

THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD NO. 3

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Dominic Pisciotta, Board Chair

Susan Stetzer, District Manager

January 2011 Full Board Minutes

Meeting of Community Board #3 held on Tuesday, January 25, 2011 at 6:30pm at PS 20, 166 Essex Street.

Called to order 6:50 PM.

Public Session:

- Norma Ramirez spoke about last night's town hall SPURA meeting. She doesn't think there was enough time for outreach to the community so everyone can participate.
- Debbie Finston spoke on SPURA. She believes the guidelines for highrise buildings with a small amount of retail and low-income housing were pushed through without enough community outreach. The seniors on Grand Street have not been involved. She believes the vote should be put off to allow for more town hall meetings and more involvement. D Pisciotta mentioned that the President of the Seward Park Coop voted to put a representative on the Board.
- Louise Velez believes SPURA housing should be 50/50 for low income residents. Because the neighborhood is getting better, people like her are being pushed out. Some people earn less than \$20K/year and won't be able to afford rents in the new development. She read statistics about average incomes for the neighborhood. She read a list of her committee's demands.
- David Bolotsky was born on the Lower East Side. His grandfather's candy store was evicted. His family is a beneficiary of affordable housing. He set up a non-profit at an area high school. He says the community have been waiting for 43 years for resolution of site disposition and can't continue the debate another 43 years. He'd like to see more affordable housing than 50/50 but he supports the guidelines because for political and economic reasons, the parking lots will continue to be parking lots. In 10 more years, he sees a worse deal. The movement to tear down the Essex Street Market is a disaster.
- Lisa Kaplan spoke on SPURA. Her first job was as a community organizer in the Seward Park Urban Renewal Area. Only a few residents who were moved out were able to stay in the area. It wasn't easy for her to come to the decision to support this resolution. She can't tolerate the idea of looking at parking lots any more. Various past proposals have been stopped; this can't be allowed to go on. A fair compromise was reached.
- Cynthia Lamb has lived at Seward Park Cooperative for 5 years and thanks the committee for the wording they added to keep the Essex Street Market in its current building and location.
- Yolanda Donato is a member of a center. Yesterday CB3 said that this neighborhood is no longer for the general population, as SPURA will be dedicated to luxury housing. The needs of those here were not taken into account. Many worked their whole lives to improve this neighborhood. Their homes are in danger because CB3 wants to convert Loisaída into a tourist center for rich people. Where are the rights of the poor and working people? She's not in agreement with the plans for Seward Park. The great majority of the community didn't participate in the meetings and are always asked why they weren't, when the answer is that they are working. She proposes there be more meetings on weekends. She proposes apartments with low and reasonable rents and fair and decent work in our communities, and small businesses with decent prices, community centers for youth and seniors. She recommends not voting on the guidelines until CB3 has listened to the voices of the community.
- Michael Catar sat through last night's meeting. He feels there was too much talk of compromise without analyzing what the costs of the compromise are. Last night the Land Use Committee sold the community out. CB3 should go out into the community and get the guidelines ratified by a broad majority of the community.
- Wendy Cheung was on CB3. CB3 doesn't represent any low income working people. Lots of bars have moved in, forcing people out. The concerns of the community aren't being discussed here. Public land is being sold away from the people who built this community. 50/50 isn't democratic for the majority of low-income people who make up this community. She represents the Coalition to Represent the Lower East Side. Change is possible but it won't happen through this board.
- Joel Feingold of GOLES organized the Seward Park Extension and Grand Street Guild and other actions. They moved for 70% lower income housing. Representatives of the community were not on the committee. They have not yet begun to fight.
- Adrienne Chevrestt believes the committee rushed to pass the guidelines. It's a victory for the waning political old guard. She believes the committee caved in to Mayor Bloomberg and others. No site tenants sit on the committee. She recommends 70% affordable and 30% market rate. She recommends creation of an ad hoc SPURA committee. More site tenants should be added to the committee. She doesn't believe SPURA should be self-sustaining but should seek subsidies outlined in Joel Feingold's research article.

- Linda Jones, a member of the committee, read statements from 2 public members. One for Karen Blatt expressed pleasure that the committee passed this vote. Re-zoning the SPURA lots was not appropriate for many reasons. The second statement from Jessica Loesser said it is an insult to the process to upload rezoning at this point as it is misleading. The community can't hold any more density than it already does.
- Nilda Rivera remembers a great ethnic and cultural diversity where all were poor. She comes from a long line of community activists. The sexism and racism of long ago are still going on.
- Brett Leitner, living on Grand Street for 10 years, formed an activist group to effect compromise. The area is decrepit and derelict. This process will break the deadlock and move the process along. He quoted that adage "Let's not make the perfect the enemy of the good." This will provide several 100 low-income housing units, several hundred more than currently exist. There will be small retail shops and green open spaces that will improve quality of life for everyone. The existing unsafe unclean streets don't improve quality of life of anyone. He proposes a new school in SPURA as existing schools are past their prime. With better education, the next generation will be able to afford market-rate housing.
- Sarah Bottoms from the World Class Learning Academy is helping the LaSalle School survive by renting 2 of their 3 buildings. It's an international school and one of the few private schools in this area. They offer the unique International Primary Curriculum. Every Tuesday at 10 AM they do a tea and a tour. February 8 in the evening they hold an educational open house and cocktail party. V Jones asked if scholarships were given to every grade, and how many. The answer was yes, but she didn't know how many. Tuition ranges from \$14-31K.
- Wilfredo Florentino represents Citizens Committee which has been around for 40 years, making grants for such things as neighborhood watches, youth, etc. He had materials to distribute.
- Robert Graf spoke on 2 issues: 1) A lot on East 1st Street was proposed by the Guggenheim Museum to the Parks Committee to develop the lot as a public venue, solving a rat problem and creating a community commodity. 1st Street Green can take over activities after this temporary event ends. 2) He recommends denying approval of a liquor license for La Vie restaurant as it misled the community and never built a bakery, and had amplified sound, and there are many other fully liquor licensed venues within 500 feet.
- Adam Berninger of 62 East 7th spoke against La Vie/La Cave as they are an illegal dance club, people have posed as the owners when they are not, residents 2-3 doors away can hear the bass even after soundproofing. They've violated the law and any sense of community responsibility.
- Esther Wang works for Chinatown Tenants Union. She works with tenants facing eviction every day. She sees many positive things in the SPURA guidelines but truly affordable housing is lacking. She also spoke about the Waterfront Subcommittee and the lack of meetings. It hasn't met for several months. Critical issues need to be discussed.
- Madeleine Gelblum from the Lower East Side People's Federal Credit Union spoke of their free tax preparation program and the possibility of significant tax refunds. She had flyers to distribute. They can help apply for food stamps and health insurance and have English, Spanish, and Chinese speakers.
- Kate Mitchell from the People's Federal Credit Union spoke of free financial management classes.
- Ralph Lewis of the Bowery Alliance of Neighbors asked for approval of landmark designation of 35 Cooper Square, a row house built in the 1830s. There are few left on the Bowery. It was home to a Stuyvesant relative, and famous Beat poet Diane Di Prima. There's a rally Friday in front of the building. They're hoping for a resolution by then. DP: It will be on the agenda for next month.
- Ricky Leung spoke for New York Tenants and Neighbors, working to protect tenants' rights. He invited people to attend the annual meeting 1/29 at the 14th Street Y. There will also be a town hall meeting on strengthening rent laws 1/27 at Goddard-Riverside Community Center.
- Adam Lynch from the Uniformed Firefighters Association spoke of recent victories, especially staying off nighttime closing of firehouses. It will have to be fought again in 6 months at annual budget time. There have been a lot of fires lately. This shows the unpredictable and indiscriminatory nature of fires. They don't occur more at night, but there is more death and damage at night. He paid tribute to a fireman who recently died of cancer, resulting from 9/11, where he was a major rescuer.

