

FULL BOARD MINUTES

DATE: June 21, 2007
TIME: 6:30 P.M.
PLACE: St. Vincent's Hospital, 170 W. 12th Street
Cronin Auditorium

BOARD MEMBERS PRESENT: Steve Ashkinazy, Keen Berger, Tobi Bergman, Carter Booth, Sigrid Burton, Lisa Cannistracci (1/2 present), Leonard Cecere, Maria Passannante Derr, Chair, Community Board #2, Manhattan (CB#2, Man.) Doris Diether, Robert Ian Dutton, Sheelah Feinberg, Elizabeth Gilmore, David Gruber, Jo Hamilton, Anne Hearn, Brad Hoylman, Zella Jones, Susan Kent, Arthur Kriemelman, Edward Ma, Ke-Wei Ma, Rosemary McGrath, Philip Mouquinho, Judy Paul, Lois Rakoff, David Reck, Robert Riccobono, Erin Roeder, Rocio Sanz, Arthur Z. Schwartz, Shirley H. Smith, Richard Stewart, Wilbur Weder, Carol Yankay, Elaine Young

BOARD MEMBERS EXCUSED: Edward Gold, Lawrence Goldberg, Amanda Khan, Raymond Lee, Elizabeth Loeb, Don MacPherson, Jason Mansfield, Annie Vanrenterghem-Raven, Wendy Schlazer, Shirley Secunda, James Solomon, Sean Sweeney

BOARD MEMBERS ABSENT: David Ethan, Christine Lindemann

BOARD STAFF PRESENT: Bob Gormley, District Manager, and Julio R. Mora, Community Assistant

GUESTS: Erin Drinkwater, Congressman Jerrold Nadler's office; Adam Riff, Senator Tom Duane's office; Grey Elam, Council Speaker Christine Quinn's office; Gregory Brender, Assembly Member Deborah Glick's office; Hunter Johannson, Manhattan Borough President Scott Stringer's office; Paul Nagle, Council Member Alan Gerson's office; John Ricker, NYC Comptroller's office; Suzy Liang, Michelle Cheng, Joyce Chan, Lisa Lin, Dorothy Leung, Mei Chang Zhao, Joshua Lebewohl, Brian Dunne, Elizabeth Blatz, Carmen Ben, Edith Ho, Mandy Ho, Lily Pang, Winnie Ho, Betty Trnong, Jerry Less, S.L. Leu, Helene Greenberg Wyman, Shirley Sealy, Connie Masullo, Larry Hayes, Hande Dogu, Mark Iannello, Richard Goldberg, Robin Goldberg, Natalie Albert, Morris Faiblewicz, Adam Farmerie, Constance Dondore, Richard Tshudy, Russell Gangi, Anita Isola, Peg Helmholz, Andrea Nicolay, Fusun Ateser, Justin Conden, Afzal Shaikh, Melissa Tsui, Adler Ludugger, Margie Rubin, Richard Lobel, Livvie Mann, Mary Ann Arisman, Claude Isbelel, Lauren Falk, Peggy Ng, Hil Wen Mai, Stacy Kaufman, Michias Yohannes, Clifford Walts, Ung M. Leung, Ghada Slim, Andrew Gold, Mary Johnson, Ann Warner Arlen, Dan Esposito, Janet Freeman, Gus Theodoro, Mary Elizabeth Brown, Albert Bennett, Andrew Berman, Edy Selman, Cliff Goodwin, David Lehmann, Matt Imperiale, Itzal Eshed,

MEETING SUMMARY

Meeting Date: June 21, 2007
Board Members Present – 34
Board Members Excused–14
Board Members Absent - 2

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II. PUBLIC SESSION

Non-Agenda Items

New York IKFD, LLC, 19 Kenmare St.

Janet Freeman asked the community board to reconsider its resolution for a liquor license for this applicant. Richard Tschudy spoke against the proposal liquor license.

Washington Square Park

Grey Elam, representing Council Speaker Christine Quinn, and Paul Nagle, representing Council Member Alan Gerson spoke regarding this issue.

Washington Square Music Festival

Lois Rakoff, from BAMRA, announced the commencement of the upcoming music festival.

Father Demo Square

Edy Selman spoke regarding the park.

Auxiliary Police Support

Morris Faiblewicz, spoke regarding Speaker Christine Quinn's support for auxiliary police officers.

New York University

David Lehmann reported on upcoming events.

NYU Genome Building, 12-16 Waverly Place

Constance Dondore spoke regarding this proposed building.

NYC Public Library

Elizabeth Blatz reported that all New York City public libraries are now open six days a week.

Park Access

Margie Rubin, from Disabled in Action, spoke regarding access for the disabled at Seravalli Park

Business Items

Superior Restaurant, NYC, LP, 177 Mott St.

Peggy Ng, S.L. Leu, spoke against the proposed liquor license application.

Robin Goldberg spoke regarding this application.

Lasso NYC, Inc., 192 Mott St.

Peggy Ng, S.L. Leu, spoke against the proposed upgrade from a beer and wine license to a liquor license application.

Landmarks & Public Aesthetics Items

Proposed Landmarking of the South Village

Mary Elizabeth Brown, Anita Isola, Shirley Sealy, Fusun Ateser, Andrew Gold, Stacy Kaufman, spoke in favor of the proposal for landmark designation. Ann Warner Arlen spoke in favor of the original proposal for the landmarking of the South Village.

Albert Bennett, spoke against the second June meeting. Andrew Berman, GVSHP, spoke regarding this proposal. Livvie Mann requested a postponement on the voting for this item.

Sidewalks, Public Facilities & Access Items

Cevicheria Grove, Inc. d/b/a Mercadito Grove, 100 Seventh Avenue South

Joshua Lebewohl, representing the applicant, and Brian Dunne, the applicant, asked for a postponement of the resolution and vote on this application.

Barba, Inc. d/b/a Gus' Place, 192 Bleecker Street

Gus Theodoro, the applicant, spoke regarding his proposed sidewalk café application.

Proposal for Newsstand at Thompson & West 3rd Streets

Larry Hayes, Cliff Goodwin, Fusun Ateser, Andrew Gold, Stacy Kaufman, Jerry Less, Natalie Albert, Clifford Walts, Itzel Eshed, and Afzal Shaikh, spoke in favor of the application.

Ghada Slim, Matt Imperiale, and Michas Yohannes, did not speak, but were in favor of the newsstand.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Erin Drinkwater, Congressman Jerrold Nadler's office

Adam Riff, Senator Tom Duane's office

Gregory Brender, of Assembly Member Deborah Glick's office

Hunter Johannson, Manhattan Borough President Scott Stringer's office;

Grey Elam, of Council Speaker Christine Quinn's office

Paul Nagle, Council Member Alan Gerson's office.

John Ricker, NYC Comptroller's office;

V. ADOPTION OF MINUTES

Adoption of April minutes and distribution of May minutes.

VI. EXECUTIVE SESSION

1. **Chair's Report** Maria Passannante Derr reported
2. **Treasurer's Report** Rocio Sanz reported (**SEE ATTACHED EXHIBIT I**).
3. **District Manager's Report** Bob Gormley reported.

STANDING COMMITTEE REPORTS

ELECTION OF OFFICERS FOR THE ENSUING TERM

The following Board members ran unopposed and were elected Officers of Community Board #2, Manhattan for the ensuing term:

- Brad Hoylman– Chair
- Jo Hamilton– 1st Vice Chair
- Robert E. Riccobono– 2nd Vice Chair
- Sheelah Feinberg– Treasurer
- Susan Kent– Secretary
- Elaine Young– Assistant Secretary

BUSINESS

1. Snack Company Bedford LLC, 63 Bedford St., (at Morton Street), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in a residential building on the corner of Bedford and Morton Streets, for a 800 s.f. restaurant known as Snack Taverna, with 35 table seats and 1 bar with 2 seats, and a maximum legal capacity of 35 persons; and

WHEREAS, the applicant stated there are no plans to change current operations; the applicant has been operating for 4 years with a Beer and Wine License and stated that the hours of operation are 12:00 p.m. - 11:00 p.m. seven days a week; the music is background only; there will be no sidewalk café application and no backyard garden; and

WHEREAS, there are no complaints regarding the current operation;

THEREFORE, BE IT RESOLVED that CB#2, Man. no objection to the approval of an On Premise license to **Snack Company Bedford LLC, 63 Bedford St.**

Vote: Unanimous, with 36 Board members in favor.

2. Snack Company LLC, 105 Thompson St., (between Prince and Spring Streets), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in a residential building on Thompson Street between Prince and Spring Streets, for a 350 s.f. restaurant known as Snack, with 10 table seats and no bar, and a maximum legal capacity of 10 persons; and

WHEREAS, the applicant stated there are no plans to change current operations; the applicant has been operating for 8 years with a Beer and Wine License and stated that the hours of operation are 12:00 p.m. - 10:00 p.m. seven days a week; the music is background only; there will be no sidewalk café application or backyard garden; and

WHEREAS, there are no complaints regarding the current operation and the SoHo alliance has written a letter in support of this establishment;

THEREFORE, BE IT RESOLVED that CB#2, Man. no objection to the approval of an On Premise license to **Snack Company LLC, 105 Thompson St.**

Vote: Unanimous, with 36 Board members in favor.

