applicant stated that the hours of operation are Noon-midnight – weekdays and Noon – 2 a.m. – weekends; and,

**WHEREAS**, there are 35 apartments above the restaurant; and,

**WHEREAS**, two members of the community appeared and submitted a letter in opposition to this application, stating that loud, live amplified, music emanates from the premises and there is a problem with crowd control; and,

**WHEREAS**, the certificate of occupancy submitted with this application states “storage, mechanical room” use for the “cellar”; and,

**WHEREAS**, the applicant agreed 1) to move the live music into the basement, and operate it at a diminished level; 2) to consult a soundproofing company; and, 3) to immediately open a dialogue with the community members present and work with them on any issues they may have.

**THEREFORE, BE IT RESOLVED** that CB#2, Man., has no objection to the approval of the alteration application to OLD HAVANA, INC., 222 Thompson Street, NYC, 10012 and requests that the SLA examine the current certificate of occupancy.

Vote: Unanimous, with 25 Board members in favor.

#### **ENVIRONMENT**

##### **Unaddressed WTC Sampling, cleanup and Health Needs Since September 11, 2001**

**WHEREAS**, the lower Manhattan and Brooklyn communities, both residents and workers, have, for three years, called on EPA to clean up the contaminants left behind by the terrorist attacks of September 11, 2001; and

**WHEREAS**, for three years, EPA has been unresponsive to the appeals of our communities, our elected representatives, and EPA's own Inspector General; and

**WHEREAS**, for the last eight months, lower Manhattan and Brooklyn residents and workers have worked, in good faith, as closely with the EPA WTC Technical Expert Review Panel as we have been permitted to do. We appreciate the efforts of panel members and we hope to be able to continue working with the panel; and

**WHEREAS**, eight months after this panel began its work, no additional environmental testing or clean-up has been conducted; and

**WHEREAS**, our children, our neighbors, our co-workers, and our firefighters continue to live with the uncertainty of possible exposure and unnecessary risk. After three years of delay by EPA and eight months of work by the World Trade Center Expert Technical Review Panel, EPA has yet to make a public commitment to testing and decontamination;

**THEREFORE BE IT RESOLVED** that CB#2, Man. calls upon EPA to publicly commit itself in a written statement released at a press conference presided over by an official EPA spokesperson to the following seven principles:

1. EPA will conduct, with appropriate input from the community, comprehensive indoor environmental testing for multiple contaminants. The testing will occur as promptly as possible.
2. EPA will expand the geographic range of the testing from its original boundaries to include all affected areas, to be defined by dust having the characteristics of the World Trade Center disaster and/or by complaints of the citizenry.
3. EPA will test both residences and workplaces. Landlords, residents, employers, and employees will all be given the option of volunteering to have their respective buildings, residences, and workplaces tested.

EPA testing will include mechanical ventilation systems.

5. Where test results warrant, EPA will decontaminate not only the tested buildings but the neighborhoods affected by 9/11 contaminants. The clean-up clearance criterion for each identified contaminant will be based upon consideration of health-based benchmarks and background levels, utilizing the criterion that is more protective.
6. EPA will, with appropriate community input, take the lead role in supervising the environmental safety of all 9/11-related clean-up, demolition, and reconstruction activities.

As EPA evaluates unmet health needs resulting from the attacks, it will support all necessary national and local efforts to ensure public health education, outreach, and long-term medical follow-up for affected communities and to ensure medical care for affected individuals.

Vote: Unanimous, with 25 Board members in favor.

## **LANDMARKS AND PUBLIC AESTHETICS**

### **1<sup>ST</sup> LANDMARKS MEETING**

**Item 2 - 20 Greene Street - SoHo-Cast Iron Historic District. A warehouse building designed by Samuel Warner and built in 1880. Application is to alter rear facade windows.**

**WHEREAS**, there is no compelling or extenuating reason to alter the windows, which would remove historical material, create an asymmetrical fenestration in the rear, and establish a terrible precedent in the district; now

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

Vote: Passed, with 24 Board members in favor, and 1 in opposition.