Public Officials:

Mayor Michael Bloomberg, Lolita Jackson & Pauline Yu: No one.

Public Advocate Bill de Blasio, Phil Jones: No one.

Comptroller John Lui, Sandra Ung: No one.

Borough President Scott Stringer, Alec Schierenbeck: The State of the Borough address will be held 2/8 at CUNY Graduate Center. Applications for new appointments to the CBs have been reviewed to make sure all are contributing members of the community and the boards. Interviews will be scheduled in February. The BP's report YOUR SCHOOL YOUR VOICE was made available. The BP was hoping to "press the re-set button" on education. He hopes the Mayor will be more disposed to addressing concerns, especially as related to

overcrowding. He held a virtual town hall with over 1000 participants. Results are that the parents want to be seriously consulted. That hasn't happened in the past. Mid-term applications for CB membership are always considered.

Congressmember Jerrold Nadler, Daniel Weisfeld: No one.

Congressmember Nydia Velazquez, Iris Quiñones: The office put together a report on the effects of health care reform. They're working with Campos Plaza tenants, 79 of whom signed a petition, about lack of heat. She read her statement on SPURA, that the guidelines, a compromise, represent a victory for low-income housing.

Congressmember Carolyn Maloney, Victor Montesinos: No one.

Assembly Speaker Sheldon Silver, Zach Bommer: He offered a handout. Sheldon Silver supports the SPURA guidelines. The committee did amazing work over the last 2 years. A compromise was forged. The board chair and committee chair put tireless effort into it and should be thanked. Albany has a big agenda this year. A big issue is keeping NYC housing affordable. Rent laws are expiring and it will be a big fight to extend rent control and eliminate vacancy issues. Hydrofracking is another major issue. Judy Rathvogel, Assemblyman Silver's Chief of Staff, spoke at 9:40 PM, congratulating everyone for doing what the Speaker needed, to have this momentous event brought to the forefront. The Speaker will continue to support the process, and will be there for the ribbon-cutting.

Assemblymember Deborah J. Glick, Lisa Parson: They are focusing on housing and education. They expressed concern to the Loft Board about setting up an expensive and time-consuming process. The office's first letter to the governor stated that he used to be strong about protecting tenants' rights and they hope he'll continue. Low income people spend money on poorly-regulated trade schools that don't actually provide students with employable skills. Online learning in high schools is not always well-administered, resulting in students having to take remedial courses in college.

Assemblymember Brian Kavanagh, Leslie Peña: They're working hard to protect tenants rights. The Governor presents his budget next week; they will study it and report back on it. They urged Governor Paterson to opt out of the Secure Communities Program, which seemed to unfairly target potentially undocumented immigrants. They held a press conference supporting public funding of elections.

State Senator Daniel L. Squadron He thanks and congratulates CB3 for the way CB3 and the community came together to address SPURA. He thanks facilitator John Shapiro, and Madeline Wills from New York City government. Like any compromise, there's something for everyone to be unhappy about. After 43 years, it's more than there's ever been. It's a framework; there's more discussion to be had. It will be tough to move forward but it shouldn't be underestimated what has been accomplished. A member of the public asked if the Senator was concerned about the charge of \$6000/month rent. His response: Every elected official sent kudos to the committee for moving this process forward.

State Senator Thomas K. Duane, John Bartos: Sen. Duane was appointed to the Governor's Medicaid Redesign Team. He will insure that consumers have a greater say in this process. There will be a hearing this Thursday.

Councilmember Margaret Chin, Patricia Olan, and Matt Viggiano: Tomorrow the Chinatown BID has its hearing date at the City Planning Commission at 10 AM. They recently met with CB3 re rising property taxes/passalongs for small businesses. They attended a meeting at Senator Squadron's office with tenants. They have updates about the SPURA guidelines. The 22 members spent innumerable hours over 2 years, dealing with a controversial issue. It took 43 years for this to happen.

Councilmember Rosie Mendez, Michelle Berger: They ran a couple of forums on bedbugs. There is information in 3 languages at CB3 and her office. She proposed safe housing to identify the City's most distressed residential housing. She introduced legislation to trace bicycle safety. She read a statement about SPURA: It's not in her district but she praises the process. Hugely disparate voices were often raised, not always with respect. She wishes for even more affordable housing for the site, but salutes all those who found middle ground.

Members Present at First Vote:

David Adams	[P]	Flora Ferng	[P]	Bonnie Hulkower	[P]
Julia Andino	[A]	Beth From	[A]	Carolyn Jeffers	[P]
Jimmy Cheng	[A]	Rabbi Y. S. Ginzberg	[P]	Anne K. Johnson	[A]
David Crane	[P]	Gloria Goldenberg	[A]	Linda Jones	[P]
Andrea Diaz	[P]	Jan Hanvik	[P]	Vaylateena Jones	[P]
Harvey Epstein	[P]	Herman F. Hewitt	[P]	Meghan Joye	[P]
Morris Fajtelewicz	[P]	Simon Huang	[P]	Joel Kaplan	[P]

