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■ October 19, 2006
 ■ 6:30 P.M.
 ■ St. Vincent's Hospital, 170 W. 12th St.
 Cronin Auditorium

■ Steve Ashkinazy, Keen Berger, Tobi Bergman, Carter Booth, Leonard Cecere, Maria Passannante Derr, Chair, Community Board #2, Manhattan (CB#2, Man.) John Diaz, Doris Diether, Harriet Fields, Sheelah Feinberg, Elizabeth Gilmore, Edward Gold, Jo Hamilton, Arthur Harris, Anne Hearn, Brad Hoylman, Susan Kent, Raymond Lee, Christine Lindemann, Elizabeth Loeb, Don MacPherson, Jason Mansfield, Rosemary McGrath, Philip Mouquinho, Patrick Munson, Judy Paul, David Reck, Robert Rinaolo, Robert Riccobono, Arthur Z. Schwartz, Shirley Secunda, Shirley H. Smith, James Solomon, Richard Stewart, Sean Sweeney, Betty Williams, Carol Yankay, Elaine Young

■ Helene Burgess, Lisa Cannistracci, Don Lee, Dr. John Maggio, Rick Panson, Annie Vanrenterghem-Raven, Rocio Sanz, Wilbur Weder

■ Lawrence Goldberg, Garth Harvey, Edward Ma, Michael Xu

■ Bob Gormley, District Manager, Florence Arenas, Community Associate

■ Daniel Weisfeld., Congressman Jerrold Nadler's office; Adam Riff, Senator Tom Duane's office; Lee Grodin, Council Speaker Christine Quinn's office; Gregory Brender, Assembly Member Deborah Glick's office; Cindy Voorspuy, Council Member Alan Gerson's office; John Fout, Council Member Rosie Mendez's office; John Ricker, NYC Comptroller's office; Paul Goldstein, Joan Krevler, David Kubik, John Jason, Edy Selman, Erin Roeder, Susan Goren, Sam Rosenblatt, Adam Arnow, Kirk Duval, Elaine Hudson, Mary Johnson, Maureen Remacle, Margie Rubin, J. McNab, Daniel Weisfeld, Kate Otto, David Lehmann, Georgina Christ, Tom Krevlin, Rick Hall, Jay Segal, Jonathan Greenberg, Peter Vuletsky, Virginia Hyverinea, Luther S. Harris.

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Meeting Date – October 19, 2006
 Board Members Present – 38
 Board Members Excused– 8
 Board Members Absent - 4

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NYU

Kate Otto spoke regarding community service. David Lehmann, gave an update of upcoming events.

Election Machines

Georgina Christ spoke regarding voting machines

Access for Disabled

Margie Rubin, from Disabled in Action, spoke in favor of wheelchair access for the disabled.

Various Topics

Elaine Hudson spoke regarding the filming at Washington Sq. Park, and the construction occurring at 251 Mercer St.

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West Coast Food, LLC, 398 West St.

John Jason, principal, spoke regarding the proposed liquor license application.

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Washington Sq. Park Environmental Assessment Review

J. McNab spoke against the EAR and requested more information. Virginia Hyverinea, Luther Harris, and Rick Hill spoke against it. Jonathan Greenberg spoke in favor of the resolution. Edy Selman spoke on this topic. Susan Goren signed up but was unable to speak.

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Proposal to Co-Name W. 3rd St. "Blue Note Way"

Maureen Remacle, from BAMRA, spoke against the proposal for the street re-naming.

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363-371 Lafayette St. Variances application for new building on site of former Jones Diner & auto repair yard. Tom Krevlin and Jay Segal, representing the applicant, spoke in favor of the application. Peter Vuletsky spoke regarding the variance application.

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Daniel Weisfeld., Congressman Jerrold Nadler's office

Adam Riff, Senator Tom Duane's office

Gregory Brender, of Assembly Member Deborah Glick's office

Lee Grodin, of Council Speaker Christine Quinn's office

Cindy Voorspuy, Council Member Alan Gerson's office.

John Fout, Council Member Rosie Mendez's office,

John Ricker, NYC Comptroller's office

V ■

Adoption of July minutes and distribution of September minutes.