3. Superior Restaurant, NYC, LP, 177 Mott St. (Broome and Kenmare) NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in a commercial building, with the entrance on Mott Street between Kenmare and Broome Streets, for a 4,600 s.f. space (800 Ground and 3800 Basement), with 171 table seats (29 Ground and 142 Basement) and 2 bars with 28 seats, and a maximum legal capacity of 180 persons (30 Ground and 150 Basement); and

WHEREAS, the applicant stated that the hours of operation will be 11:00 a.m. – 4:00 a.m. Seven Days a Week; the music is background only; there will not be a sidewalk café application and no backyard garden; and

WHEREAS, several members of the community appeared in opposition, citing potential noise and overcrowding issues, as well as the close proximity of other similar licensed establishments and raised concerns that the establishment is located within 200 ft of a place of worship; and

WHEREAS, it has been determined that the establishment is **NOT** located on the same street or within 200 feet of the ingress for the Holy Trinity Ukrainian Church at 359 Broome Street but CB2 Manhattan calls on the State Liquor Authority to verify this information; and

WHEREAS, it has been determined that the establishment is located within 200 feet of the ingress for the Chinatown Head Start program for pre-school children at 180 Mott Street, a space also used for senior citizen programs; CB2 Manhattan calls on the SLA to make a determination as to whether this On Premise license would violate the prohibition against an On Premise license within 200 feet of the entrance of a school; and

WHEREAS, members of the committee recognize the premise is permissively zoned for restaurant use and feel the applicants are suitable for the neighborhood due to their professionalism and experience in operating similar establishments nearby;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of an On Premise license of **Superior Restaurant, NYC, LP, 177 Mott St.**, unless the State Liquor Authority can verify that the establishment does **not** violate the prohibition against an On Premise license being issued within 200 feet of a place of worship or school.

Vote: Passed, with 19 Board members in favor, 11 in opposition, and 2 abstentions.

4. Lasso NYC, Inc., 192 Mott St. (at Kenmare), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in a mixed use building on the corner of Mott and Kenmare Streets, for a 1,000 s.f. restaurant known as L'asso, with 40 table seats and 1 bar with 5 seats, and a maximum legal capacity of 60 persons; and

WHEREAS, the applicant stated there are no plans to change current operations; the applicant has been operating for 3 years with a Beer and Wine License and stated that the hours of operation are 12:00 p.m. - 12:00 a.m. seven days a week; the music is background only; there will be no sidewalk café application or backyard garden; and,

WHEREAS, two members of the community appeared in opposition, citing potential noise and overcrowding issues, as well as the close proximity of other similar licensed establishments, but had no complaints about the applicant's current operation; and

WHEREAS, there are no violations on record with the current operation;

THEREFORE, BE IT RESOLVED that CB#2, Man. no objection to the approval of an On Premise license to **Lasso NYC, Inc., 192 Mott St., NYC**.

Vote: Passed, with 31 Board members in favor, and 1 in opposition.

5. Akram Restaurant Management, Inc., 129 Mulberry St. (Hester and Grand), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in a mixed use building on Mulberry Street between Hester and Grand Streets, for a 800 s.f. restaurant known as Da Gennaro, with 65 table seats and 1 bar with no seats, and a maximum legal capacity of 70 persons; and

WHEREAS, the applicant stated there are no plans to change current operations; the applicant has been operating for 2 ½ years with a Beer and Wine License and stated that the hours of operation are 11:00 a.m. - 1:00 a.m. Monday - Thursday and 11:00 a.m. - 2:00 a.m. Friday - Sunday; the music is background only; there is a sidewalk café but no backyard garden; and

WHEREAS, there are no complaints with the current operation and no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. no objection to the approval of an On Premise license to **Akram Restaurant Management, Inc., 129 Mulberry St.**

Vote: Unanimous, with 36 Board members in favor.

6. ALN Restaurant Management, Inc., 129 Mulberry St. (Mott and Baxter), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for alteration of an existing On Premise license in a 3200 s.f. restaurant known as Giovanna's with 90 table seats and 2 bars with 10 seats; and a maximum legal capacity of 105 persons, located in a mixed use building on Mulberry Street between Mott and Baxter streets, to **include the recently approved sidewalk cafe with 11 tables and 22 table seats**; and

WHEREAS, the applicant stated the hours of operation will be 11:00 a.m. – 2:00 a.m. Seven Days a Week; there will be a sidewalk café but no backyard garden; music will be background only; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection for the proposed alteration to the On Premise license of **ALN Restaurant Management, Inc., 129 Mulberry St.**

Vote: Unanimous, with 36 Board members in favor.

7. Rick Camac, 765 Washington St., (at West 12th), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license for a restaurant in a 1400 s.f. premise in a mixed use building on the corner of Washington and W. 12th Streets, with 38 table seats, 2 bars with 24 seats, and a maximum legal capacity of 62 persons; and

WHEREAS, the applicant stated the hours of operation are 12:00 p.m. – 2:00 a.m. Seven Days a Week; there will be no sidewalk café application; music will be background only; and

WHEREAS, the backyard garden will not be in use until the applicant has received proper authorization from the Landmarks Preservation Commission; and

WHEREAS, if feasible, the committee encourages the Landmarks Preservation Commission to approve the use of the backyard garden to help minimize the sidewalk congestion of smoking patrons; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Rick Camac, 765 Washington St.**

Vote: Unanimous, 36 with Board members in favor.

8. Café Marie, Inc., 497 Broome St. (at West Broadway), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license for a restaurant in a 2,187 s.f. premise in a mixed use building, with the entrance on the corner of Broome and West Broadway, with 56 table seats, 1 bar with 11 seats, and a maximum legal capacity of 73 persons; and

WHEREAS, the applicant stated the hours of operation are 8:00 a.m. – 1:00 a.m. Seven Days a Week; there will be no sidewalk café application and no backyard garden; music will be background only; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Café Marie, Inc., 497 Broome St., NYC.**

Vote: Unanimous, with 36 Board members in favor.

9. Fareground Restaurant LLC, 117 Perry St. (at Greenwich Street), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license for a restaurant in a 2,000 s.f. premise in a mixed use building on the corner of Perry and Greenwich streets, with 64 table seats, 1 bar with 6 seats, and a maximum legal capacity of 70 persons; and

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 12:00 a.m. Monday - Friday and 12:00 a.m. - 12:00 p.m. Saturday and Sunday; there will be no sidewalk café application and no backyard garden; music will be background only; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Fareground Restaurant LLC, 117 Perry St. NYC.**

Vote: Unanimous, with 36 Board members in favor.

10. Ostrov Corp, 131 Sullivan St. (at Prince Street) NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for transfer of an On Premise license for a restaurant known as the Cub Room located in a 4,300 s.f. premise in a residential building located at the corner of Sullivan and Prince streets, with 140 table seats and 1 bar with 12 seats and a maximum legal capacity of 153 persons; and

WHEREAS, the applicant stated there are no plans to change current operations; the applicant stated the hours of operation are 11:00 a.m. – 12:00 a.m. Monday - Thursday and 11:00 a.m. - 1:00 a.m. Friday - Sunday; there will not be a sidewalk café application nor a backyard garden; music will be background only; and

WHEREAS, there are no complaints regarding the current operation and no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of transfer of an On Premise license to **Ostrov Corp, 131 Sullivan St. NYC.**

Vote: Passed, with 31 Board members in favor, and 1 in opposition.

11. 60 Greenwich, LLC, 60 Greenwich Ave. (Perry and Charles), NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for alteration of an existing On Premise license in a 1104 s.f. restaurant known as Gusto, with 58 table seats and 1 bar with 10 seats and a maximum legal capacity of 68 persons, located in a mixed use building on Greenwich Avenue between Perry and Charles streets, **to include a sidewalk cafe with 13 tables and 26 table seats;** and

WHEREAS, the applicant stated the hours of operation will be 11:30 a.m. – 12:00 a.m. Sunday - Thursday and 11:30 a.m. - 2:00 a.m. Friday and Saturday; there will be a sidewalk café application but no backyard garden; music will be background only; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection for the proposed alteration to the On Premise license of **60 Greenwich, LLC, 60 Greenwich Ave.**

Vote: Unanimous, with 36 Board members in favor.

12. 7th & Barrow, LLC, d/b/a Sushi Samba 7, 87 7th Ave. South (Barrow and Grove), NYC

WHEREAS, this application is for alteration of an existing On Premise license in a 11,500 s.f. restaurant with 210 table seats and 2 bars with 38 seats; and a maximum legal capacity of 282 persons, located in a commercial building on 7th Avenue South between Barrow and Grove streets, **to include an enclosed 2nd floor dining patio with 8 tables and 24 table seats**; and

WHEREAS, the applicant stated the hours of operation are 11:45 a.m. – 1:00 a.m. Monday - Wednesday and 11:45 a.m. - 2:00 a.m. Thursday - Saturday and 11:30 a.m. - 12:00 a.m. Sunday; music will be background and DJ only; and

WHEREAS, regarding the enclosed 2nd floor dining patio and sidewalk cafe, the applicant has demonstrated to the Sidewalks Committee of CB#2, Man.: 1 - a resolution of its outstanding legal issues; 2 - community outreach, including but not limited to monthly meetings and providing the community with a contact number of the General Managers; 3 - execution of a letter agreement as to its operation, including the last sitting for the large booth table next to the adjacent apartment building to be 9:30 p.m.; 4 - provided the Sidewalks Committee of CB#2, Man. with a copy of its Certificate of Appropriateness issued by LPC which permitted the construction of the second story enclosed structure; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends denial of the proposed alteration to the On Premise license of **7th & Barrow, LLC, d/b/a Sushi Samba 7, 87 7th Ave. South, NYC**, unless those conditions agreed to by applicant relating to the third “whereas” clause above and the attached letter dated June 18, 2007 (**EXHIBIT II**), are incorporated into the “Method of Operation” on the applicant’s alteration to the SLA On Premise license.