Carol Kostik	[P]	Chiun Ng	[P]	Susan Scheer	[P]
John Leo	[A]	Ariel Palitz	[P]	David Silversmith	[P]
Ricky Leung	[P]	Thomas Parker	[P]	Nancy Sparrow-Bartow	[P]
Sam Leung	[P]	Dominic Pisciotta	[P]	Mary Spink	[P]
Gigi Li	[P]	Barden Prisant	[P]	Elinor Tatum	[P]
Bernard Marti	[P]	Carolyn Ratcliffe	[P]	Rodney Washington	[P]
Bernice McCallum	[P]	Joyce Ravitz	[P]	Samuel Wilkenfeld	[A]
David McWater	[P]	Lois M. Regan	[P]	Justin Yu	[P]
Alexandra Militano	[P]	Janet Riesel	[P]	Thomas Yu	[P]
Maria Muentes	[P]	Richard F. Ropiak	[P]		

Board Chairperson's Report:

Chairperson Dominic Pisciotta

- The SPURA vote was 19 to 1, with 1 abstention. There were open meetings every month. There were translators and facilitators at every meeting. Comments were taken on-line from the public, and given the same weight as those of committee members. The City didn't drive this process. There were many partners, such as Senator Squadron, Council Member Chin, HDC, the Economic Development Corporation. The City saw the community was serious about finally doing something about this 43-year-old problem. The City offered additional lots, meaning more units, and more affordable units. There was a timeline. This was a once-in-a-generation shot. We need to pass these guidelines or the lots will stay vacant for another generation. Every elected official came out to support this today, because they saw it was an open process. Everyone on the committee was well past their comfort zone. We must prove to the City that we can control our destiny and have influence from the community board level.
- We're looking for Spanish translators for our outreach material. There is some funding to pay them.

District Manager's Report:

District Manager Susan Stetzer

There is weather prediction for more snow. Please contact the office with any emergencies or problems—preferably by email. Since I have my Blackberry—I can deal with problems when not in office and also have information available to forward.

This is difficult time for homeless people. There are information cards on the table with lists of drop in locations for homeless and other information. They are printed in English and Spanish and are also being translated into Chinese at the request of our office.

There seems to have been many fires in CB 3 recently. I have asked the Fire Department for a list of fires and causes to see if there are any common threads or to see how many might be preventable.

People are writing in to blogs about problems instead of phoning 311. 311 responders do not read blogs. Please call 311 and email to the CB for follow up. You can email the office or fill out complaint form on website.

Community Board 3 supported the creation of the Forsyth Street Plaza under the DOT Plaza program. There will be a meeting for community input on February 24—flyers are available with all information.

The annual homeless count will be held January 31. 3,000 volunteers are needed. You can get information to volunteer by calling the office or 311.

Committee Reports:

Executive Committee

1. Cien Fuegos (Cien Fuegos LLC), 95 Ave A
VOTE: To approve the application for a sidewalk café permit for seventeen (17) tables and thirty-four (34) seats, ten (10) tables with twenty (20) seats to be located on 6th Street and five (5) tables with ten (10) seats to be located on Avenue A, for Cien Fuegos LLC, doing business as Cien Fuegos, 95 Avenue A, because the applicant has signed a change agreement which will become part of its DCA license that 1) it will close any façade doors and windows at 10:00 P.M. every night, and 2) its hours of operation will be from 5:00 P.M. to 11:00 P.M. Mondays through Thursdays, 5:00 P.M. to 12:00 A.M. Fridays, 11:00 A.M. to 12:00 A.M. Saturdays and 12:00 P.M. to 11:00 P.M. Sundays.
2. **VOTE:** The Executive Committee voted to replace Andrea Diaz, who has resigned as Treasurer, with Mary Spink to serve remainder of the term.
3. **VOTE:** Community Board 3 supports a request to co-sponsor, with a wide variety of individuals and groups that responded to a questionnaire about the Forum and who attended the Task Force meeting, including Clemente Soto Velez Center, the Living Theater, ArtsConnection, the Neighborhood School, No Longer Empty, Smith Houses, and many others, a forum on the Lower East Side for parents, teachers, and

arts organizations regarding needs and resources in the field of Arts in Education.

4. **VOTE:** Community Board 3 supports a request to co-sponsor an event that will include art installations in 6 empty storefronts that will be coordinated with the New Museum community art event, lasting between 10 and 60 days, at the pleasure of the property owner. Art in Empty Storefronts will promote local artists and benefit economic development by making empty storefronts more attractive, bring foot traffic to neighboring retail, and make the storefronts more attractive to potential renters.

(Executive Committee)

42 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Outreach Task Force

- Review of Outreach literature
no vote necessary

Arts & Cultural Affairs Task Force

1. Arts in Education Forum
no vote necessary
2. Art in Empty Storefronts
no vote necessary
3. Convocation of all Manhattan Arts Committee of Task Force chairs
no vote necessary

Covered in the Executive Committee report.

Economic Development Committee

no meeting scheduled

Land Use, Zoning, Public & Private Housing Committee

David McWater presented. Work was done on this for 30 months. Many housing advocates are unhappy, but 50/50 compromise means that the full value of the subsidy for the lots was achieved. Holding out for any more than 50% affordable housing would have resulted in a zero-sum game, with monies being taken from a low-income or subsidized housing development somewhere else. All the elected officials have backed this.

Without Dominic Pisciotta and Linda Jones, this couldn't have been achieved. This was a unique moment, in which the City could be worked with, as opposed to the 1990s, when gridlocks were inevitable. Jobs created by SPURA could produce \$150-200M/year. He thanks EDC for adding 5 lots, and for hiring John Shapiro. That allowed for the addition of more units, so 50% today is more than 70% would have been years ago.

Mary Spink spoke, as an affordable housing developer for 12 years. She couldn't build today what she built 5 years ago. It's fiscally impossible. As much as she is a proponent of low-income housing, and wishes SPURA could be the be-all and end-all of low-income housing needs in the community, she supports the guidelines because it will be better than lots remaining vacant.

Herman Hewitt learned about SPURA from Frances Goldie He became a community housing developer as a result of trying as a single father to find low-income housing. He can understand the discomfort people express about the percentage of low-income housing available through SPURA. But we have to work together to get something done.

Meghan Joye expressed support for the middle-income housing provisions of SPURA, for individuals who might earn \$60K but receive nothing for free, are highly taxed, are working hard, and have nothing extra.

Vaylateena Jones mentioned that developers will not build housing because the community says they need this housing. David McWater answers that the developers will get the land for 100s of millions of dollars less than its market value. The majority of the housing will be for a family of 4 earning \$40K/year or less, or its equivalent.