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1. Maria Passannante Derr reported

2. Bob Gormley reported.

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The applicant appeared before the committee; and,

This application is for an On Premise license in a previously licensed 1,600 s.f. restaurant between West 3rd and Bleecker Streets, with an extensive Moroccan/Egyptian menu, in a mixed use building, consisting of 35 table seats and 1 bar with 5 seats; and,

The applicant stated that the hours of operation will be 12:00 p.m. – 2:00 a.m.; the music will be background only; there will not be a sidewalk café nor a backyard garden; and,

There was no opposition to the application; and,

That CB#2, Man. has no objection to the granting of an On Premise license to ■

Vote: Unanimous, with 38 Board members in favor.

■

The applicant appeared before the committee; and

This application is for an On Premise license in a 2800 s.f. restaurant/bar off Jane Street, in a commercial building, consisting of 130 table seats and 2 bars with 15 seats; and,

The applicant stated that the hours of operation will be 11:00 a.m. – 3:00 a.m.; the music will be by D.J. and jukebox; there will be an application for a sidewalk café if regulations permit, but not a backyard garden; no cabaret license will be sought; and,

There was no opposition to this application; and,

That CB#2, Man. has no objection to the granting of an On Premise license to ■

Vote: Unanimous, with 38 Board members in favor.

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The applicant appeared before the committee; and,

This application is for an On Premise license, pursuant to the purchase of a currently licensed location in a mixed-use building off Mulberry Street, to be converted to a 2,700 s.f. restaurant, consisting of 80 table seats and 1 bar with 12 seats; and,

The applicant stated that the hours of operation will be 11:00 a.m. – 2:00 a.m. Friday and Saturday, and 11:00 a.m. – 1:00 a.m. Sunday through Thursday; the music will be background only; there will not be a sidewalk café nor a backyard garden; and,

The applicant's principal and manager owns and operates Gatsby's across the street from the proposed location, lives in the area, and is a respected member of the community; there was no opposition to this application; and,

That CB#2, Man. has no objection to the granting of an On Premise license to ■

Vote: Unanimous, with 38 Board members in favor.

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The applicant appeared before the committee; and,

This application is for an On Premise license, in a previously licensed location (Harry's Burritos), for a 1,200 s.f. restaurant off 3rd Street, in a mixed-use building, consisting of 58 table seats and 1 bar with 12 seats; and,

The applicant stated that the hours of operation will be 12:00 p.m. – 2:00 a.m.; the music will be jukebox at background level only; there will not be a sidewalk café nor a backyard garden; and,

There was no opposition to this application; and,

That CB#2, Man. has no objection to the granting of an On Premise license to [REDACTED]

Vote: Unanimous, with 38 Board members in favor.

[REDACTED]

The applicant appeared before the committee; and

This application is for an On Premise license for a 1,250 s.f. restaurant (with a noted chef), located in a mixed use building between 10th and Charles Streets, consisting of 50 table seats and 1 bar with 8 seats; and

The applicant stated that the hours of operation will be 5:00 p.m. – 12:00 a.m. Sunday through Thursday and 5:00 p.m. – 1:00 a.m. Friday and Saturday; music will be background only; there will not be a sidewalk café nor a backyard garden; and

There was no opposition to this application; and,

That CB#2, Man. has no objection to the approval of an On Premise license to [REDACTED]

Vote: Unanimous, with 38 Board members in favor.

[REDACTED]

The applicant appeared before the committee; and,

This application is for a new On Premise license for a restaurant of traditional French cuisine, located in a 900 s.f. premise, in a mixed-use building on the corner of Lafayette and Grand Streets, with 50 table seats with 1 bar with 6 seats; and,

The applicant stated that the hours of operation will be 11 a.m. – 12 a.m.; there will be a sidewalk café application but no backyard garden; music will be background only; and,

No one from the community appeared in opposition to this application; and

That CB#2, Man. has no objection to the approval of an On Premise license to [REDACTED]

Vote: Unanimous, with 38 Board members in favor.