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

13. Café C III, LLC, d/b/a North Square, 103 Waverly Pl. (at Macdougall), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for alteration of an existing On Premise license in a 1,200 s.f. restaurant with 80 table seats and 1 bar with 6 seats; and a maximum legal capacity of 80 persons, located in a commercial building on the corner of Waverly and Macdougall streets, to include an entrance to the premise on Macdougall Street; the entrance to the establishment has historically been on Waverly Place; and

WHEREAS, the applicant stated the hours of operation are 7:30 a.m. – 12:00 a.m. seven days a week; there will be no sidewalk café application and no backyard garden; music is background only; and

WHEREAS, the applicant has operated for many years without complaint and no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection for the proposed alteration to the On Premise license of **Café C III, LLC, d/b/a North Square, 103 Waverly Pl., NYC**.

Vote: Unanimous, with 35 Board members in favor, and 1 recusal (J. Paul).

14. Kitchen Club, Inc, 30 Prince Street. (at Mott Street), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for alteration of an existing On Premise license in a 1400 s.f. restaurant with 45 table seats and 1 bar with 4 seats; and a maximum legal capacity of 45 persons, located in a mixed use building on the corner of Prince and Mott streets, **to include a sidewalk cafe with 14 tables and 28 table seats**; and

WHEREAS, the applicant stated the hours of operation will be 12:00 p.m. – 12:00 a.m. seven days a week; the sidewalk café application was previously approved by CB2, Manhattan, but there will not be a backyard garden; music will be background only; and

WHEREAS, the applicant has had an On Premise license for 16 years and no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection for the proposed alteration to the On Premise license of **Kitchen Club, Inc, 30 Prince Street, NYC.**

Vote: Unanimous, with 36 Board members in favor.

15. Café Sorrento, Inc., 132 Mulberry St. (Grand and Hester), NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for alteration of an existing On Premise license in a 1100 s.f. restaurant known as Café Sorrento, with 68 table seats and 1 bar with no seats and a maximum legal capacity of 68 persons, located in a mixed use building on Mulberry Street between Grand and Hester streets, **to include a sidewalk cafe with 4 tables and 8 table seats**; and

WHEREAS, the applicant stated the hours of operation will be 11:00 a.m. – 1:00 a.m. seven days a week; there will be a sidewalk café but no backyard garden; music will be background only; and

WHEREAS, no one appeared in opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection for the proposed alteration to the On Premise license of **Café Sorrento, Inc., 132 Mulberry Street, NYC.**

Vote: Unanimous, with 36 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1ST LANDMARKS MEETING

Item 6 – 57-63 Greene St.-SoHo Cast Iron Historic District. A store building designed by Edward H. Kendall & built in 1876-77. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to a request for a Modification of Use pursuant to Section 74-71l of the Zoning Resolution.

WHEREAS, the owner of the building intends to convert floors within the building not already designated as Joint Living Work Quarters for Artists to such use, and also to request that the ground floor use be changed to retail, Use Group 6, and

WHEREAS, some of the floors are already occupied by Certified Artists, and the ground floor has furniture showrooms which are not classified as retail use, and

WHEREAS, in cases like this, Community Board #2 has required that substantial work be done to restore and maintain the building in Landmark quality, and

WHEREAS, the owner intends to restore the brick work, especially where the fire escape was removed, and

WHEREAS, the owner intends to replace the existing miscellaneous windows with the correct two over two windows as shown on the old tax photos, and

WHEREAS, the owner will be doing extensive work on the rear of the building which appears to be in very poor condition, and

WHEREAS, the vault lights in the sidewalk will be restored, and the sidewalk will be repaired with new granite slabs, and a new curb installed, and

WHEREAS, a new air conditioning unit will be installed on the roof for central air conditioning, the structure to be 15'10" tall on a 2' base, and

WHEREAS, the applicant did not supply the Committee with any sightline sketches for the new rooftop structure, and

WHEREAS, the owner has agreed to enter into a program of continuing maintenance for the building, and

WHEREAS, at least 14 tenants from the building attended our hearing, concerned about the effect the proposed work will have on their units, and also concerned that many of them had received letters from the owner stating that their leases would not be renewed, and

WHEREAS, the tenants stated that notices about our meeting which had been posted the previous Thursday, had disappeared before the day was over, and one had been found, discarded, which is how they knew about the meeting, and after a call to the Community Board office, the District Manager went out and reposted the area, and

WHEREAS, after an explanation to the tenants, they understood that they could come to the Landmarks hearing on June 5, but that this matter, at this level, only dealt with the exterior changes to the building facades, as visible, and that after the application is filed with City Planning, there would be additional opportunities to address the questions and problems of the existing tenants,

THEREFORE, BE IT RESOLVED CB#2, Man. still questions the visibility of the new air conditioning bulkhead on the roof and whether it could be reduced in size, and

BE IT FURTHER RESOLVED, CB#2, Man. finds the exterior work on the front and rear facades of the building and the work on the public sidewalk to be in character of the area and recommends approval, and

BE IT FURTHER RESOLVED, CB#2, Man. finds the exterior work on the building at 57-63 Greene St. to be substantial and the owner has agreed to enter into a program of continuing maintenance for the building, and

BE IT FURTHER RESOLVED, CB#2, Man. finds that the applicant has complied with the requirements for filing a 74-711 application with the City Planning Commission and approves the Landmarks Commission sending the required letter to the City Planning Commission.

Vote: Unanimous, with 32 Board members in favor.

Item 7 – 2 Bleecker St. – NoHo East Historic District. An Italianate style store building designed by Nicholas Whyte & built in 1868. Application is to construct a rooftop addition.

WHEREAS, this 4 story building has a restaurant on the ground floor and residential use on floors 2 through 4, and

WHEREAS, the proposed penthouse, about 400 sq. ft. in size, is 6’6” above the roof and partly depressed into the top floor of the building, and

WHEREAS, this rather ornate building has a dominant cornice and unusual architecture on the other floors of the building, and

WHEREAS, the proposed penthouse is a rather boxy structure with square windows in aluminum and glass which was visible from the Bowery in the sketches shown to the Committee,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends denial of this penthouse at 2 Bleecker St. because of its visibility.

Vote: Passed, with 31 Board members in favor and 1 recusal (C. Booth).

Item 8 – 550 Hudson St.–Greenwich Village Historic District. A residential building constructed in 1861 & altered in the early 20th Century. Application is to install storefront infill & a barrier-free access ramp.

WHEREAS, the applicant will be retaining and restoring the pilasters and wood frame storefront as they were originally, and

WHEREAS, new wood frame windows with sills will be installed, and

WHEREAS, on the first floor, the windows will be repaired and converted to wood frame windows with a glass transom above, and a 3’6” awning installed below the transoms and above each of the windows, and

WHEREAS, there will be signage on each of the awnings and also on the windows below, and

WHEREAS, the proposed handicapped access will be on the Perry St. side of the building, extending along the building for 13’ on the sidewalk, the ramp itself to be 3’8” wide with a black railing, and the ramp will leave 5’6” of clear sidewalk to the tree pit, and

WHEREAS, since the Perry St. doorway is too small, it will have to be enlarged, but there are no plans at present to increase the size of the lintel over the door, and

WHEREAS, the applicant will be restoring the 2 cast iron columns at the front of the building,

WHEREAS, the applicant's explanation about why the ramp could not be an interior ramp was questioned at our meeting,

THEREFORE, BE IT RESOLVED Community Board #2 finds the restoration work at 550 Hudson St. all right, but feels the lintel above the handicapped entrance should be enlarged to match the size of the new door opening, and

BE IT FURTHER RESOLVED, CB#2, Man. feels that the proposed signage, on each of the 7 awnings plus each of the windows, is excessive and does not approve this.

Vote: Unanimous, with 32 Board members in favor.

12 Gay St.—Greenwich Village Historic District. This item is not calendared for June 5, but will be on a subsequent calendar.

WHEREAS, the proposal is to restore the front façade and replace the rear façade on this small 1828 building, and

WHEREAS, the proposal is to restore the brick work and the Federal style cornice on the building, and change it from a two-family back to its original one-family dwelling, and

WHEREAS, the rear wall of the building was poorly constructed, and at present has two slanted (artist-type) skylights, and arched windows on the first floor, and

WHEREAS, there is a tiny triangular shaped rear yard, and

WHEREAS, the proposal is to change the whole rear shape of the building from two slanted skylights at angles to one glazed wall recessed into a new rear wall which will be completely rebuilt, taking more room at the top and setting back further on the first floor to open up the small yard, making it larger, and

WHEREAS, the applicant had no real sample of the hand crafted translucent glass to be used, and the comments about horizontal divisions, creating 3 sections, was not clear on the drawings, and

WHEREAS, questions were raised about the fact that the rear portion of the roof will now slope toward the center of the building, leading to possible drainage problems, and

WHEREAS, there is also a proposal to excavate under this small building to increase the height of the basement and to create a cellar under it, and this has often caused problems to both the landmark building and its neighboring buildings, even though we were assured two construction engineers were working with them and the cellar would be 4' from the side walls of the building.

