



COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

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June 23, 2009

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

Dear Commissioner Mintz:

At its Full Board meeting on June 18, 2009, CB#2-Man., adopted the following resolutions:

New App. for revocable consent to operate an Unenclosed sidewalk café for:

Cafe 522 Hudson Inc. d/b/a The New French, 522 Hudson St., Block:620 Lot:1;
Police Precinct:6 betw. West 10th & Charles, with 8 tables & 16 seats, DCA#
1320914(addition)

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

Whereas, this lot has frontage of 69.75 feet and depth of 99.83 feet, with one building of five stories, built in 1950, with 22 residential units of a total 27 units in an area of Multi-Family Elevator Buildings in a Landmarked District; Zoning: C1-6 with Commercial Overlay Map #12A, and

Whereas, the depth of the sidewalk is 19'; there is a tree with flush tree-pit; and an existing retractable awning,

THEREFORE BE IT RESOLVED that Community Board #2 Manhattan recommends APPROVAL for a NEW unenclosed sidewalk café for **Cafe 522 Hudson Inc. d/b/a The New French**, 522 Hudson St., Block:620 Lot:1; Police Precinct:6 betw. West 10th & Charles, with 8 tables & 16 seats, DCA# 1320914.

Vote: Unanimous, with 34 Board members in favor.

Renewal App. for revocable consent to operate an Unenclosed sidewalk cafe for:

Caswell/Pearson Enterprises, Ltd. d/b/a La Carbonara, 202 W. 14th St. Block: 618 Lot: 31. Police Precinct: 6, betw 7th & 8th Ave, with 3 tables & 12 seats, DCA# 1186385 SMALL UNENCLOSED SIDEWALK CAFÉ.

Whereas, the area was posted, community groups notified and there was no community correspondence, and the applicant's representative was present, and,

Whereas, this lot has frontage of **25** feet and depth of 103.25 feet, with one building of five stories, built in 1910, with six residential units of a total of eight units, in an area of Multi- Family Walk-Up Buildings; Zoning: C6-2A with Commercial Overlay Map #8D, and

Whereas, this Committee observed a seating plan not conforming to the format of a SMALL UNENCLOSED sidewalk café, as well as a guard rail also not allowed for a café of this type, and,

Whereas, the applicant agrees to abide by the submitted sidewalk plan requiring a single line of tables and to remove the sidewalk café enclosure,

THEREFORE BE IT RESOLVED that Community Board #2 Manhattan recommends APPROVAL for a RENEWAL APPLICATION for a SMALL unenclosed sidewalk café for **Caswell/Pearson Enterprises, Ltd. d/b/a La Carbonara, 202 W. 14th St.** Block: 618 Lot: 31. Police Precinct: 6, betw 7th & 8th Ave, with 3 tables & 12 seats, DCA# 1186385.

Vote: Unanimous, with 34 Board members in favor.

T. Hospitality, Inc. d/b/a Highline, d/b/a/ SEA, 835 Washington St. with 29 tables & 58 seats, DCA# 1190801.

Whereas, the area was posted, community groups notified and there was no community correspondence, and the applicant's representative Yan Yoy, was present, and,

Whereas, this lot has frontage of **25** feet and depth of 103.25 feet, with one building of two stories, built in 1900, with 0 residential units of a total of one units, in an area of Commercial and Office Buildings; Zoning: M1-5,with Commercial Overlay Zoning Map #8B, and

Whereas, the name of the establishment has been changed to SEA, and

Whereas, it has operated with no known complaints,

THEREFORE BE IT RESOLVED that Community Board #2 Manhattan recommends APPROVAL for a RENEWAL APPLICATION for an unenclosed sidewalk café for **T. Hospitality, Inc. d/b/a Highline, d/b/a/ SEA, 835 Washington St.** with 29 tables & 58 seats, DCA# 1190801.

Vote: Unanimous, with 34 Board members in favor.

Barba, Inc. d/b/a Gus's Place, 192 Bleecker St. Block:526 Lot:23. Police Precinct:6, betw MacDougal & Sixth Ave. with 8 tables & 16 seats, DCA# 1246715.

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

Whereas, this lot has frontage of **25** feet and depth of 98 feet, with one building of six stories, built in 1900, with 22 residential units of a total of 23 units, in an area of Multi-Family Walk-Up Buildings; Zoning:R7-2,with C1-5 Commercial Overlay, Zoning Map #12A, and

Whereas, this establishment has had to replace a sidewalk under what was previously a protecting platform and has lost business as a result of the extended time of replacement, and

Whereas, this establishment and their sidewalk café are a welcome part of this neighborhood,

THEREFORE BE IT RESOLVED that Community Board #2 Manhattan recommends **SPEEDY APPROVAL** for a RENEWAL APPLICATION for an unenclosed sidewalk café for **Barba, Inc. d/b/a Gus's Place, 192 Bleecker St.** Block:526 Lot:23. Police Precinct:6, betw MacDougal & Sixth Ave. with 8 tables & 16 seats, DCA# 1246715

Vote: Unanimous, with 34 Board members in favor.

Modification app. for revocable consent to operate an Unenclosed sidewalk cafe for:

Grotta Azzurra Inn, Inc., 177 Mulberry St. Block 471, Lot 14, Police Precinct 5, at the Southwest corner of Broome St., with 24 tables & 44 seats, DCA# 1150943.

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

Whereas, this lot has frontage of **25.25** feet and depth of 105.42 feet, with one building of five stories, built in 1930, with 20 residential units of a total of 21 units, in an area of Mixed Residential and Commercial Buildings; Zoning:C6-2G Commercial Overlay, Zoning Map #12C, and

Whereas, this application adds 12 tables and 20 seats to the previously approved sidewalk café license (Nov. 2008), 10 tables of which are appended to an additional dining room added at the southern part of this property, and

Whereas, the sidewalk on the Mulberry St. side is exactly 12' in depth and this application proposes that all service will be from aisles created from the inside the restaurant to aisles between tables, on the Mulberry St. Side, in order to preserve an 8' pedestrian right-of-way, and

Whereas, there will be the removal of a cash vending machine and other furnishings to accommodate this plan, and

Whereas, attached to this resolution there will be an amended plan describing the above configuration and the addition of a table previously omitted from the drawings, and

Whereas, this applicant has operated with extreme care in this densely populated neighborhood, and promptly answered all concerns from CB#2 Manhattan

THEREFORE BE IT RESOLVED that Community Board #2 Manhattan recommends **APPROVAL** for a MODIFIED APPLICATION for an unenclosed

sidewalk café for **Grotta Azzurra Inn, Inc., 177 Mulberry St. with 24 tables & 44 seats, DCA# 1150943, subject to the amended plan herewith attached to this resolution.**

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

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

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