[REDACTED]

The applicant appeared before the committee; and,

This application is for alteration of an existing On Premise license in the premise known as Brothers Barbecue, which is transitioning into La Moelle, a French restaurant with a slightly different floor plan than Brothers Barbecue; La Moelle is a 3,700 s.f. premise located in a commercial building between Clarkson and West Houston Streets, with 80 table seats with 1 bar with 20 seats; and,

The applicant stated that the hours of operation will be 11 a.m. – 12 a.m.; there will be a sidewalk café but no backyard garden; music will be background only; and,

No one from the community appeared in opposition to this application; and,

That CB#2, Man. has no objection to the approval of the proposed alteration of the On Premise license of [REDACTED]

Vote: Unanimous, with 38 Board members in favor.

[REDACTED]

SoHo Cast Iron Historic District. Application is to request that Landmarks Preservation Commission (LPC) issue a report to City Planning Commission for Modification of Use pursuant to Sect. 42-142 of the Zoning Resolution.

CB#2, Man. had heard and partially approved the construction part of this two-part application, and

This application is for a change of use to Joint Living Work Quarters for artists for 8 units, two on each floor 2nd through 6th, and

The applicant has prepared a preservation plan for the building with the provisions that the New York City Department of Buildings and LPC will inspect the building for compliance with all the requirements for maintaining the building, and

The applicant had inquired about a waiver for the 15" clearance for the windows from the neighboring building, and reported that there was no waiver applicable,

CB#2, Man. recommends that LPC issue the required report to the City Planning Commission for the modification of use requested for 155 Spring Street (a/k/a 411 Broadway).

Vote: Unanimous, with 38 Board members in favor.

Application is to install rooftop garden.

The construction of this building, including the rooftop outside 4 foot railing and stairway and elevator bulkheads and skylight, had already received approval from the Landmarks Preservation Commission (LPC), and

The current application is to install a rooftop garden to be used by the employees of Theory and for unspecified meetings and events, and

The applicant intends to install two "dunes" which are enclosed plantings 3 feet high, and

The applicant intends to install green roofs, and

The applicant intends to install an undulating railing ("curtain rod") 9 feet tall surrounding the roof within the existing 4 foot railing, the railing to be lit, and sheer white curtain panels suspended from the railing down to the rooftop and attached thereto, which will provide a closed-in space which can be opened as necessary, and

The proposed 9 foot railing and curtain would be highly visible from street level, especially at night when lighted, according to the photographs taken (of the mock up) by area residents, and

The applicant appeared before the Committee and indicated his desire to be a good neighbor but that he had no pressing need for the roof garden, and

Large number of area residents attended the Committee's hearing and strongly opposed the rooftop garden and its possible uses,

CB#2, Man. does not object to the plantings and green roofs, but strongly opposes the proposed 9 foot lighted railing and curtain because the style is highly out of character for the Market Historic District, and because it would be clearly visible from street level.

Vote: Unanimous, with 38 Board members in favor.

Application is to construct a rooftop addition and alter window openings.

The proposal is to construct a rooftop stair bulkhead with metal door, and a storage room with a window with three full length glazed panes, both set toward the rear of the roof, and

The applicant intends to construct a 42 inch high railing around the periphery of the building rooftop, and

The applicant intends to cover the existing roof membrane with a non-combustible wood deck, which will be usable by all building tenants, and

The applicant intends to enlarge two top floor windows in the rear of the building, which is visible from Macdougall Alley (since the Alley buildings are smaller than the subject building), in a manner which is inconsistent with the current size of the remaining rear windows, and

The subject building is located across the street from historic Washington Square Park and the proposed rooftop addition will be seen from the street, as well affect the historic rooftop landscape in the area, and

CB#2, Man. recommends denial of this application both the structures on the roof and the two top floor windows of this historic building at 26 Washington Square North.

Vote: Unanimous, with 38 Board members in favor.

Application is to alter the ground floor facade and storefront.

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

The applicant failed to appear before the Community Board Committee, nor did he contact us for an adjournment,

CB#2, Man. recommends denial of this application for 312-314 Bleecker St. a/k/a 46 Grove St (A.O.C.) in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

2ND

A Greek Revival style rowhouse built in 1846-47 & later modified. Application is for permission to install a painted sign, no larger than 20 feet by 20 feet, on the side of the building.

