



COMMUNITY BOARD NO. 2, MANHATTAN  
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Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

April 27, 2009

Jonathan Mintz, Commissioner  
NYC Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

Dear Commissioner Mintz:

At its Full Board meeting on April 23, 2009, CB#2-Man., adopted the following resolutions:

1. **ZRG Operations Company, Inc., d/b/a Qdoba Restaurant** 184 Bleecker Street, SW corner at MacDougal, Block: 526, Lot: 56, Police Precinct: 6, City Address, ZIP Code: 186 BLEECKER STREET, 10012, with 15 tables & 30 seats, **DCA# 1313407.**

**Whereas**, the area was posted, community groups notified and there was no community correspondence, and the applicant was present, and,

**Whereas**, this lot has frontage of 43.75 feet and depth of 75.5 feet, with three buildings of five stories, built in 1910 (estimated), with 7 residential units of a total 8 units in an area of Mixed Residential and Commercial Buildings area; Zoning: R7-2 with a Commercial Overlay, Zoning Map #12A, and

**Whereas**, the MacDougal St. side has a sidewalk no greater than 11'9" and no less than 11'6" at any given point, which would otherwise disallow a new sidewalk café, and

**Whereas**, there previously existed a sidewalk café operating as Le Figeroa under a different owning entity, for many years, and

**Whereas**, this new applicant has agreed to reduce the number of tables and chairs to allow a full 8' pedestrian clearance, and a new configuration that would allow service from areas other than the sidewalk, **and**,

**Whereas**, the available sidewalk on the Bleecker St. side is 13'9", and,

**Whereas**, the configuration on the Bleecker St. side did not allow for a 3' service aisle and a remaining 8' pedestrian right of way, and,

**Whereas**, the applicant has agreed to reduce the tables and chairs to one row, thereby allowing a 3' service aisle without violating the pedestrian right-of-way, and

**Whereas**, the applicant has already submitted a revised sidewalk plan showing the above configurations and a sidewalk plan for a total of 6 tables and 21 seats, to be submitted to DCA as a revision, and

**Whereas**, the applicant will not have outside heaters in this sidewalk café,

**THEREFORE BE IT RESOLVED** that Community Board #2 Manhattan recommends **APPROVAL** of a NEW application for revocable consent to operate an Unenclosed sidewalk café for **ZRG Operations Company, Inc., d/b/a Qdoba Restaurant** 184 Bleecker Street, SW corner at MacDougal, Block: 526, Lot: 56, Police Precinct: 6, City Address, ZIP Code: 186 BLEECKER STREET, 10012, with 15 tables & 30 seats, **DCA# 1313407 CONDITIONAL UPON** a fully executed Change Order specifying:

- a. The new sidewalk plan showing the configuration that would allow 8' pedestrian right-of-way on MacDougal and Bleecker Sts.
- b. And the reduction to a total of 6 tables and 21 seats

Vote: Unanimous, with 40 Board members in favor.

Sincerely,



Brad Hoylman, Chair  
Community Board #2, Manhattan



Zella Jones, Chair  
Sidewalks & Public Access Committee  
Community Board #2, Manhattan

BH/gh

cc: Hon. Jerrold Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Scott Stringer, Man. Borough President  
Hon. Christine Quinn, Council Speaker  
Hon. Alan Jay Gerson, Council Member  
Hon. Rosie Mendez, Council Member  
Angelica Crane, Community Board Liaison, Man., Borough President  
Lolita Jackson, Commissioner, CAU  
Peter Janosik, Council, Land Use Division  
Michael Ben-Asher, Dept. of Consumer Affairs  
Applicants