THEREFORE, BE IT RESOLVED CB#2, Man. approves the façade changes to the front of the building at 12 Gay St., but would like more reference to the Federal period, and

BE IT FURTHER RESOLVED, CB#2, Man. has concerns about the new cellar and lowering the level of the basement and its effects on both this building and neighboring buildings, and

BE IT FURTHER RESOLVED, CB#2, Man. approves the rear façade of this building only because it is on a very small donut and not visible from the streets, and is in the Atelier style as is the building itself.

Vote: Unanimous, with 32 Board members in favor.

SPECIAL MEETING

Proposal for new South Village Historic District

This was the second Public Hearing that the Committee held on this proposal, and the first Committee discussion. There were 22 speakers during the Public Session, 1 opposed to the proposal and 21 in favor including representatives from State Sen. Tom Duane and Council Member Alan Gerson, and representatives from a number of local organizations. 52 people signed in on the attendance sheets.

WHEREAS, as early as 2001 many local organizations were concerned about the fate of the South Village, and many representatives from such groups as Morton St. Assn., Bedford/Barrow/Commerce St. Assn., Bedford/Downing Assn., Central Village Assn., BAMRA, Minetta Block Assn., West 4th St. Assn., the Historic District Council, and the Greenwich Village Society for Historic Preservation met and created the South Village Landmarks Assn., and

WHEREAS, the study for the proposed South Village Historic District was begun about 2004-2006 by the architectural historian and preservationist Andrew S. Dolkart under the auspices of the Greenwich Village Society for Historic Preservation, and

WHEREAS, the South Village area history dates back to 1644 and was one of the areas settled by various ethnic groups, one of the largest being Italian immigrants, who are still an important component of the area, and

WHEREAS, the major residential development took place in the 1820s and 1830s, and many of these buildings still exist, and

WHEREAS, a number of important public buildings in the area are still intact, such as St. Anthony of Padua Church, Our Lady of Pompei Church, Judson Memorial Church, Bethlehem Chapel, Children's Aid Society, Greenwich House Pottery, Tony Dapolito Recreation Center, Hudson Park Library, City as School and

WHEREAS, with the increasing pressure on many neighborhoods for development, this area is now under threat, and in fact has already lost some of its notable buildings, such as Circle in the Square, Sullivan St. Playhouse, and more recently the Poe House and Judson Church House, and

WHEREAS, although there is some feeling that the area of the Historic District should encompass more buildings, the necessity for protecting as much as possible as soon as possible makes it important to push ahead with the current proposal now,

THEREFORE BE IT RESOLVED CB#2, Man. joins with the many other community groups in our area to recommend that the Landmarks Preservation Commission calendar this proposed South Village Historic District for a designation hearing as soon as possible.

SEE ATTACHED AMENDED RESOLUTION-EXHIBIT III

Both of these resolutions were sent back to the committee and will be discussed in July.

2ND LANDMARKS MEETING

Item 11 – 443 Broadway, SoHo Cast Iron Historic District An Italianate style store & loft building designed by Griffith Tomas & built in 1860. Application is to install a flagpole & banner.

WHEREAS, the proposed banner is 1'6" by 6' and tied down top and bottom to flagpoles, and

WHEREAS, the banner is 10'4" above the sidewalk, and

WHEREAS, the banner is black with gold lettering which is fairly discrete,

THEREFORE, BE IT RESOLVED CB#2, Man. has no objection to the flagpoles and banner for 443 Broadway since the banner's overall size is less than the 15 square feet permitted for banners in the SoHo Cast Iron Historic District.

Vote: Unanimous, with 32 Board members in favor.

Item 12 – 60 Grand St.—SoHo Cast Iron Historic District. A neo-Classical style building designed by Cleverdon & Putzel & built in 1895-96. Application is to install a painted sign.

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 application before the Public Hearing"; and

WHEREAS, the applicant failed to appear before Community Board committee, nor did the applicant contact us for a layout,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends denial of this application for 60 Grand St., in the absence of this important step in the review process.

Vote: Unanimous, with 32 Board members in favor.

Item 13 – 102 Greene St.–SoHo Cast Iron Historic District A store & loft building designed by Henry Fernbach, built in 1880-1881, and altered in 1941. Application is to install new ground floor infill, reconstruct the upper floors of the façade & construct a rooftop addition.

Item 14 – 102 Greene St. – SoHo Cast Iron Historic District. Application is to request the LPC to issue a report to CPC relating to a Special Permit for Modification of Use pursuant to Section 74-71l.

WHEREAS, this building was originally five stories tall, but the upper two floors were removed after a fire, and

WHEREAS, the proposal is to restore the two missing floors so that it matches the adjoining building including the cast iron on the upper two floors, and

WHEREAS, the 2 over 2 windows will be replaced, and replicated on the two new floors, and they will also be wood-framed windows, and

WHEREAS, the steps with glass insets will be moved over to the adjacent area, and the main steps to the building will be replaced by ramp, and

WHEREAS, the ornate decorated door on the building will be moved into the building but still visible from the outside of the building,

WHEREAS, the proposed penthouse will be set into the building, extending only 10' above the roof and 7' above the cornice, and will be set back 10' from the front of the building, and

WHEREAS, the exact colors of the building have not yet been determined, awaiting the analysis of the paint samples, but it appears the building was originally beige with red window frames, and

WHEREAS, this is a tasteful and appropriate restoration of this building at 102 Greene St.,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of this application for 102 Greene St.

WHEREAS, the amount of restoration work on this building is considerable,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to the Special Permit for Modification of Use under Section 74-71l of the Zoning Resolution for 102 Greene St. (This next item is for the July 10 hearing at LPC.)

Vote: Unanimous, with 32 Board members in favor.

96-98 Greene St.

WHEREAS, these buildings are mates to 102 Greene St., with similar designs although one was by a different architect, and

WHEREAS, the proposal is to restore these two buildings to their former state by restoring the exteriors, replacing the 2 over 2 windows and 1 over 1 windows originally in the buildings, and

WHEREAS, the architect intends to retain the slight differences in the building's designs and retain the fire escape on 96 Greene St., and

WHEREAS, the penthouses on the two buildings will also vary slightly, one being 12' and the other 11'6" above the cornice, both penthouses being set back 20' from the cornice line, and

WHEREAS, again, the restoration work on the two buildings is appropriate and tasteful,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of the restoration work and new penthouses on 96 and 98 Greene St.

Vote: Unanimous, with 32 Board members in favor.

WHEREAS, the work on these two buildings is substantial,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to the Special Permit for Modification of use under Section 74-711 of the Zoning Resolution for 96 and 98 Greene St.

Vote: Unanimous, with 32 Board members in favor.

Item 15 – 375 West Broadway a/k/a 61-63 Wooster St. – SoHo Cast Iron Historic District. An Italianate style store & loft building designed by J.B. Snook & built in 1875-76. Application is to legalize the installation of a flagpole and banner and benches without LPC permits.

WHEREAS, the planters and benches are at least partially within the property lines of the building and do not seem to have caused any problems, and

WHEREAS, the proposed banner is 6’ by 8’ in size, and

WHEREAS, the applicant assured us that the plants are replaced regularly so that they remain an asset to the block,

THEREFORE, IT BE RESOLVED CB#2, Man. does not oppose the planters and benches at 375 West Broadway, but

BE IT FURTHER RESOLVED CB#2, Man. recommends denial of the proposed banner at 375 West Broadway because it exceeds the permitted and recommended 3’ by 5’ size for banners in the SoHo Historic District.

Vote: Unanimous, with 32 Board members in favor.

Item 16 – 101 Prince St.–SoHo Cast Iron Historic District A commercial style building designed by Thomas Lamb & built in 1910-1911. Application is to install new storefront infill.

WHEREAS, this is a 7 story building next door to the Post Office on Prince St., and

WHEREAS, the applicant intends to repair the drop ladder, repair the cast iron piers and the piers above, install a metal bulkhead 18” high on the first floor, and clean the brick which appears to be a light buff color on the front and on the fire escapes, and

WHEREAS, the door and store windows will be replaced, with stainless steel above the windows and along the sides, with 2’ on the top as a cornice, and stainless steel above and along the sides of the windows, and

WHEREAS, it is proposed to add a flag in brown color, 3’ by 3’, at the front of the building,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of the proposed repairs, the colors, and the flag for 101 Prince St.

Vote: Unanimous, with 32 Board members in favor.

Item 17 – 250 Mercer St. a/k/a 683-685 Broadway – NoHo Historic District. A Georgian Revival style store & loft building designed by W. Wheeler Smith & built in 1899-1901. Application is to construct a roof top addition.

WHEREAS, this building is notable for its full height mural on one side of the building, and

WHEREAS, the proposed rooftop addition is partially visible behind the mural, and

WHEREAS, the proposal is to raise the parapet wall & construct the rooftop addition with 3 bedrooms and an outdoor area for use by the tenants, and

WHEREAS, the co-op building intends to change the windows on the front of the building and the applicant intends to match those windows on the façade of his addition in line with those windows, and

WHEREAS, the windows hidden from view on the northwest courtyard, north facing, will be somewhat different, and

WHEREAS, the applicant intends to match the brick on his addition to that of the rest of the building,

THEREFORE, BE IT RESOLVED CB#2, Man. does not object to the addition to the building at 250 Mercer St. as long as the visible windows will match the rest of the building.

Vote: Unanimous, with Board members in favor.