This is a unique site, in the Historic District but having a blank wall facing Houston Street which is more in character with SoHo, and

The applicant came to Landmarks and the Community Board with this request instead of just installing a sign and trying to legalize it afterwards, and

A sign at this location would not have a major effect on the Historic District since it would be primarily visible from Houston Street,

CB#2, Man. could approve a painted sign on the blank Houston Street side of the building provided the sign was no more than the 20' x 20' proposed by the applicant, and that the graphics on the sign and any later changes to the sign are brought back to the CB#2, Man. for approval.

Vote: Unanimous, with 38 Board members in favor.

A store building designed by Griffith Thomas and built in 1872-73. Application is alter storefronts, on Broome and Wooster Streets, and to construct rooftop additions.

The applicant is to alter both storefronts, by making them handicapped accessible, by lowering the doors and installing ramps inside the two facades, and

On the Broome Street side the residential entrance door had already been modified by lowering the entry and ramping inside, and adding an extra glass transom over the entrance, and it is proposed to do the same to the adjacent commercial entrance so that they will match, and

On the Wooster Street side there is only one door and two mismatched windows at present, and the door is much higher above the sidewalk than the entrance door on the Broome Street side, and

The reason for these door changes was to comply with ADA regulations, but there was some question about whether ADA rules required two handicapped entrances to a building, and

On the roof of the building the bulkhead for the stairway is being moved back behind a new combined stairway and elevator bulkhead, raising 19 feet above the roof, which the applicant claimed was only minimally visible from the street, but where insufficient evidence of such sight line was presented to the Committee, and

The perimeter walls on the roof would be enclosed by a four foot high non- reflective glass which is much more modern in appearance than the historic building and existing cornice, and

The proposed swimming pools, one for each of the proposed seven new apartments, would be sunken into the roof and would not be visible, and

The chimneys and new chimney enclosure required for new fireplaces for each of the new apartments, would be highly visible from the street and would be out of character for the Historic District,

CB#2, Man. can approve the change in the Broome Street entrance to the commercial establishment as such proposed change will match the existing entrance for the residences, but

CB#2, Man. cannot support the other proposed changes, including the limestone bulkhead, the chimneys and chimneys enclosure, the non-reflective glass railing along the perimeter of the roof, and the proposed entrance on the Wooster Street side of the building.

Vote: Unanimous, with 38 Board members in favor.

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1

This Board is on record as seeking renovation of the Vesuvio Park comfort station so that it become handicapped accessible;

That CB2-Man., adopts as its highest-priority park capital project for the 2007-2008 fiscal year the renovation of the bathroom building at Vesuvio Playground, and calls upon the Mayor, the Borough President and Council Speaker Quinn to fund this project; and it is further;

That CB2 be on record as calling upon Parks and the City to include renovation of comfort stations in any capital renovation done in a park in CB2 which has a comfort station.

Vote: Unanimous, with 38 Board members in favor

2

The Parks Department has proposed that CB2 support the capital renovation of Minetta Playground at a cost of \$975,000; and

Minetta Playground is badly in need of renovation;

That CB2 calls upon the Mayor, the Borough President and Council Speaker Quinn to fund the renovation of Minetta Playground in the 2007-2008 capital budget.

Unanimous, with 38 Board members in favor

3

CB2 has previously voted to call for the capital renovation of the Bleecker Park sitting area as part of the process of remaining Bleecker Park Jane Jacobs Park;

That CB2 calls upon the Mayor, the Borough President and Council Speaker Quinn to fund the renovation of the Bleecker sitting area in FY 2006-2007 capital budget.

Vote: Unanimous, with 38 Board members in favor

4

It is the desire of CB2 that Pier 40 be redeveloped with the greatest amount of public space made available and smallest amount of traffic;

By CB2 that it calls for the following in connection with re redevelopment of Pier 40:

1 CB2 opposes the elimination of parking spaces on Pier 40 and calls for the preservation of the current parking rate structure.

2 CB2 opposes the placement of any big box store on Pier 40.

3 CB2 calls upon HRPT to choose the proposal with the most restrained amount of retail uses.

4 CB2 calls upon HRPT to give priority consideration to proposals which look for alternative (non-retail) public uses for Pier 40's interior spaces, such as schools, or commercial but economically accessible arts, cultural, and community activities.

