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## COMMUNITY BOARD No. 2, MANHATTAN

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April 22, 2011

Amanda Burden, *Chair*  
Department of City Planning  
22 Reade Street  
New York, New York 10007

Dear Chair Burden:

At its Full Board meeting on April 21, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**246 Spring St., Trump Soho Hotel development (Block 491, Lots 1201-1594) Application for two certifications by the Chair of the City Planning Commission to allow an open air café of approximately 760.5-square foot to be located within the existing urban plaza in an M1-6 zoning district.**

**WHEREAS**, CB#2, Man. notes that the Trump Soho Hotel development received a 20% increase in bulk for providing the urban plaza as a public amenity and the café will be used as an accessory to the hotel restaurant, And,

**WHEREAS**, CB#2, Man. views the accessory café as a take-back of public open space, however, the Board recognizes that the café can be allowed providing that certain conditions are met, And,

**WHEREAS**, the drawings shown to the Board do not include a service aisle and the café would actually occupy a significantly larger area when a 3-foot service aisle is included. The Board also notes that the southern most area of the café is too narrow to accommodate both tables and a service aisle, And,

**WHEREAS**, One of the basic requirements that needs to be met is that “such #use# promotes public use and enjoyment of the #publicly accessible open area#” and “such #uses# does not adversely impact visual and physical access to and throughout the #publicly accessible open area#”; And,

**WHEREAS**, CB#2, Man. finds it difficult to predict a usage pattern because the urban plaza has not open for a full year and, during the short time it was open, a large section was fenced off and another area contained scaffolding. These obstructions interfered with the usage of much of the plaza and made it uninviting, And,

**WHEREAS**, CB#2, Man. finds that the private café area will likely cause over crowding in the public areas of the plaza, And

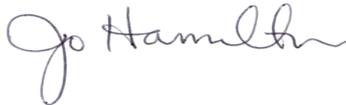
**WHEREAS**, the proposed café layout that starts along Spring St. creates the appearance of the plaza being a semi-private space. If approved, the café should be moved farther back to make the plaza entry more inviting & so that it will appear to be more public, And,

**WHEREAS**, CB#2, Man. finds that the proposed improvements to the plaza to be quite minor, though the Board does not object to them.

**THEREFORE BE IT RESOLVED**, that CB#2, Man. finds this application to be premature because it is impossible to determine the actual public usage pattern of the urban plaza based on the short time it was actually open and the obstructions it contained, And,

**THEREFORE BE IT FURTHER RESOLVED**, that CB#2, Man. would prefer that the application be withdrawn for at least a year to allow the unobstructed use of the plaza so that the actual usage can be accurately determined

Please advise us of any decision or action taken in response to this resolution.



Jo Hamilton, Chair  
Community Board #2, Manhattan



David Reck, Chair  
Zoning and Housing Committee  
Community Board #2, Manhattan

JH/fa

cc: Hon. Jerrold L. Nadler, Congressman  
Hon. Thomas K. Duane, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Scott M. Stringer, Man. Borough President  
Hon. Christine C. Quinn, Council Speaker  
Lolita Jackson, Manhattan Director, CAU  
Vivian Awner, Community Board Liaison, Dept. of City Planning  
Land Use Review Unit, Dept. of City Planning  
Jeff Mulligan, Executive Director, Board of Standards & Appeals  
Derek Lee, Man. Borough Commissioner, NYC Department of Buildings