**Item 3 - 311 W. Broadway a/k/a 11 Wooster Street – SoHo Cast-Iron HD. A 23,000 sq.-ft. parking lot. Application is to construct a new residential building and ground floor retail pursuant to ZR 74-712. Zoned M 1- 5b**

**WHEREAS**, we commend the developer for assembling a first-rate team that has been very responsive to community concerns and needs; and

**WHEREAS**, the SoHo Alliance organized two meetings between dozens of neighbors and businesses and the development team, who listened to the remarks of the community and modified their plans to accommodate these recommendations, for instance, preserving adjacent lot-line windows, safeguarding light and air, providing parking facilities, et al; and

**WHEREAS**, all the neighbors were, without exception, thrilled at this design and supported it; and

**WHEREAS**, the committee also approved the overall design building; but

**WHEREAS**, some committee members remarked that the ground floor seemed a bit squat and suggested that some attempt be made to make the ground-floor façade appear taller, if not actually making it taller; and

**WHEREAS**, on the north wall, the combination of the artistic cross-hatching and the rather small lot-line windows has a chaotic look when the rest of the building has balance; perhaps larger lot-line windows would be better.

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

Vote: Unanimous, with 25 Board members in favor.

**Item 4 - 311 West Broadway - SoHo-Cast Iron Historic District. A parking lot. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a special permit pursuant to Section 74-712 of the Zoning Resolution. Zoned M1-5A and M1-5B**

**WHEREAS**, there is a significant preservation benefit generated by this proposal; but

**WHEREAS**, as usual, we note that approval of this portion of the application does not necessarily indicate approval of the special permit; now

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

**Item 7 - 81 Barrow Street - Greenwich Village Historic District. An Italianate style rowhouse built in 1852-53. Application is to construct a two-story rooftop addition and a one-story bay rear extension.**

**WHEREAS**, we generally approve of the application, but would prefer a more mid-19<sup>th</sup> century order to the rear fenestration; and

**WHEREAS**, we approve of the rooftop only because it is not visible from the street and note that the height of the rooftop addition is way out of proportion to the existing building; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application subject to the exceptions made above.

Vote: Unanimous, with 25 Board members in favor.

**Item 8 - 210 West 10th Street - Greenwich Village HD An apartment building designed by Charles Meyers and built in 1911. Application is to legalize the installation of a storefront without Landmark Preservation Commission permits.**

**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 25 Board members in favor.



**Item 9 - 73 West 11th Street - Greenwich Village Historic District. An Italianate style rowhouse, built in 1851 and remodeled with classical elements at the end of the nineteenth century. Application is to legalize the installation of casement windows at the second floor without Landmarks Preservation Commission permits.**

**WHEREAS**, because this building has been so substantially altered, we have no objection to this style window, but we would prefer a darker trim to match the existing upper frame; now

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

Vote: Unanimous, with 25 Board members in favor.

**Item 10 - 428-432 West 14th Street/a/k/a 859-877 Washington Street a/k/a 427-429 West 13<sup>th</sup> Street - Gansevoort Market Historic District. A Queen Anne style market building designed by John Jordan and constructed in 1887. Application is to install new storefront infill and a bracket sign.**

**WHEREAS**, the proposed storefront, resembling with the existing adjacent storefronts, will unify the building; and

**WHEREAS**, the signage is tasteful; now

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

Vote: Unanimous, with 25 Board members in favor.

**Item 15 - 94 Mercer Street a/k/a 515-519 Broadway - SoHo/Cast Iron Historic District. A Queen Anne style store and warehouse building designed by Samuel A. Warner and built in 1884-85. Application is to install new storefront infill and signage**

**WHEREAS**, the proposed signage, cleaning, lighting, and replacement of the rosettes beautify the building; but

**WHEREAS**, we want the retention of the double-hung, one-over-one sash windows; and

**WHEREAS**, we note with alarm of the tendency of recent applications for storefronts on both Mercer and Crosby Streets, which were back-streets for Broadway and always had a distinct industrial, Hopperesque flavor, to pretentiously transform this back street into a main thoroughfare more suitable for Milano or Paris; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application with the exception of the large single display windows; and

**BE IT FURTHER RESOLVED** that we urge the Commission to retain the back-street, Hopperesque feel of Mercer and Crosby Streets, and not lose that unique quality to generic modern store design.

Vote: Unanimous, with 25 Board members in favor.