Vote: Passed, with 37 Board members in favor and 1 recusal (Tobi Bergman).

5 [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This restaurant is located on the southwest corner of MacDougal St. and Bleecker St.; and

Mike Kelly appeared as representative for the owner; and

The operator agreed to keep extraneous furniture for the comedy club in the lower level off the sidewalk; and

There is no change in the number of tables and chairs; and

There are no complaints on record at this time against the café; and

That CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an Unenclosed Sidewalk Café to Mac Dougal Bleecker Corp, d/b/a Café del Mar, 89 MacDougal St., New York, New York 10012, with 17 tables and 34 seats. DCA # 1163023.

Vote: Unanimous, with 38 Board members in favor.

[REDACTED]

This restaurant is located on the southeast corner of 13th Street and Avenue of the Americas; and

The plans show 4 tables and 14 chairs and French Doors which were never built; and

The Manager Giovanni appeared before the committee; and

The applicant explained that there would be no waiter service; and

The tables would be used only for to go orders; and

This applicant intends to reduce the number of tables and chairs from 4 tables and 14 chairs to 4 tables and 8 chairs; and

The manager agreed to submit revised floor plans to the office; and

That CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an Unenclosed Sidewalk Café to Cosi Inc., d/b/a Cosi, 504 Avenue of the Americas, New York, N.Y. 10011, with 4 tables and 8 seats. DCA #0979053.

Vote: Unanimous, with 38 Board members in favor.

[REDACTED]

This restaurant is located on the southeast corner of MacDougal St. and Bleecker St.; and

There was no opposition to this application; and

There is sufficient passage for pedestrian safety; and

The applicant Mr. Yamamoto has signed and submitted a letter stating he has agreed to keep his tables and chairs to the exact number that is on his license and not to exceed such numbers; and

Mr. Yamamoto owns three restaurants in a 2 block restaurant and has otherwise been a good operator in the community; and

That CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an Unenclosed Sidewalk Café to Le Figaro Café Inc., d/b/a Le Figaro Café, 184 Bleecker Street, New York, N.Y. 10012, with 18 tables and 36 seats. DCA #1161236.

Vote: Unanimous, with 38 Board members in favor.

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This restaurant is located on MacDougal St. between Bleecker St. and Minetta Lane; and

This restaurant has been in business for 20 years with a sidewalk café; and

There was no opposition to this application; and

There is sufficient passage for pedestrian safety; and

This applicant intends to keep the same number of tables and chairs and the same configuration; and

That CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an Unenclosed Sidewalk Café to Pasta Presto Village Inc., d/b/a Pasta Presto Grill, 93 Mac Dougal Street, New York, N.Y. 10012, with 5 tables and 10 seats. DCA #0830176.

Vote: Unanimous, with 38 Board members in favor.

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This restaurant is located on Perry St. between Washington St. and St.; and

In September Landmarks approved the sidewalk café along with renovations to the facade; and

The restaurant operated for three years with a temporary permit under Landmarks while the renovation was done; and

There was no opposition to this application; and

There is sufficient passage for pedestrian safety; and

This applicant intends to keep the same number of tables and chairs and the same configuration; and

That CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an Unenclosed Sidewalk Café The Otheroom Inc., d/b/a The Otheroom, 143 Perry Street, New York, N.Y. 10014, with 2 tables and 6 seats. DCA #1110366.

Vote: Unanimous, with 38 Board members in favor.

█

This restaurant is located on Hudson St. between Grove St. and Barrow Street; and

This restaurant has been in business for 20 years with a sidewalk café; and

There was no opposition to this application; and

There is sufficient passage for pedestrian safety; and

This applicant intends to keep the same number of tables and chairs and the same configuration; and

That CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an Unenclosed Sidewalk Café to Babu Food Inc., a/k/a Hudson Dinner, 468 Hudson Street, New York, N.Y. 10014, with 17 tables and 33 seats. DCA #1157473.

Vote: Unanimous, with 38 Board members in favor.