Item 19–59 West 8 St. – Greenwich Village Historic District. A Queen Anne style rowhouse built in 1875. Application is to legalize the installation of signage without Landmarks permits.

WHEREAS, the applicant only brought to the Committee his sign for the ‘SUBWAY’ store which he stated they wanted to backlight to create a halo effect, and

WHEREAS, he indicated that the awning had already been approved, and

WHEREAS, questions were raised about the totally new store fronts for both this store and the adjacent store and the building entry between them which seem totally out of character for the street and this building,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends denial of this sign until the total façade and storefronts of this building are addressed at 59 West 8 St.

Vote: Unanimous, with 32 Board members in favor.

Item 20 – 32 Gansevoort St.–Gansevoort Market Historic District. A Renaissance Revival style warehouse designed by Charles R. Bahrens & built in 1893. Application is to install new storefront infill and signage.

WHEREAS, the proposal is to extend the storefront frame above the store across the building, and

WHEREAS, the proposed white signage on a banner on the existing flagpole which will be free to flutter in the breeze will be 2’6” by 4’, and

WHEREAS, the storefront extends to the sidewalk without bulkheads, and

WHEREAS, the existing columns are to stay,

THEREFORE, BE IT RESOLVED CB#2, Man. approves the storefront as proposed for 32 Gansevoort St. but finds the flag not appropriate and suggests a blade sign if there is no canopy over the storefront.

Vote: Unanimous, with 32 Board members in favor.

1-3 Ninth Ave. a/k/a 49 & 51 Gansevoort St.–Gansevoort Market Historic District. (This application was heard by CB#2 in May, but various questions still existed and at the LPC hearing we requested that the applicant return to us with answers to our questions. Despite the LPC stating that he did not have to return, he did, and had further information on our concerns. Although in general we approved the project, we asked for more specific information on color & size of the awnings and signage, and suggested the metal front was only appropriate on the one story structure but not on the existing 3 story structure. We requested more information on the moveable metal gates on tracks in front of the storefront window, and more information and more appropriate design for the trellis above the 1 story structure. Some of these same questions had been raised by the LPC at the 5/22/07 hearing.)

WHEREAS, the applicant has reduced the metal façade, retaining it only for the one story building and replacing the metal with brick on the 3 story structure with sandstone accents, and

WHEREAS, the three story rowhouse will also have a brownstone cornice, and

WHEREAS, the scale of the moveable metal panels have been reduced and will be zinc panels in three different shades of matte grey, 4” to 8” in width, and

WHEREAS, the trellis will be of openwork metal with a metal rail, and

WHEREAS, the windows will be 6 over 6 on part of the structure and 2 over 2 elsewhere,

THEREFORE, BE IT RESOLVED CB#2, Man. continues to approve the design for this building at 1-3 Ninth Ave. and is pleased with the change from metal to brick for the row house, and appreciates that the applicant returned to CB#2 with answers.

Vote: Unanimous, with 32 Board members in favor.

LESBIAN, GAY, BISEXUAL AND TRANSENDER

1. The Door

WHEREAS, CB#2, Man. has spent significant time, over many years studying and discussing the problem on Christopher Street and the Christopher Street Pier, including meetings with various local groups and organizations, and conducting several public hearings, and issuing numerous proposals and resolutions on the subject, and

WHEREAS, we were careful to recognize that there are many valid and at times, conflicting interests and needs at stake in this issue, and

WHEREAS, this year, in response to our requests, Council speaker Christine Quinn offered a multifaceted program to address these problems, incorporating many, but not all, of the Boards suggestions and requests, and

WHEREAS, this proposal provided funding to The DOOR to expand its services to LGBT Youth, including staying open later, and creating a Street Outreach program, and

WHEREAS, this proposal also provided for additional police officers being hired at the 6th Precinct and assigned to Christopher Street; and

WHEREAS, The DOOR has been operating this new program for several months now, and

WHEREAS, at last month's meeting of the LGBT Committee, a broad spectrum of the local community (including residents, community activists, business owners, and youth) turned out to offer their praise for the work being done so far by The DOOR, and

WHEREAS, during the course of its long term assessment of this issue, CB2 Manhattan, together with local residents and Youth representatives had concluded that the problem of noise and traffic on Christopher Street could be significantly reduced if provisions were made, in the vicinity of the Pier, for Restrooms to kept open later, and for Food Vendors to be allowed to operate,

THEREFORE, BE IT RESOLVED that CB#2, Man. extends its gratitude and appreciation to Council Speaker Christine Quinn for her commitment to the issue of making Christopher Street and the Pier safe, livable and accessible to everyone, and for providing, through her proposal, the necessary help to make significant improvements in this area; and

BE IT FURTHER RESOLVED that CB#2, Man. commends The DOOR for the excellent job they have done so far: providing services to LGBT Youth at its facility, conducting Street Outreach at the Pier, and working inclusively with various local groups and concerned citizens; and

BE IT FURTHER RESOLVED that CB#2, Man. urges Council Speaker Quinn not only to continue this funding to The DOOR next year, so that they can maintain this necessary program, but we urge her to increase the funding in order to enable The DOOR to stay open even later, as has been recommended by all interested observers; and

BE IT FURTHER RESOLVED that CB#2, Man. urges Council Speaker Quinn, and all of our elected officials, and the Hudson River Park Conservancy to do whatever is necessary to keep the restrooms at the Pier open till 1AM, and to enable Vendors to sell food at the Pier.

Vote: Unanimous, with 36 Board members in favor.

2. Heritage of Pride

WHEREAS, Heritage of Pride (H.O.P.) is a respected institution of the LGBT community of New York City, providing numerous services to the community, including the organization of its annual Pride March on the last Sunday of June; and

WHEREAS, H.O.P. has held its popular Pride fest and Street Festival in the West Village, annually for the past 15 years; and

WHEREAS, this Street Festival has drawn thousands of people from all walks of life to celebrate the diversity and pride of the LGBT community, and

WHEREAS, these events have been successful opportunities to get members of the LGBT community to register to vote and to encourage their political participation, and

WHEREAS, H.O.P. has been exemplary in its planning and coordination of these events, from the setting up to the cleaning up, and

WHEREAS, this year, after much deliberation, H.O.P. decided to move its street fair from the West Village to Chelsea and from Sunday to Saturday; and

WHEREAS, this change of venue was unanimously approved by both Community Boards 2 and 4, and had won the endorsement of the Community Assistance Unit's street permit representative (who has since retired), and

WHEREAS, within only weeks of the event, the Mayors office denied this permit to H.O.P. leaving it too little time to reorganize or appeal this decision,

THEREFORE, BE IT RESOLVED that CB#2, Man. expresses its outrage to the Mayor for allowing his office to commit the injustice of denying to Heritage of Pride the street fair permit which they most surely deserved.; and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon the Mayor's office to meet with representatives of H.O.P. and to take the necessary steps to insure that their application will be approved next year.

Vote: Unanimous, with 36 Board members in favor.

PARKS, WATERFRONT, RECREATION & OPEN SPACE

1. Pier 40

WHEREAS, The May 3, 2007 public hearing about Pier 40 was co-sponsored by the Hudson River Park Trust; and

WHEREAS, The proposal from Related was substantively modified *after* the public hearing; and

WHEREAS, The Trust, due to the delay in appointment of new gubernatorial appointees to the Trust Board is not in a position to adopt a position until September 2007, at the earliest; and

WHEREAS, The Trust's post-public hearing public comment ends on June 19, 2007; and

WHEREAS, Community input on the issues raised by the public hearing remains rigorous and spirited; and

WHEREAS, CB2, the Advisory Council, and the public remain at a disadvantage in making comments because they have been unable to review the economic proposals of the developers; and

WHEREAS, Such economic information could provide important guidance to the development of a position on the Pier 40 development proposals;

THEREFORE BE IT RESOLVED, That CB2 calls upon the Hudson River Park Trust to extend the public comment period on Pier 40 to September 1, 2007; and

BE IT FURTHER RESOLVED, That CB#2, Man. calls upon the Trust to release the financial proposals of the two potential Pier 40 developers.

Vote: Passed, with 35 Board members in favor and 1 recusal (Tobi Bergman)

3. Proposal that CB2 reassert is position by delivering a letter to Speaker Silver, with the following text:

"We have been following the debate over Mary Bloomberg's bill to legalize the use of Gansevoort Peninsula as the site of a waste transfer station. Community Board 2 has long opposed such an option. Such a facility would not only burden our long awaited park on the Gansevoort Peninsula with a wholly contrary use, it would expose park users, including the small children who use the neighboring pier, Pier 51, as a playground to high levels of diesel contaminate, noise, and odors.

The Lower West Side community has acknowledged its willingness to accept placement of a waste transfer station at Pier 76. Pier 76, studies have shown, is a superior location logistically, keeps this function away from a residential neighborhood, and creates the potential for resolution of other sanitation-related problems, including the need to find parking spaces for trucks currently parking at the Gansevoort truck garage. The notion that this dispute is about wealthy neighborhoods versus poor ones is a false one. Our concern is about the alienation of scarce parkland for an incompatible municipal use. Our community did not fight for the creation of a park on the Hudson River only to have it dismantled piecemeal.

We urge you to heed the wishes of Assembly Members Glick, Gottfried, and Rosenthal, and act to prevent this noxious amendment to the Hudson River Park Act from becoming law.

Vote: Unanimous, with 33 Board members in favor.