- Facilitated discussion on program specifics for SPURA sites development

VOTE: Guidelines for Seward Park Sites Redevelopment

WHEREAS, the land traditionally known as the Seward Park Urban Renewal Site has sat vacant for over forty years; and

WHEREAS, Community Board 3 has convened a blue ribbon panel of stakeholders and held public meetings on a development plan for the SPURA lots as well as five (5) additional city owned lots for almost three years now; and

WHEREAS, the area encompassed by Community Board 3 is in need of housing for all income bands, and

WHEREAS, the area encompassed by Community Board 3 is in need of economic development and job creation; and

WHEREAS, there have been over two years of monthly public meetings, charettes, informational sessions, and a very interactive and facilitated process for committee members and the public to participate in the creation of development guidelines; and

WHEREAS, our community has grown strong from working together and embracing a newfound era of compromise and trust; so

THEREFORE LET IT BE RESOLVED, that Community Board 3 support the following guidelines for development on the sites in exhibit A (Site Overview – Jurisdiction) and forward these guidelines to all of the elected officials representing this area, as well as to Deputy Mayor for Economic Development Robert K. Steele, Mr. Seth Pinsky, Economic Development Corporation of NYC, as well as the Departments of Housing Preservation and Development, City Planning, and Transportation.

CB3 Guidelines for Seward Park Sites Redevelopment

Presented below are recommended guidelines for consideration by Manhattan's Community Board 3 (CB 3). The CB 3 Land Use, Zoning, Public & Private Housing Committee prepared these guidelines. They are intended to guide the City of New York in its preparation of a plan and subsequent Requests for Proposals (RFP) to develop the Seward Park sites.

I. INTRODUCTION

A. Guiding Principles

- 1) The plan and subsequent RFP(s) for the Seward Park Sites must be in accordance with the principles laid out herein. Maximization of City revenue from the sale of the land should be a secondary consideration.
- 2) The City should select multiple developers, with additional consideration given to Lower East Side and/or other local non-profit developers. The cumulative effect of their proposals and subsequent actions must result in a development that adheres to these guidelines and underlying principles.
- 3) The City's conveyance of the land must include deed and other binding restrictions to assure that these principles are achieved.

B. Community Oversight

- 1) The City must communicate regularly with CB 3 and any CB 3 designated committee on all aspects of project development, from preparation of the RFP and the Uniform Land use Review Procedure (ULURP) process through tenant selection, inclusive of completion of all associated planning, programming and development.
- 2) There must be robust community participation in the planning and review process for the sites. This includes open information, widely distributed announcements and regularly scheduled public meetings distinct from public hearings.

II. LAND USE AND PROGRAM

A. Mixed-Use Development

- 1) The mixed-use, mixed-income character of the neighborhood must be reflected in the development plan for the sites.
- 2) Each phase of development must reflect the mixed-use, mixed-income guidelines indicated herein, except if federal regulations require senior housing to be separated from other uses and thus built as an independent phase or project element.

B. Commercial Development

- 1) Full opportunity should be provided for economic development and local employment and entrepreneurship. Fifty percent of all on-site employment opportunities must at all times be filled by CB 3 residents; employers must make diligent efforts to advertise job openings locally. All

employment opportunities should offer wages that take into consideration the cost of living in New York City, rather than the statewide minimum wage.

- 2) Retail should be maximized in street-level building frontages along major streets (i.e., Delancey Street west of Clinton Street and Essex Street).
- 3) Local service and convenience retail uses should predominate in street-level building frontages along side streets (i.e., Broome Street, Grand Street, Ludlow Street, Norfolk Street and/or Suffolk Street).
- 4) Mid-box retail should be encouraged to locate predominantly on the second floors of buildings along major streets (i.e., Delancey Street and/or Essex Street). "Mid-box" retail is defined as stores equal to 10,000 to 30,000 square feet (sf).
- 5) With the exception of a possible supermarket, no single retail tenant should exceed 30,000 sf in size. In addition, no more than three new liquor licenses within 500 feet of each other should be issued to establishments on the side streets, and no licenses can be established within 200 feet of any school or religious institution.
- 6) There is a strong preference that the existing Essex Street Market remain on its current site. However, if the Market is to be relocated, it must remain public and be moved to a superior site on a major street to accommodate a larger market with more goods and services. The existing Essex Street Market must not be closed or demolished before the new, larger market is open. Every effort should be made to retain the then current tenants of the Essex Street Market during the change in location and facility. Such efforts should include providing special consideration as to rents (e.g., rent increases should be comparable to existing contracts), assisting tenants with moving and relocation costs (e.g., through the creation of a fund or by way of a requirement in the RFP), and assuring that the new market space is move-in ready before tenants are relocated.
- 7) Every phase of retail development must provide a diversity of goods, services and price points.
- 8) Non-retail, commercial development – including office, hotel and/or a movie theater – should be provided. A movie theater is a priority; this use could be a component of a multi-purpose performance space, including one in connection with civic uses (see #II.D). The final commercial uses and their floor areas will depend on market conditions at the time of development, as well as satisfactory proposals by development or operating entities.

C. Housing

- 1) The sites should be developed to optimize their aggregate residential potential. At least 800 and preferably more than 1,000 housing units must be provided. (This range should be refined following community engagement in connection with anticipated urban design analyses for the site.) However, the overall housing component should not comprise less than 60 percent of the total floor area of all sites, excluding floor area devoted to below-grade parking.
- 2) The mixed-income character of the neighborhood must be reflected in the development plan for the sites. Accordingly:
 - a. Approximately 50 percent of all units should be available at market-rate values (i.e., for households with no income restrictions). ("Approximately" is defined as give or take one or two percent.)
 - b. Approximately 10 percent of all units must be reserved for middle-income households.
 - c. Approximately 10 percent of all units must be reserved for moderate-income households.
 - d. Approximately 20 percent of all units must be reserved for low-income households.
 - e. Approximately 10 percent of all units must be reserved for low-income seniors.
 - f. Supportive housing for low-income individuals and/or families is permitted under any of the above allocations (see #II.C.2).
 - g. The household income definitions are as follows:

<u>Income Range</u>	<u>Percent of Area Median Income</u>	<u>Maximum Income*</u>
Middle income	131 – 165 percent	\$130,000
Moderate income	51 – 130 percent	\$100,000
Low income	≤ 50 percent	\$ 40,000

* Income limits are 2010 approximations for a family of four based on the most recently available data and will change from year to year; they are shown here for illustrative purposes only.

h. Units should be affordable to a multitude of incomes within the above ranges (see #II.C.2.g), rather than to just the upper limits of each.