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█his restaurant is located on the corner of Astor Place and Lafayette Street; and

█he owners proceeded to renovate this café without the proper permission from various city agencies; and

█nly the interior work had been authorized; and

█he restaurant is in a Historic District; and

█he applicant replaced the aluminum roof on the café with a Plexiglas roof and pitched it at a steeper angle; and

█he applicant changed the glass panels on the side of the café; and;

█Mr. John Fout from Council member Rosie Mendez's office appeared before the committee and expressed disappointment at the way this applicant had conducted his other café application as well as this one; and

█that CB#2, Man. recommends DENIAL of a TWO YEAR revocable consent to operate an Enclosed Sidewalk Café to Starbucks Corporation, d/b/a Starbucks Coffee Company, 13-25 Astor Place, New York, N.Y. 10003, with 24 tables and 77 seats. DCA #0924582.

Vote: Unanimous, with 38 Board members in favor.

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█his committee and the community board have long advocated a comprehensive approach to traffic planning that includes both research and community input; and

█he community board co-sponsored a community input meeting for Gansevoort along with State Senator Tom Duane and Project for Public Spaces; and

█s an outgrowth of this input meeting, local activists have formed the Greater Gansevoort Urban Improvement Project and have raised money for a pedestrian/traffic study of the area between Gansevoort Street to the south, 16th Street to the north, 9th Avenue and Hudson Street to the east and Route 9A to the west, to be conducted by former DOT commissioner Sam Schwartz in association with Regional Plan Association.

█that CB#2, Man., will co-sponsor along with Community Board 4, a traffic study of the Gansevoort area.

Vote: Unanimous, with 38 Board members in favor.

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█he proposed new building is in an M1-5B District, just across the street from the NoHo Historic District, and

█he M1-5B District is a manufacturing district, with a Floor Area Ratio of 5.0, and in which residential use is not permitted, and many commercial uses are not permitted below the second floor of the building, but which does permit Joint Living-Work Quarters for Artists in older buildings since it is classified as a manufacturing use, and

█he applicant is requesting variances for changes from the permitted uses to allow retail use on the first floor and residential uses on the upper floors, in a building with a floor area ratio of 5.5, and

█he building immediately adjacent to this one, which will be most impacted by the new construction, is 20 Bond St., an artists' coop since 1984, and occupied by certified artists, and

The applicant has been negotiating for months with the Board of 20 Bond St. to try to come up with a proposal which would allow him his new building while accommodating the existing artists in 20 Bond St., and

The plight of the artists in 20 Bond St. has led to a large amount of support in the form of letters and petitions to both Community Board #2 and the Board of Standards and appeals, and

The revised proposal for the new building, which was presented to the Zoning Committee at the Oct. 12 meeting, uses a creative and novel design—setting back floors 2 and 3 and cantilevering floors 4 through 6 over the open area, which will keep the new building from blocking many of the windows at 20 Bond St. and, in addition, creating skylights on the roof of the first floor retail to permit light into the first floor studio at 20 Bond St., and

The applicant has a demonstrable hardship with the long, narrow, wedge-shaped lot over the subway, and

Although there were some questions on the comparables as to location and size, there did seem to be a financial hardship for the site, and

The applicant has stated that he will be talking to Landmarks Preservation Commission about the design and materials of the building as it is adjacent to a Historic District,

CB#2, Man. could support the proposed change of use for retail on the first floor, but not the change to residential use, a use not permitted in M1-5B districts, but would support Joint Living-Work Quarters for the upper floors of the building, with the following provisos:

1. All units should be the required 1200 sq. ft. per unit (this is not a major problem since it would involve moving the wall at the first floor penthouse and combining the two small units in the top floor penthouse)
2. Eliminating the balconies, which are not usual in M districts, and which, in this case, partially block some windows in 20 Bond St. and also create a lack of privacy since they abut the 20 Bond St. windows (this is also not a major change since only 3 apartments have balconies, and the elimination of them would decrease the cost of construction)
3. That the applicant and the Board of 20 Bond St. sign a binding agreement involving the matters on which they have been negotiating (we understand such an agreement is in the final stages).

Vote: Unanimous, with 38 Board members in favor.

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Respectfully submitted,

Jo Hamilton, Secretary
Community Board #2, Manhattan