PUBLIC SAFETY AND HEALTH

Right Rides

WHEREAS, in spite of dropping violent crime statistics, women and members of the LGBT community remain particularly vulnerable to late-night on-street sexual and bias-motivated assaults, and the need for safe, reliable late-night transportation remains a vital concern for all; and

WHEREAS, RightRides, an all-volunteer non-profit organization was established to address this pressing need by providing within its service areas free, reliable car service to all persons requesting late-night rides home; and

WHEREAS, it is appropriate for CB#2, Man. to recognize and support the activities of RightRides by increasing public awareness of its efforts and by enlisting the support of our elected officials;

THEREFORE, BE IT RESOLVED that CB#2, Man. commends the founders and volunteers of RightRides for providing their invaluable services of free of charge and for promoting greater awareness of the continuing threat of late-night on-street sexual and bias-motivated attacks on women and members of the LGBT community, and encourages RightRides to continue expanding its hours and areas of operation; and

BE IT RESOLVED that CB#2, Man. calls on our elected officials to publicize and promote RightRides, and to allocate funds to enable the organization to expand its hours and geographic areas of operation to benefit the maximum number of riders possible.

Vote: Unanimous, with 36 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. NEW Application to NYCDCA for revocable consent to operate an UNENCLOSED sidewalk café for LHC Group, Inc. d/b/a Hurapan Kitchen, 29 Seventh Avenue South, with 18 tables and 36 seats, DCA#1253413.

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

WHEREAS, this restaurant is located between Morton and Bedford Streets; and

WHEREAS, this is a new application because there is a change in the ownership;

WHEREAS, the configuration as presented on the plans is identical to the previous sidewalk café at this location; and

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an UNENCLOSED sidewalk café to LHC Group, Inc. d/b/a Hurapan Kitchen, 29 Seventh Avenue South, with 18 tables and 36 seats, DCA#1253413.

Vote: Unanimous, with 33 Board members in favor.

2. NEW Application to NYCDCA for revocable consent to operate an UNENCLOSED sidewalk café for Café Des Amis, Inc., 118 Greenwich Avenue with 23 tables and 46 seats, DCA#12555746.

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

WHEREAS, this restaurant is located at the corner of Greenwich Avenue and 13th Street; and

WHEREAS, this restaurant has been open since 1995; and

WHEREAS, there is no opposition from the community; and

WHEREAS, while the applicant agreed to reduce the size of the café to 18 tables and 36 seats, after further consideration the Full Board deemed that the sidewalk café on the Greenwich Avenue frontage is too close to the 8th Avenue subway, and

WHEREAS, the proximity of the sidewalk café to the subway grates creates a safety hazard to pedestrians;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an UNENCLOSED sidewalk café to Café Des Amis, Inc., 118 Greenwich Avenue, with 18 tables and 36 seats, DCA#12555746; and

BE IT FURTHER RESOLVED that CB#2, Man. strongly requests that Council Speaker Christine Quinn has the sidewalk café application called up for review by the City Council's Land Use Committee.

Vote: Passed, with 30 Board members in favor, and 3 abstentions.

3. NEW "COMPLYING MODIFICATION" Application to NYCDCA for revocable consent to operate an ENCLOSED sidewalk café to Starbucks Corp., d/b/a Starbucks Coffee Company, #825, 454 Lafayette Street a/k/a 13-25 Astor Place with 25 tables and 77 seats, DCA#0924582.

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

WHEREAS, this restaurant is located on the corner of Lafayette Street & Astor Place; and

WHEREAS, there has been an enclosed sidewalk café at this location for more than 10 years; and

WHEREAS, this sidewalk café application was previously approved in November, 2006; and

WHEREAS, the "complying modification" consists of replacing 17 fixed windows with 50% operable windows; and

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an ENCLOSED sidewalk café to Starbucks Corp., d/b/a Starbucks Coffee Company, #825, 454 Lafayette Street a/k/a 13-25 Astor Place, with 25 tables and 77 seats, DCA#0924582.

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

4. RENEWAL application to NYCDCA for revocable consent to operate an unenclosed "small" sidewalk café for Caswell/Pearson Enterprises, Ltd. d/b/a Primitivo Osteria, 202 West 14th Street with 3 tables and 12 seats, DCA#1186385.

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

WHEREAS, this restaurant is located between 7th and 8th Avenues; and

WHEREAS, this sidewalk café is regulated under the "small" sidewalk café legislation; and

WHEREAS, applicant has agreed to reconfigure the tables and chairs to comply with the said legislation and to remove the railings; and

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed “small” sidewalk café to Caswell/Pearson Enterprises, Ltd. d/b/a Primitivo Osteria, 202 West 14th Street, with 3 tables and 12 seats, DCA#1186385.

Vote: Unanimous, with 33 Board members in favor.

5. RENEWAL application to NYCDCA for revocable consent to operate an unenclosed sidewalk café for Buona Notte, 120 Mulberry Street with 6 tables and 12 seats, DCA#1135217

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

WHEREAS, this restaurant is located between Canal and Hester Streets; and

WHEREAS, there has been a sidewalk café at this location for more than 5 years; and

WHEREAS, there is no change in the configuration of this sidewalk café; and

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Buona Notte, 120 Mulberry Street, with 6 tables and 12 seats, DCA#1135217.

Vote: Unanimous, with 33 Board members in favor.

6. RENEWAL Application to NYCDCA for revocable consent to operate an unenclosed sidewalks café for Abitino’s Blecker Street Corp., 233 Blecker Street with 8 tables and 16 seats, DCA#1198567.

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

WHEREAS, this pizzeria/restaurant is located at the corner of Blecker and Carmine Streets; and

WHEREAS, there has been a sidewalk café at this location for 2 years; and

WHEREAS, applicant has agreed to maintain his tables and chairs within the allowable parameters of the café; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Abitino’s Blecker Street Corp., 233 Blecker Street, with 8 tables and 16 seats, DCA#1198567.

Vote: Unanimous, with 33 Board members in favor.

7. RENEWAL application to NYCDCA for revocable consent to operate an unenclosed sidewalk café for 195 Spring St. Rest. Corp. d/b/a La Dolce Vita, with 3 tables and 6 seats, DCA#0922739.

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

WHEREAS, this restaurant is located between Thompson and Sullivan Streets; and

WHEREAS, there has been a sidewalk café at this location since 1995; and

WHEREAS, there is no change in the configuration of this sidewalk café; and

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to for 195 Spring St. Rest. Corp. d/b/a La Dolce Vita, with 3 tables and 6 seats, DCA#0922739.

Vote: Unanimous, with 33 Board members in favor.

8. RENEWAL Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café for Barba, Inc. d/b/a Gus' Place, 192 Bleecker Street, with 8 tables and 16 seats, DCA#1246715.

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

WHEREAS, this restaurant is located between MacDougal Street and Sixth Avenue; and

WHEREAS, the current owner is the assignee of the sidewalk café consent held by the former owner, Gallo Nero; and

WHEREAS, this café is not in compliance with its sidewalk agreement in that there exists 1 – an illegal wooden platform and 2 – a fixed railing; and

WHEREAS, the applicant stated that the board of the residential co-op and the owner of the commercial co-op are parties to an escrow agreement wherein \$35,000.00 has been deposited to fund the structural repair of the street and vault below the wooden platform, under the supervision of the managing agent; and

WHEREAS, the applicant provided DOB and DOT applications initially filed in December 2006 for permits to repair the vault and street; and

WHEREAS, there is no change in the configuration of the café; and

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Barba, Inc. d/b/a Gus' Place, 192 Bleecker Street, with 8 tables and 16 seats, DCA#1246715.

Vote: Unanimous, with 33 Board members in favor.

9. RENEWAL Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café for Cevicheria Grove, Inc. d/b/a Mercadito Grove, 100 Seventh Avenue South with 22 tables and 44 seats, DCA#1202961.

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

WHEREAS, this restaurant is located at the corner of Seventh Avenue South and Grove Street; and

WHEREAS, the current owner is the assignee of the sidewalk café consent held by the former owner, Picnic; and

WHEREAS, 1 - in December, 2006, CB2's District Manager (after receiving a complaint) apprised the applicant of the illegal structure, existing at the premises, in violation of its sidewalk café agreement; 2 – In January 2007 and in March 2007, DCA violations were issued because of this illegal structure; 3 – in May 2007, a DCA violation was issued for overextending the sidewalk café; 4 – On June 11, 2007, a fourth DCA violation was issued for illegally operating the café after the “temporary letter to operate” pending renewal, was rescinded because of the applicant's failure to appear and default on the aforementioned January and March violations; and

WHEREAS, applicant states that he is negotiating a settlement agreement with DCA;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends DENIAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to for Cevicheria Grove, Inc. d/b/a Mercadito Grove, 100 Seventh Avenue South with 22 tables and 44 seats, DCA#1202961.

This application was sent back to the committee and will be voted on in July.

STREET PERMIT SUBCOMMITTEE

1. Support of the Renewal of Various Street Fair Permit Applications

WHEREAS, all but one of the street fair permit applications listed below are applications for renewals; and

WHEREAS, the sponsors of the proposed street fairs listed below appear to meet the requirements of Chapter 1-03(b) the Rules of the Office of the Mayor, Community Assistance Unit, Street Activity Permit Office Relating to Applications, Fees and Charges for street fairs, in that the each such sponsor is a “community-based, not-for-profit organization, association, or the like, which has an indigenous relationship to the specific street or the community or both, for which the event is proposed and which demonstrates that it has the support of the community and is willing to take full responsibility for the conduct of the event.”