- 3) Every effort should be made to secure Federal, State and other outside funding to achieve the quantities of non-market-rate housing set forth above. The ability of respondent developers to maximize the number of non-market-rate units should be a major criterion of the RFP and in the selection of developers.
- 4) Developers must be encouraged to consider affordable homeownership and variant models (such as mutual housing).
- 5) In mixed-income buildings, the non-market-rate units should be integrated with the market-rate housing and be indistinguishable from the exterior in terms of material and design quality. Further, the non-market-rate component should have at least the same proportion of two- and three-bedroom apartments as the market-rate component; however, in all cases, at least 40 percent of all non-market-rate units should be two-bedrooms or larger. All non-market-rate units must comply with the NYC Department of Housing Preservation and Development (HPD) "Design Guidelines for New Construction," which includes standards for unit size and layout.
- 6) At least 50 percent of the non-market-rate housing units should be prioritized (in the following order) for residents who may be relocated as a result of planned development, Tenants at Title Vesting – the former site tenants – and qualifying residents of Community District 3. There should be a robust procedure for notifying Tenants at Title Vesting about their right to return, such as described in the Appendix (see below).
- 7) All non-market-rate units must remain affordable in perpetuity.

D. Civic Uses

- 1) The site development must include community, cultural and/or institutional ("civic") uses and amenities that benefit residents of all ages.
- 2) Full opportunity should be provided for civic uses and amenities. It is understood that such use(s) for each site will depend on project feasibility as well as a satisfactory proposal by a development or operating entity. Civic use is broadly defined to include a possible non- or limited-profit retail component and/or non-profit offices.
- 3) The civic use obligation may in large measure but not entirely be satisfied by any one such use.
- 4) Sufficient land and building capacity should be set aside for a public primary or secondary school. Ideally, students from both School Districts 1 and 2 should be allowed to attend the school, regardless of which district it is ultimately located in. (This will result in either new flexible district boundaries – as already exists at 14th Street – or a redistricting of the area to include the entire Seward Park development in District 1) The siting of the school should allow it to be oriented to a side street.
- 5) An assisted living/nursing home is a preferred community facility use.
- 6) Parks and open space must be a major feature of the final development program. A side street orientation is preferred for local neighborhood open space, such as a playground.
- 7) Every effort should be made to include a non- or limited-profit retail or other commercial component in the final program. This use may substitute for either local service and convenience

retail (see #II.B.3). It is understood that this use will depend on project feasibility as well as a satisfactory proposal by a development or operating entity.

III. SITE LAYOUT AND DEVELOPMENT

A. Site-Specific Concerns

If necessary, as a development plan approaches and enters the ULURP process, site-specific concerns (e.g., regarding program mix, affordability, urban design or other aspects) that arise should continue to be addressed by members of the Community Board, its designated committee and the City.

B. Commercial Overlay

The sites along Delancey Street and Grand Street should be rezoned to include a commercial overlay.

C. Urban Design

- 1) The final building and site plans must be in keeping with current planning principles of contextual design: e.g., building orientation and access should support and enhance the pedestrian realm and weave together the fabric of the neighborhood. Their final designs should consider successful models that have been employed in other cities around the nation and the world, especially as they pertain to mixed-income and mixed-use developments.
- 2) Existing streets, including those that have been de-mapped, should be preserved.
- 3) The development should exemplify good urban design and sound environmental principles. Environmental design solutions, such as passive and active energy and water use efficiencies, should be promoted. The development should comply with Enterprise Green Communities certification, which has been adopted by HPD as the standard for its new projects.

D. Parking

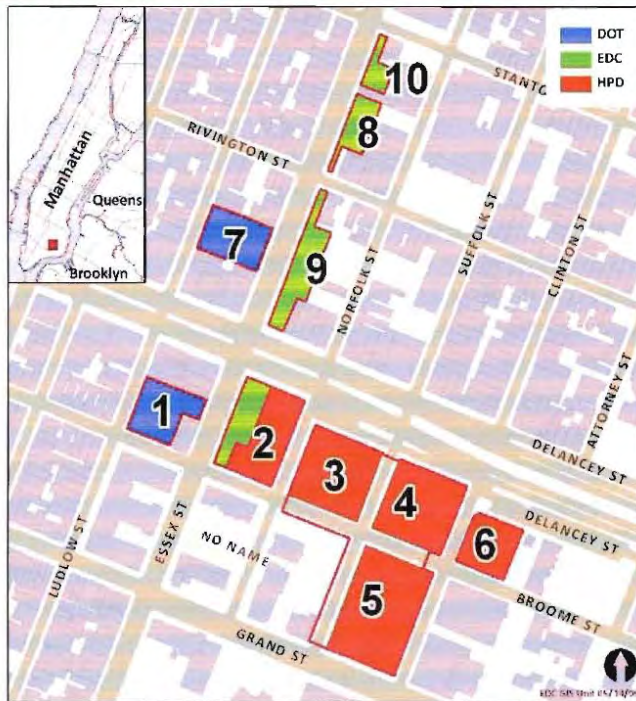
The development should include approximately the same amount of public parking as currently exists for cars (i.e., excluding commercial vehicles and trucks) that will be displaced as a result of development.

IV. APPENDIX

Model language/procedure for contacting former site tenants:

"Upon the initiation of the Environmental Impact Review, the City must mail a letter to all former site tenants and to all children of former site tenants apprising them of the planning process and assuring them that all former site tenants and all children of former site tenants will have first priority for all non-market units once housing is built on the site. Upon the award of the RFP(s), the City must mail a binding document to all former site tenants and all children of former site tenants informing them of their first priority for all non-market units on the site. In this same mailing, the City must also enclose a pre-application for this housing to guide the later tenant selection process."

Site Overview – Jurisdiction



4

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

A separate vote was held on SPURA.

David McWater noted that the work is not done. The next meeting is scheduled for 2/28. Site tenants are invited to visit the CB3 website to apply to become a CB3 Public Member to be eligible to be part of this committee for the design and other work going forward.

Dominic Pisciotta thanked the 22 members of the committee, plus all the board members, plus all the families who backed this process. It's a historic moment for the Lower East Side. He introduced Madeline Wills of the EDC, who congratulated people for sticking through such a lengthy, complicated process. This is a space that will connect and re-connect communities. She thanked Dominic and David, two of the best Chairs she's ever worked with. The City remains committed to the community since the process has been so transparent. Urban design, heights, the shape of the community will start to take place at the 2/28 meeting. Then the process will go into scoping and EIS and working within these guidelines.

(Land Use, Zoning, Public & Private Housing Committee)

43 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Human Services, Health, Disability, & Seniors Committee

1. Request for support for continued operations of Sarah Powell Huntington House at E 10th St & Ave B
no vote necessary
2. Human Resources Administration—introduction to agency and overview of services
no vote necessary

Youth & Education Committee

- Request for support for LMDC grant to renovate NEST+M auditorium to bring up to code and enhance performance capabilities for both school and community events
no vote necessary

CB 2 & 3 Joint Astor Place Task Force

David Crane presented.

- DDC staff will be presenting design plans for the street reconstruction of Astor Place and Cooper Square. The proposed project will include the creation of new pedestrian public spaces and improvement of Cooper Triangle Park.