## **2<sup>ND</sup> LANDMARKS MEETING**

**Item: 357 West Broadway (Broome/Grand) SoHo Cast-Iron Historic District. A Federal- style dwelling built c. 1825. Application is to legalize copper plating of storefront doors and painting of storefront in non-compliance with Certificate of Appropriateness.**

**WHEREAS**, the copper cladding detracts from the building and draws undue attention to itself; and

**WHEREAS**, the paint color should be consistent and appropriate for windows and door frames throughout this Federal building, for example, an off-white like Navajo White; and

**WHEREAS**, the proposed lighting is located above the awning, where it will not provide illumination to the storefront but will aggravate neighbors across the street; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends denial of this application, preferring that the copper be replaced with wood painted an appropriate consistent color, and that the lights be placed underneath, not above, the awning.

Vote: Unanimous, with 25 Board members in favor.

**Item: 53 Gansevoort Street – Gansevoort Historic District. A vernacular style store and loft building built in 1887. Application is to install new storefronts, new sidewalks, new canopy sheathing, and new windows on the second floor. Zoned C6-2A**

**WHEREAS**, we appreciate the willingness of the applicant to arrive at an acceptable design; and

**WHEREAS**, the storefront design is appropriate for this building, including the canopy sheathing, unifying palette, and proposed windows; and

**WHEREAS**, perhaps a master plan would assist future tenants in designing their storefronts; but

**WHEREAS**, we wish that the granite sidewalk could be preserved, since it is original and so much a part of the fabric of the historic district; now

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

**BE IT FURTHER RESOLVED**, that the applicant work with the Commission to preserve the granite sidewalk.

Vote: Unanimous, with 25 Board members in favor.

**Item: 802-816 Washington Street a/k/a 91-95 Horatio Street –Gansevoort Market HD. A neo-Classical warehouse built in 1931-35. Application is to legalize the installation of new storefronts and signage without LPC permits.**

**WHEREAS**, the signage protrudes about 3’ from the building line and this detracts from the line of the facade; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends denial of this application because the signage protrudes from the building line.

Vote: Unanimous, with 25 Board members in favor.

## **TRAFFIC AND TRANSPORTATION**

### **1. Proposed Reversal of Dominick Street between Varick Street and 6<sup>th</sup> Avenue from one-way westbound to one-way eastbound.**

**WHEREAS**, the New York City Department of Transportation (“DOT”) has presented a plan to change the direction of Varick Street from one-way westbound to one-way eastbound (the “Dominick Street One-Way Conversion”); and

**WHEREAS**, such a change will alleviate congestion in the area due to traffic from the Holland Tunnel; and

**WHEREAS**, in the past the Community Board has expressed its concerns about the excessive amount of traffic in this neighborhood caused by the Holland Tunnel, including buses on Watts Street, and appreciates DOT’s exploration of ways to address this problem.

**THEREFORE BE IT RESOLVED** that CB#2, Man., supports DOT’s proposed Dominick Street One-Way Conversion; and

**BE IT ALSO RESOLVED** CB#2, Man. request that DOT work with the Traffic Committee to improve conditions at various locations related to the Holland Tunnel Traffic, especially the effort to remove to bus route from Watts St.

Vote: Unanimous, with 25 Board members in favor.

### **2. Request for Traffic Counts in Connection with the West Houston Street Reconstruction Plan**

**WHEREAS**, in an October 29, 2004 letter to Shirley Secunda, the New York City Department of Transportation (“DOT”) refers to pedestrian and traffic counts it conducted in 1999 and 2004 in making operational and design decisions in connection with the West Houston Street Reconstruction Plan.

**THEREFORE BE IT RESOLVED** that CB#2, Man., request that DOT share the traffic counts it conducted in 1999 and 2004 with the Community Board.

Vote: Unanimous, with 25 Board members in favor.

**3. “No Truck Idling” Signs on Greene Street and Washington Place**

**WHEREAS**, Council member Alan Gerson and members of the community, including the Washington Place Block Association, have expressed concern about noisy and idling trucks making deliveries on Greene Street and Washington Place, especially during the early morning hours; and

**WHEREAS**, the community has exhausted all other possible means of addressing this problem;

**THEREFORE BE IT RESOLVED** that CB#2, Man., supports placing a “No Truck Idling, \$500 fine” sign mid-block on (a) Greene Street, on the East side, between Washington Place and West Fourth Street) and (b) Washington Place, on the South side, between Greene Street and Waverly Place.

Vote: Unanimous, with 25 Board members in favor.