THEREFORE BE IT RESOLVED, that CB#2, Man., supports the street fair permit applications on the dates and at the locations listed below:

- **7/21/07** – Old Timers’ Stickball Game (Sons of Italy), Mulberry St. Bet Prince and W. Houston Sts.;
- **8/27** – New York University, West 4th St. bet. Washington Sq. South & W. 3rd Street.
- **9/15** – Far W. 10th St. Block Association, West 10th St. bet. Bleecker & W. 4th Sts.;
- **9/29** – Housing Works Bookstore, Crosby St. bet. Jersey & Prince Sts.

Vote: Unanimous, with 36 Board members in favor.

2. Support of a Street Activity Permit for Scholastic, Inc.

WHEREAS, the applicant, Scholastic Inc. was represented by Mr. Jim Kelly and Sara Tabucchi who gave a very informative presentation to the committee; and

WHEREAS, the street fair, which celebrates the launch of the 7th and last edition of the Harry Potter series of books; and

WHEREAS, the installation will be assembled over night and be ready for an 8:00 A.M. press conference on Friday with a series of programs all day involving the use of videos wall displays and children’s exhibits until 5:00 P.M. when the fair will be open to the public until Midnight when the book will go on sale to a select group which has been pre selected; and

WHEREAS, there will be no food or candy; and

WHEREAS, the committee received various letters of support from the community and the president of the SoHo Alliance Sean Sweeney spoke in favor of the applicant; and

WHEREAS, this organization has a very impressive Philanthropic record of donating money, books and scholarships throughout the world and supports our Community Board 2 annual Halloween Parade in conjunction with NYU;

THEREFORE BE IT RESOLVED, that CB#2, Man., supports the street fair permit application for a single, one-time event on 7/20/07 by the Scholastic Inc., on Mercer St. between Prince and Spring Streets.

Vote: Passed, with 33 Board members in favor, and 1 abstention.

TRAFFIC AND TRANSPORTATION

1. Bleecker-Broadway-Lafayette Reconstruction

WHEREAS, NYC Transit is planning to renovate the Bleecker-Broadway-Lafayette subway station, a project that will take at least 40 months commencing February 2008; and

WHEREAS, the improvements, which are fully funded, will include the installation of an elevator, making the station accessible to people with disabilities, the lengthening of platforms and the addition of an escalator, all of which will benefit subway riders; and

WHEREAS, there is currently no connection to the uptown 6 train at the Broadway, Lafayette Station. There will now be; and

WHEREAS, there is concern in the community that during the construction phase, small businesses in the neighborhood will suffer, vermin could proliferate and the quiet enjoyment of the local community will be interrupted.

THEREFORE BE IT RESOLVED, that CB#2, Man. Manhattan, supports the concept plan of NYC Transit to expand the Bleecker-Broadway-Lafayette subway station; and

BE IT FURTHER RESOLVED that CB#2, Man. urges NYC Transit to work closely with the local community and the Community Board as the plan is developed and through the construction phase to mitigate any potential consequences due to construction; and

BE IT FURTHER RESOLVED that CB#2, Man. urges NYC Transit to consider installing an escalator on the South side of the platform (going up).

VOTE: Unanimous, with 36 Board members in favor.

2. Proposed Guidelines for Street Co-Naming

WHEREAS, there are many who have lived in CB#2, Man. whose lives are worthy of celebrating and memorializing in Community Board Two. Some merit plaques on buildings, trees planted, and so on in their honor, and a very few can have streets co-named after them; and

WHEREAS, the following guidelines will help decide who those “very few” are.

THEREFORE, BE IT RESOLVED that CB#2, Man. , resolves to adopt the following street co-naming guidelines:

If a Street is to be co-named after a person:

1. The person must have contributed in some extraordinary way to the community.
2. The block to be named must have some special significance for that person.
3. A community group or member of the community must initiate the co-naming process.
4. The proposed co-naming must have the support of a substantial number of residents of the block in consideration.
5. The person must have died 1-3 years prior to the initiation of the co-naming.
6. Objections by family members to the co-naming must be considered by the Community Board.
7. A one-page information sheet about the person must be presented to the Community Board with the request, specifying the reasons why that block should be so co-named.

If a Street is to be co-named after an entity or organization:

1. The entity or organization must have historic significance.
2. The entity or organization must be anticipated to continue to be significant.
3. The entity or organization must have contributed in some extraordinary way to the welfare or culture of the community.
4. The block to be co-named must have some special significance to the entity or organization.
5. A one-page information sheet must be presented with the request for naming, specifying the reasons for naming, the proposed block and the reason that block is chosen.
6. No co-naming shall be done for commercial benefit.

VOTE: Passed, with 33 Board members in favor and 1 abstention.

3. Support of Congestion Pricing

WHEREAS, in the next 25 years, experts agree that New York City will add an additional one million new residents; and

WHEREAS, while studies have shown that living within 500 to 1,500 feet of major roads can aggravate asthma, increase hospitalizations and affect lung development, over 2 million people in NYC live within 500 feet of major roads. Also, vehicular emissions contribute to more than 86% of the total cancer risk from hazardous pollutants in New York City; and

WHEREAS, after Los Angeles, New York City has the worst air quality of any U.S. city, and asthma hospitalizes thousands of NYC children every year. To compound matters, background pollutants are found in greater concentrations along heavily-trafficked corridors, particularly Harlem and the South Bronx; and

WHEREAS, congestion pricing will decrease carbon monoxide, nitrogen oxide, volatile organic compounds and overall emissions dramatically within the charge zone, and by a significant amount citywide; and

WHEREAS, New York City's road network is at capacity and because funding for transit expansion is very limited, NYC has not expanded its transit system significantly in over 50 years; and

WHEREAS, the fees generated from the congestion charge currently being considered in the State Legislature would enable a broad range of improvements in mass transit, such as subway expansion, Bus Rapid Transit (BRT) to East Queens and South Brooklyn, fast ferry service from the Rockaways and across the East River, as well as safer bicycling/walking infrastructure. Many of these improvements would be cost prohibitive without the revenue generated from a congestion charge. Current estimates, based on a \$8 charge for entering Manhattan south of 86th Street, place annual revenue from the charge at approximately \$400 million; and

WHEREAS, when a congestion charge has been implemented elsewhere (London, Singapore and Stockholm), a small but significant number of motorists altered their commuting habits to avoid the charge or adopted more efficient means of transportation, such as walking, bicycling or mass transit. This relatively small decrease has led to enormous reductions in delays and congestion. The congestion charging proposal being considered by the State Legislature anticipates a 6.5% reduction in the number of vehicles entering Manhattan south of 86th Street during peak hours, resulting in a 13% reduction in congestion; and

WHEREAS, the neighborhoods within the congestion zone, including all of CB#2, will benefit from reduced congestion, but so will the neighborhoods just outside of the zone. Current estimates anticipate substantial traffic reductions in Downtown Brooklyn (-29%), Williamsburg/Greenpoint (-24%), Long Island City (-27%), Harlem (-14%), the South Bronx (-5%) and Flushing (-3%); and

WHEREAS, a recent study showed that the increasing problem of traffic congestion costs the regional economy more than \$13 billion a year, resulting in the loss of as many as 52,000 jobs annually.

THEREFORE, BE IT RESOLVED, that CB#2, Man., strongly supports legislation currently being considered by the New York State Legislature that would implement a three-year pilot project for congestion pricing that would charge drivers to come into Manhattan's Central Business District during weekday rush hours in order to reduce congestion, improve air quality and public health, help pay for transit repairs, encourage alternative modes of transportation such as mass transit, bicycling and walking, and keep the city's economy strong.

Vote: Passed, with 25 Board members in favor, 15 in opposition and 2 abstentions.

ZONING AND HOUSING

1. CPC Zoning Proposal for Text Change dealing with Privately Owned Public Plazas. – N 070497 ZRY. "The Department of City Planning is referring to CB#2 the above referenced application submitted by the Department of City Planning to amend various sections of the Zoning Resolution related to design and operational standards for privately owned public plazas."

WHEREAS, CB#2, Man. has a number of areas where privately owned public plazas would be permitted, including the area where the Trump Condo-Hotel is planned, and.

WHEREAS, this legislation revises and updates design and operational standards for such plazas, and

WHEREAS, this text eliminates the terms "plaza," "residential plaza," and "urban plaza" and includes all these categories in the new term "Plaza, public," and

WHEREAS, CB#2, Man. finds many of the proposed changes are very welcome, such as:

- Setting a minimum size of public plazas at 2,000 sq. ft.
- Specifying rules for its location in relation to other public open spaces
- Requiring that the major portion of the plaza contains 75% of the area, and the minor portion, with slightly different requirements, not more than 25% of the area
- Setting rules for the location of trees, lights, signage, and trashcans
- Eliminating skating rinks and amphitheaters from the definition.

- Setting rules for corner and through-block plazas
- Requiring at minimum a 10' path between streets on a through block lot
- Circulation paths must be unobstructed
- Public plazas must be unobstructed and open to the sky except for fountains, trees, planters, arbors or trellis
- Permits open air cafes in public plazas but not using more than 50% on plazas less than 10,000 sq. ft. and 60% on plazas larger than 10,000 sq. ft., with style and size limitations, permanently unenclosed, completely removed when not in operation, and applications for them will be certified by the Chair of the City Planning Commission, sent to Community Boards, Council Members, and the Borough President for comment, and then granted by the City Planning Commission for 3 years and renewable, and

WHEREAS, the plazas will have signage giving rules, hours of operation and other information, plus the wording “Open to the Public”, and

WHEREAS, a major change will be that open air cafes and kiosks will have their permits renewed every three years, with a review by the CPC and other parties, and part of the renewal requirements will be statements and photos showing that they are maintaining the premises in compliance with the original grant.