VOTE: With modification, Community Board 3 approves the proposed design for the Reconstruction of Astor Place and Cooper Square that was presented by DDC/DOT/Parks to the Community Boards 2 & 3 Joint Astor Place Task Force on January 6, 2011. The plan must be modified to eliminate installation of permanent seating opportunities where they would be accessible to the public 24-hours a day in the new public spaces that will be created to the south of the Cooper Union Foundation Building between about E 5th and E 7th St. The proposed design included benches in an allée to the west of Cooper Square Park and planters surrounded by raised steps in the "Village Plaza." These new public spaces would be directly adjacent to the 150-unit JASA/Green Residence, which provides housing for seniors and the mobility impaired. These residents are among our most vulnerable constituents and are already subject to nightlife noise problems from existing establishments within a block on each side. Nighttime seating opportunities in the immediate area of these establishments directly below the windows of the JASA residents would negatively impact their quality of life.

Community Board 3 approves the proposed plan for Astor Place reconstruction only with the elimination of all seating opportunities below 7th street that cannot be locked or removed at night.

Community Board 3 strongly supports other aspects of the design, which would convert Cooper Square into a true public square by increasing pedestrian access and open public space. The design would incorporate almost 8,000 square feet of new planting areas, which includes 64 new trees, as well as create or expand several plazas that will provide programmable open spaces that will be important for the community. The new Village Plaza – a triangular space covering nearly 8,000 square feet that would be created on the west side of Cooper Square/the Bowery between E 4th and E 6th St – has been supported by the adjacent JASA/Green Residence because it would encourage public space for daytime events and by the nearby Fourth Arts Block because it would provide opportunities for programming for local artists.

The last paragraph was added as a friendly amendment by David Crane.

(CB 2 & 3 Joint Astor Place Task Force)
42 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation & Public Safety Committee

1. Chinatown Working Group preliminary action plan for transportation

VOTE:

CB3 reviewed the document titled "Guiding Principles – Parking, Transportation, Circulation, and Safety," dated June 8, 2010, proposed by the Chinatown Working Group as the Preliminary Action Plan (PAP) for transportation. CB3 needs the following revisions to the PAP before it can approve the plan. CB3 does not approve the June 8, 2010 plan as written.

- In the "Pedestrian Traffic" section, one of the Goals reads, "Enforce Zero Tolerance for less than 8' pedestrian right-of-way on sidewalks. This should include overhead obstructions for pedestrians." Instead of calling for enforcement, the first sentence should provide guidance for future planning and be less specific about the width: "Designs that would create enforceable, adequate pedestrian right-of-ways in sidewalks." The second sentence should clarify the meaning of "overhead obstructions." For example, if this means the display of wares, that should be stated.
- The two sections titled "Transportation: lack of ready access" and "Better management of Interstate Busses" need to be separated (the document appears to be a spreadsheet and these two sections are in

one row). The separation should probably be at the subheading "Interstate Buses" in the "Goal" and "Agency Coordination and Research" columns.

- In the "Chatham Square/Park Row, Columbus Park" section, the paragraphs that call for relocation of police headquarters must be removed. This appears in the "Goal" and "Agency" columns. This request would not be productive to moving the PAP forward.
- Also in the "Chatham Square/Park Row, Columbus Park" section, the following "Goal" paragraph will need to be revised:

Follow-up on CB3 Chatham Square Taskforce recommendations from the City as well as the Community on the best way to fix the traffic flow and increase pedestrian safety in the Chatham square area. Refer to NYC DOT and Chatham Resident plans.

This paragraph must specifically refer to the Chatham Square Task Force resolutions passed by CB3 in February 2009, which are attached. Those particular resolutions should be attached to the PAP guiding principles document. The revised PAP paragraph should read as follows:

Follow-up on CB3 Chatham Square Taskforce recommendations on the best way to fix the traffic flow and increase pedestrian safety in the Chatham square area. The February 2009 resolutions passed by CB3-Manhattan are attached.

- In the "Loss of parking" section, where the Washington DC "fast fleet" is offered as an example. This paragraph should clarify the type of program that is envisioned and an achievable goal (presumably, this goal includes reducing the number of city-operated vehicles).
 - In the "Need better coordination" section, there is a parenthesized list of what appear to be recommended mechanisms for achieving the goal. It reads "(Community Benefit District, LCD Structure?)." That list should be replaced by the following sentence: "Community Board involvement should occur sooner in most projects to facilitate community input."
2. Review of committee goals
no vote necessary

(Transportation & Public Safety Committee)

42 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Environment Committee

no meeting scheduled

Parks, Recreation, Cultural Affairs, Landmarks, & Waterfront Committee

1. Art installation and programming at 33 E 1st St and First Park by the Guggenheim Museum
VOTE: WHEREAS, the Solomon R Guggenheim Foundation (the "Guggenheim") has proposed temporary structures for various cultural programs (the "Project") for 33 East 1st Street that will bring together ambitious thinkers and become a public place for research, experimentation, and the sharing of ideas about major issues affecting urban life; and

WHEREAS, the site preparation would begin on or about April 1, 2011, the Project would be operational free of charge from early August to mid-October 2011 and the deconstruction of the Project would end in mid-November 2011; now

THEREFORE BE IT RESOLVED, that Manhattan Community Board 3 supports the Project and will work with the Guggenheim to facilitate its success.

Street Fair Applications

2. Transportation Alternatives, 4/2, Cooper Sq (E 5th St-Astor Pl)
VOTE: To approve the Transportation Alternatives Festival on 4/2, Cooper Sq (E 5th St-Astor Pl).
3. Middle Collegiate Church, 5/14, 2nd Ave (E 6th-E 14th Sts)
VOTE: To approve the Middle Collegiate Church Street Festival, on 5/14, 2nd Ave (E 6th-E 14th Sts).
4. St George Ukrainian Church, 5/13-5/15, Taras Shevchenko Pl (2nd-3rd Aves)
VOTE: To approve the St George Ukrainian Church street festival, on 5/13-5/15, Taras Shevchenko Pl (2nd-3rd Aves).
5. Two Bridges Neighborhood Council, 5/23, 3rd Ave (E 6th-E 14th Sts)
VOTE: To approve the Two Bridges Neighborhood Council street festival, on 5/23, 3rd Ave (E 6th-E 14th Sts).
6. Loisaída, 5/29, Ave C (E 6th-E 13th Sts)
VOTE: To approve the Loisaída Street Festival, on 5/29, Ave C (E 6th-E 13th Sts).