**4. Proposed Plans for Short-Term Bus Layover Changes at Astor Place**

**WHEREAS**, the New York City Department of Transportation (“DOT”) has proposed changing the parking regulations on Lafayette Street between Wanamaker Place and East 8<sup>th</sup> Street from “No Parking” to a bus layover zone for the M3 bus; and

**WHEREAS**, this change would not affect vehicular or pedestrian traffic or safety in any substantial way; and

**WHEREAS**, the proposed layover change is part of broader changes being considered by the Astor Place Task Force jointly organized by this Community Board and Community Board 3.

**THEREFORE BE IT RESOLVED** that CB#2, Man., supports DOT’s proposed bus layover change at Astor Place.

Vote: Unanimous, with 25 Board members in favor.

**5. Change the Parking Regulations on Van Dam Street between 6<sup>th</sup> Ave. and Greenwich Street From Existing Regulations to Alternate Side Parking (where applicable)**

**WHEREAS**, residents in the neighborhood have been requesting additional parking for several years; and

**WHEREAS**, the proposed parking regulation changes would create approximately 69 new parking spaces; and

**WHEREAS**, the proposed parking regulation changes will replace outdated regulations that have no purpose;

**THEREFORE BE IT RESOLVED** that CB#2, Man., supports the following parking regulation changes:

Block 1: Van Dam between Greenwich Street and Hudson St.

*North Side of Street:*

Change the regulation starting on Greenwich St. going east for a distance of 200' signs are: " No Parking 8 A.M to 5 P.M. Mon thru Fri" to alternate side parking to read as follows: No Parking 11 A.M. to 12:30 P.M. Monday and Thursday.”

*South Side of Street:*

Change the regulation starting from Greenwich St. for a distance of 160' from " No Parking 8:00 A.M. to 5:00 P.M. Mon thru Fri" to alternate side parking to read as follows: “No Parking 11:00 A.M. to 12:30 P.M. Tues and Fri.”

Block 2: Van Dam between Hudson and Varick

*North Side of Street:*

No changes.

*South Side of Street:*

Change the regulation from "No Parking 8:00 A.M. to 6:00 P.M. Mon thru Fri" for the entire 400' length of the block as follows: Change the entire block to alternate side parking to read as follows: "No Parking 11:00 A.M. to 12:30 P.M. Tues and Fri."

Block 3: Van Dam between Varick and 6th Ave.

*North Side of Street:*

Change the regulation on half the block beginning at Varick St. and going east from: "No Parking Except NYP License Plates" and the other half which reads "No Parking 8:00 A.M. to 6:00 P.M. Mon thru Fri" as follows: Change the entire north side of the block to alternate side parking to read as follows: "No Parking 11:00 A.M. to 12:30 P.M. Mon and Thurs".

*South Side of Street:*

Change the regulation on the entire 450' block on the south side from: "No Parking 8:00 to 6:00 P.M. Mon thru Fri " as follows: Change the 60' length starting at Varick and going east to Alternate side parking to read "No Parking 11:00 A.M. to 12:30 P.M. Tues and Fri." Change the 40' length beginning on 6th Ave and going west to alternate side parking to read "No Parking 11:00 A.M. to 12:30 P.M. Tues and Fri" to conform with cleaning schedules. The regulation in the middle section of the block (350' ) should remain unchanged.

Vote: Unanimous, with 25 Board members in favor.

**ZONING AND HOUSING**

**637 Greenwich Street, (Block 603, Lot 51) - BSA Cal. 354-04-BZ Board of Standards and Appeals variance application pursuant to Section 72-21 to convert an existing two-story building from a commercial use to a single-family residential use within the existing building configuration.**

**WHEREAS** This building was designed and constructed for a unique and specialized use that is no longer viable, And,

**WHEREAS** This application proposes to preserve the existing building at a lower floor area ratio than what the zoning allows, And,

**WHEREAS** The conversion of this building to as-of right uses would not be economically feasible, And,

**WHEREAS**, The proposed usage is compatible with the other legal uses in the surrounding buildings and would have few if any long term impacts on the community,

**THEREFORE BE IT RESOLVED**, that CB#2, Man. is satisfied that the applicant has met the requirements for this variance application, And,

**BE IT FURTHER RESOLVED**, that CB#2, Man. supports this application for Board of Standards and Appeals variance to convert the existing two-story building from a commercial use to a single-family residential use, within the existing building configuration.

Vote: Passed, with 24 Board members in favor, and 1 in abstention.

**NEW BUSINESS**

Respectfully submitted,

Robert Rinaolo, Secretary  
Community Board #2, Manhattan