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of the proposed text change for plazas, but requests that the Commission look again at the requirements for lighting to be sure it will not be permitted to shine into windows of adjoining buildings at night.

Vote: Unanimous, with 36 Board members in favor.

2A. Proposed text amendment to Section 15-41, “Enlargements of Converted Buildings.” N 070394 ZRY. “The Department of City Planning has received the above referenced application submitted by 150 Charles Holdings, LLC, to amend Section 15-41 of the Zoning Resolution, Enlargements of Converted Buildings.”

WHEREAS, presently the portion of a building undergoing residential conversion as well as the portion undergoing a residential enlargement, are each required to provide a certain amount of on-site open space. Buildings to be converted are permitted to locate this open space on the roof of the building to be converted per Section 15-12. However, enlargements must provide the open space required, but are not allowed to locate this space on the roof of the residential portion of the building, and

WHEREAS, the text amendment proposed would allow, by Authorization of the City Planning Commission, a waiver of the open space requirements to permit such open space to also be located on the roof for the enlargement, and

WHEREAS, the applicant for an enlargement for the building 150 Charles St. has requested this change to assist in the application which he has filed for 150 Charles St., and

WHEREAS, this is a City-wide text change which affects areas outside this specific site, the City Planning Commission has required the applicant to visit other Boards which could be affected by this text change, and

WHEREAS, roof-top open space is not unusual in our area,

THEREFORE, BE IT RESOLVED CB#2, Man. does not oppose this text change proposed by 150 Charles St. Holdings, LLC, to allow rooftop open space on the enlarged portions of residential conversions with its provisions for landscaping, that such area is available to all the tenants of the building, and that the enlarged building will not adversely effect structures or open space in the vicinity of the site.

Vote: Unanimous, with 36 Board members in favor.

2B. 150 Charles St./303 West 10 St. – Proposed zoning authorization pursuant to the amended text cited above – N 070395 ZAM

WHEREAS, this is an application to convert and enlarge the existing Whitehall building to residential use, and

WHEREAS, the current four-story building would have the top floor, not part of the original building, removed, and a new 12-story residential structure built, resulting in a 15 story building, and

WHEREAS, instead of tearing down the existing building and constructing a tower in its place, the applicant intends to keep the 3-story original structures on either street and convert them to townhouses, or 3 stories with a 4th story set back from the street wall, and

WHEREAS, the applicant intends to build behind the townhouses a graduated structure of 7 stories, 8 stories and 15 stories with bulkhead, the various roofs and terraces on the building to be planted and an open courtyard between portions of the building to create an open feeling, and

WHEREAS, entry to the central part of the building will be by pathways from the two street, behind the Washington St. buildings, with the actual entrance lined up with but separated from the open area between the Washington St. buildings, and

WHEREAS, the proposed building, although higher than we might like, is actually shorter than some of the surrounding buildings such as the Meier towers, and

WHEREAS, the proposal would add about 112 residential units to the area, and will have a below grade garage for 12 cars, and

WHEREAS, the townhouses on the two side streets will blend in with the surrounding residential buildings,

THEREFORE, BE IT RESOLVED CB#2, Man. does not object to the proposal for the new building at 150 Charles St./303 West 10 St.

Vote: Unanimous, with 36 Board members in favor.

3. 521 Broome St. – BSA #124-07-BZ. Application is filed pursuant to Section 72-21 to request a variance to allow the conversion of the first floor and cellar of an existing 7-story building to use Group 6, restaurant, which is contrary to Section 42-14(d)(2)(b) – Proposed commercial use (Use Group 6) is not permitted below the level of the second story in an M1-5B District.

WHEREAS, this building is on a through block lot from Broome to Watts Sts., and

WHEREAS, the applicant wishes to change the use of the first floor and cellar from the permitted use per Certificate of Occupancy, Use Group 7 (Wholesale), and

WHEREAS, the building is within the M1-5B District, where Use Group 6 is not permitted below the level of the second story, and

WHEREAS, the applicant claims the lot is unique in that it is oddly-shaped, shallow and the layout of the building was not conducive to conforming uses, and

WHEREAS, these arguments were not persuasive, and

WHEREAS, the financials given to the Committee did not include the office lease figures, and

WHEREAS, there was no showing of attempts to rent for conforming uses, but

WHEREAS, the site was familiar to several members of the Committee who substantiated the applicant's claim that the space had been vacant for a long time, and

WHEREAS, the applicant brought in letters from the various tenants in the building indicating their consent for the proposed use, and

WHEREAS, the owner lives in the building and is also a well-known and respected restaurateur, and

WHEREAS, the area around this site has changed over the years to primarily ground floor Use Group 6 including a number of restaurants, and

WHEREAS, the applicant stated that he would supply the Committee with the missing financial statements, to prove the financial hardship for office use,

THEREFORE, BE IT RESOLVED CB#2, Man. does not oppose this request for a variance for 521 Broome St.

Vote: Unanimous, with 36 Board members in favor.

3. 53 Crosby St. – BSA #110-07-BZ Application for a Special Permit under Section 73-63 authorizing the enlargement of a non-residential building.

WHEREAS, the building is a 6-story structure on Crosby St. between Spring and Broome Sts., across the street from the SoHo Historic District, and

WHEREAS, the building is occupied by 6 Joint Living-Work Quarters for Artists, and

WHEREAS, the building is adjacent to two 6-story buildings, but the building to the south is part of an 11 story building on Lafayette St., although the 11-story portion of the building does not adjoin this building, and

WHEREAS, the present rooftop belongs to the owner of the 6th floor, who now wishes to build an enlargement of 410 sq. ft. on the roof of the building for 2 bedrooms, and also wants to create a covered terrace and an open deck on the roof for his own use, and

WHEREAS, the enlargement is not visible from the street, and no change is planned for the façade of the building which faces the Historic District, and

WHEREAS, the rear yard on the lower floors is only 10' wide, but the enlargement will create a 30' space between the new structure and the rear lot line, and

WHEREAS, the height of the enlargement will be 12' but, because the original roof was not completely flat, the overall height will be less,

THEREFORE, BE IT RESOLVED CB#2, Man. has no objection to this enlargement for the rooftop at 53 Crosby St.

Vote: Unanimous, with 36 Board members in favor.

4. 813-815 Broadway – Revised application

WHEREAS, the site is occupied by a 2 story building on one lot and a 4 story building on the second lot, and

WHEREAS, the proposal is to construct a new 11 story building with 47 residential units and a floor area of 29,138 sq. ft., 12, 944 sq. ft. above what is permitted by the C6-1 zoning for a residential building, and

WHEREAS, as a commercial building, the FAR would be conforming, but the applicant opts for a residential use, and

WHEREAS, we question the applicant's statement that the lot is irregular since it appears to be two 25' x 100' lots, or a total of 50' by 100', not unusual for building sites, and

WHEREAS, the applicant cites the subway location as causing unique construction problems for the site, although there were no surveys and reports to substantiate this contention, and

WHEREAS, the existing buildings are currently occupied, but nothing was said about what was planned for these tenants, and

WHEREAS, the building will be 130'tall with another 20' for the bulkhead, and

WHEREAS, the applicant is asking for a waiver of the 85' setback regulations, but the first floor of the building is 18' high, which he said was to make it match the adjoining building, and

WHEREAS, we had many problems with the Financials – some of the “Comparables” not comparable because of size or location, and some of the other figures were questionable although the applicant said he would try to get us new Financials prior to the BSA hearings, and

WHEREAS, prior to the meeting, the Committee received a complaint from a nearby building that the building was now sporting an attached banner on poles lit from below with the spotlights shining into residential windows of other buildings,

THEREFORE, BE IT RESOLVED that based on the above problems CB#2, Man. cannot recommend approval of the project at this time and is awaiting more information from the applicant for 813-815 Broadway.

Vote: Unanimous, with 36 Board members in favor.

5. 408-414 West 13 St./13-15 Little West 12 St. – BSA #375-06-BZ. This was an application heard by the Community Board in November 2006 at which time the Board did not oppose the requested variance for a commercial condominium on the site.

WHEREAS, in November 2006, Community Board #2 did not oppose the application for a variance to convert the existing building on the site and construct a new building on the vacant lot created by demolition of part of the buildings on the site, and

WHEREAS, one of the conditions of the approval by the Community Board was based on an agreement by the owner that there would be no bar or restaurant in the building, and

WHEREAS, the owner now wishes to have a restaurant in at least part of the building, but assured us there would be no bar on the site, and

WHEREAS, several members of the Committee remembered quite clearly that the owner had agreed to the language as stated in our resolution, and felt that there was no reason to go back on the original agreement,

THEREFORE, BE IT RESOLVED CB#2, Man. does not agree to a change in the agreement that the building at 408-414 West 13 St./13-15 Little West St. made with the Community Board last November.

Vote: Unanimous, with 36 Board members in favor.

NEW BUSINESS

Respectfully submitted,

Jo Hamilton, Secretary
Community Board #2, Manhattan