7. Cooper Sq Committee, 6/18, 3rd Ave (E 6th-E 14th Sts)
VOTE: To approve the Cooper Sq Committee street festival, on 6/18, 3rd Ave (E 6th-E 14th Sts).
8. East Village Visiting Neighbors, 7/16, Cooper Sq (E 5th St-Astor Pl)
VOTE: To approve the East Village Visiting Neighbors, on 7/16, Cooper Sq (E 5th St-Astor Pl).
9. Asian Americans for Equality, Bayard St (Elizabeth-Baxter Sts)
VOTE: To approve the Asian Americans for Equality street festival, on 8/7, Bayard St (Elizabeth-Baxter Sts)
10. Andrew Glover Youth Program, 9/3, 4th Ave (E 8th-E 14th Sts)
VOTE: To approve the Andrew Glover Youth Program street festival, on 9/3, 4th Ave (E 8th-E 14th Sts).
11. Our Lady of Sorrows Church, 9/29-10/2, Pitt St (Stanton & Rivington Sts)
VOTE: To approve the Our Lady of Sorrows Church street festival, on 9/29-10/2, Pitt St (Stanton & Rivington Sts).

Parks Committee Items

12. SDR redesign in front of BRC/Parks building at Delancey St
no vote necessary
13. Chatham Square-skateboarding hazards
no vote necessary
14. 6th Street soccer field/East River Park—funding for reconstruction
no vote necessary

(Parks, Recreation, Cultural Affairs, Landmarks, & Waterfront Committee)

42 YES 0 NO 0 ABS 0 PNV (Excluding Item 9) MOTION PASSED

Item 9: 40 YES 0 NO 0 ABS 2 PNV MOTION PASSED

SLA & DCA Licensing Committee

Alex Militano: No report.

Renewal with Complaint History

1. La Vie (La Cave LLC), 64 East 1st St (op)
VOTE: To deny the renewal of the full on-premise liquor license for La Cave LLC, doing business as La Vie, 64 East 1st Street, because 1) residents who live in the adjacent buildings, 62 East 1st Street and 58 East 1st Street, appeared to complain about loud unruly crowds of patrons on the sidewalk in front of this location and loud music emanating from this location five (5) to seven (7) nights a week between 11:00 P.M. and 4:00 A.M. to 5:30 A.M, and these complaints are consistent with complaints received by this community board for this location as early as 2006, 2) this location is apparently not operating consistent with its original method of operation as a restaurant or its memorandum of understanding with the East First Street Block Association (attached hereto) as the location advertises nightly DJs and dancing, 3) although new owners appeared stating that they had assumed control of this business in October of 2010, are now applying for a corporate change with the SLA and are in the process of soundproofing, complaints of loud music have not decreased and a private sound reading scheduled by one resident showed levels of over sixty (60) decibels, and 4) this is a grandfathered establishment on a residential side street with authorization to operate a noncompliant use, to wit a restaurant, and has exceeded that use by operating a nightclub.

Applications within Resolution Areas

2. To Be Determined, 175 Ludlow St (wb)
withdrawn
3. Coyi Cafe (Constance L Enterprise Inc), 42 Ave B (wb)
withdrawn
4. Castleblade Inc, 17 Clinton St (alt/wb/expand next door)
withdrawn

Sidewalk Café Applications

5. Cien Fuegos (Cien Fuegos LLC), 95 Ave A
see executive committee

Alterations/Transfers/Upgrades

6. Taqueria Lower East Side (Barraza Foods Inc), 198B Orchard St (trans/op)
VOTE: To deny the transfer of a full on-premise liquor license to Barraza Foods Inc., with a proposed business name of Taqueria Lower East Side, for the existing business Xiao Ye, located at 198B Orchard Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a full-service Mexican restaurant, serving food to within one (1) hour of closing, 2) it will close any façade doors and windows at 10:00 P.M. every night, and 3) its hours of operation will be 11:00 A.M. to 12:00 A.M. Sundays through Wednesdays and 11:00 A.M. to 1:30 A.M. Thursdays through Saturdays, 4) it will play ambient background music only, consisting of recorded music, and 5) it will maintain its method of operation for the life of its license
7. Spur Tree (Symtic 10 Ten LLC), 76 Orchard St (trans/wb)
withdrawn
8. Local 138 (Phoenix Park Bar & Grill Inc), 138 Ludlow St (trans/op)

- VOTE:** To deny the transfer of a full on-premise liquor license to Phoenix Park Bar & Grill Inc., for the existing business Local 138, located at 138 Ludlow Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a tavern serving light pub style food, 2) its hours of operation will be 2:00 P.M. to 4:00 A.M. all days, 3) it will close any façade doors and windows at 10:00 P.M. every night, and 4) it will play background music only, consisting of recorded music.
9. Rockwood Music Corp, 196 Allen St (alt/op/service bar to standup bar)
VOTE: To approve the alteration of the full on-premise liquor license for Rockwood Music Corp., doing business as Rockwood Music Hall, 196 Allen Street, to wit converting a five (5) foot service bar in the right rear of the establishment to a standup bar of the same length with three (3) stools.
10. Hea Hea Bar & Restaurant (Friend Tri New York Inc), 145 E 13th St, aka 106 3rd Ave (alt/op/extend hours of operation)
 no vote necessary
11. Takatsuki Corporation, 188-190 2nd Ave (alt/wb/extend to sidewalk cafe)
VOTE: To approve the alteration of the beer wine license for Takatsuki Corp., doing business as Shima Restaurant, 188-190 Second Avenue, to wit extending its beer wine license to include service at its existing sidewalk café.
12. Superdive (Rapture Cafe & Books LLC), 200 Ave A (alt/op/legalize work done, move bar)
VOTE: To deny the alteration of the full on-premise liquor license for Rapture Café & Books LLC, doing business as Superdive, for the premise located at 200 Avenue A, because 1) the applicant did not appear before Community Board #3 for review of its application or provide any application materials for its review, 2) the present method of operation as a bar closing at 4:00 A.M. is not consistent with the stipulations this applicant agreed to with Community Board #3, which provided that it would operate as a bookstore with the service of alcohol incidental to that operation, reserve the majority of its layout for book shelves, not have DJs or live musicians, close its backyard at 9:00 P.M. every night and close no later than 2:00 A.M. every night, in that as soon as this applicant began operating as Rapture Café & Books, it immediately violated the aforementioned stipulations by hosting scheduled live performances and closing at 4:00 A.M. and, further, then closed and reopened as a bar, doing business as Superdive, which is inconsistent with the agreed upon method of operation in said stipulations, 3) in the time it has been operating as both Rapture Café & Books and as Superdive there have been numerous resident complaints of loud music late at night, as well as unruly and loud crowds of patrons blocking the sidewalks, 4) it is the belief of this community board that the present alteration application is to legalize alterations already completed without a permit, which are currently being audited by the Department of Buildings and for which it now has no permit.
13. Church & Louis Inc, 180 2nd Ave (alt/op/extend to sidewalk cafe)
 withdrawn
14. Mahhaggia Inc, 163 1st Ave (alt/wb/extend to sidewalk cafe)
 withdrawn
15. To Be Determined, 168-170 Orchard St (trans/op) (L'Epicerie Cafe Charbon)
VOTE: To deny the transfer of a full on-premise liquor license to a corporation to be determined, with principal Mitchell Banchik, for 168-170 Orchard Street, which is currently doing business as L'Epicerie Café Charbon, and for an alteration of said license, to wit moving the kitchen and creating a three hundred fifty (35) square foot event room on the Stanton Street side of said location, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a full-service restaurant and tavern, serving food to within one (1) hour of closing, 2) its hours of operation will be 11:30 A.M. to 4:00 A.M. all days, 3) it will close any façade doors or windows, specifically French doors, at 10:00 P.M. every night, 4) it will play recorded entertainment level music and have DJs, and 5) it will have security every evening until closing. Community Board #3 is approving this license recognizing that the applicant has several licensed establishment with similar methods of operation, including one within this community board, which have operated without complaints.
16. To Be Determined, 432 E 13th St (trans/op)
VOTE: To deny the transfer of a full on-premise liquor license to a corporation to be determined, with principal Lawrence Reutens, for 432 East 13th Street, which is currently doing business as Bistrounge, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a full-service Southeast Asian and American restaurant, serving food to within one (1) hour of closing, 2) its hours of operation will be 11:00 A.M. to 12:00 A.M. Mondays through Thursdays, 11:00 A.M. to 1:00 A.M. Fridays and Saturdays and 11:00 A.M. to 11:00 P.M. Sundays, 3) it will have no open doors or windows and will maintain a fixed façade, and 4) it will play ambient background music only, consisting of recorded music.
17. To Be Determined, 103 2nd Ave (trans/op)
 withdrawn

New Liquor License Applications

18. One East Broadway Restaurant (One East Broadway Restaurant Inc) 1 E B'way, 1st Fl (wb)
VOTE: To deny the application for a beer wine license for One East Broadway Restaurant Inc., with a business name of One East Broadway Restaurant, for the premise located at 1 East Broadway, because the applicant

did not appear before Community Board #3 for review of its application or provide any application materials for its review.

19. Souvlaki GR LES Inc, 116 Stanton St (wb)

VOTE: To deny the application for a beer wine license Souvlaki GR LES Inc., 116 Stanton Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a full-service Greek restaurant, serving food to within one (1) hour of closing, 2) its hours of operation will be 11:00 A.M. to 12:00 A.M. Sundays through Thursdays, 11:00 A.M. to 1:00 A.M. Fridays and Saturdays and 11:00 A.M. to 11:00 P.M. Sundays, 3) it will close any façade doors or windows, specifically French doors, at 10:00 P.M. every night, and 4) it will play ambient background music only, consisting of recorded music.

20. Ashton Thai Place Inc, 244 E 13th St (wb)

VOTE: To deny the application for a beer wine license for Ashton Thai Place Inc., for the premise located at 244 East 13th Street, because the applicant did not appear before Community Board #3 for review of its application or provide any application materials for its review.

21. Peri (Ottoman's LLC), 181 Essex St (wb)

VOTE: To deny the application for a beer wine license for Ottoman's LLC, doing business as Peri, 181 Essex Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a full-service Mediterranean Turkish restaurant, serving food to within one (1) hour of closing, 2) its hours of operation will be 11:00 A.M. to 12:00 A.M. Sundays and Mondays, 11:00 A.M. to 1:00 A.M. Tuesdays through Thursdays and 11:00 A.M. to 3:00 A.M. Fridays and Saturdays, 3) it will close any façade doors or windows, specifically French doors, at 10:00 P.M. every night, and 4) it will play ambient background music only, consisting of recorded music.

22. Ngam, 99 3rd Ave (wb)

VOTE: To deny the application for a beer wine license for corporation to be determined, with principal Sung Choi and a proposed business name of Ngam, for the premise located at 99 Third Avenue, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that 1) it will operate as a full-service Thai restaurant, serving food to within one (1) hour of closing, 2) its hours of operation will be 11:00 A.M. to 12:00 A.M. Sundays through Thursdays and 11:00 A.M. to 1:00 A.M. Fridays and Saturdays, and 3) it will play ambient background music only, consisting of recorded music, 4) it will have no open doors or windows and will maintain a fixed façade, and 5) it will not commercially use its backyard and will only use it as an herb and vegetable garden.

23. 56 3rd Avenue New York Rest LLC, 56 3rd Ave (op)
withdrawn

24. Family Recipe (Family Recipe Inc), 231 Orchard St (wb)
withdrawn

25. Pigeon Cafe, 221 E B'way (op)
withdrawn

Old Business: None.

(SLA & DCA Licensing Committee)

42 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

David Adams	[P]	Linda Jones	[P]	Dominic Pisciotta	[P]
Julia Andino	[A]	Vaylateena Jones	[P]	Barden Prisant	[P]
Jimmy Cheng	[A]	Meghan Joye	[P]	Carolyn Ratcliffe	[P]
David Crane	[P]	Joel Kaplan	[P]	Joyce Ravitz	[P]
Andrea Diaz	[P]	Carol Kostik	[P]	Lois M. Regan	[P]
Harvey Epstein	[P]	John Leo	[A]	Janet Riesel	[P]
Morris Fajtelewicz	[P]	Ricky Leung	[P]	Richard F. Ropiak	[P]
Flora Ferng	[P]	Sam Leung	[P]	Susan Scheer	[P]
Beth From	[A]	Gigi Li	[P]	David Silversmith	[P]
Rabbi Y. S. Ginzberg	[P]	Bernard Marti	[P]	Nancy Sparrow-Bartow	[P]
Gloria Goldenberg	[A]	Bernice McCallum	[P]	Mary Spink	[P]
Jan Hanvik	[P]	David McWater	[P]	Elinor Tatum	[A]
Herman F. Hewitt	[P]	Alexandra Militano	[P]	Rodney Washington	[P]
Simon Huang	[P]	Maria Muentes	[P]	Samuel Wilkenfeld	[A]
Bonnie Hulkower	[P]	Chiun Ng	[P]	Justin Yu	[P]
Carolyn Jeffers	[P]	Ariel Palitz	[P]	Thomas Yu	[P]
Anne K. Johnson	[A]	Thomas Parker	[P]		

Motion to Adjourn: Dominic Pisciotta. By acclim. Meeting Adjourned 9:40 PM.