



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**JEAN-DANIEL NOLAND**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

**PUBLIC MEETING**

**DATE:** Wednesday, April 2, 2008  
**TIME:** Public hearings begin at 6:30 p.m., meeting to follow  
**PLACE:** Fulton Center Auditorium, 119 Ninth Ave. (17/18)

**MEETING AGENDA**

Public Session	John Weis
Adoption of Agenda	Jean-Daniel Noland
Adoption of Last Month's Minutes	
Reports	
Manhattan Borough President	Hunter Johansson
Local Elected Officials	Various
District Manager	Robert J. Benfatto, Jr.
Chair	Jean-Daniel Noland
Nominating Committee	Lee Compton
Committee Reports	Jean-Daniel Noland
Committee Letters & Resolutions (letters and resolutions, see reverse)	Jean-Daniel Noland
Old Business	Jean-Daniel Noland
New Business	
Adjournment	

**Public Session:**

Toni Knox, community resident, speaks in support of Bamboo 52. She complains about people that complain about noise. She says we live with noise.

Dan Pecham, head of Taubers Tenant Association, met with Chelsea Preservation Planning Committee and requests another meeting.

Lela Chapman, representing Farmers Market at 57St and 9th Ave, says the market has lots of fresh vegetables, less than 24 hours old. For further information call: 347 525-0846 or email: lchapman@greenmarket.com

Gary Gosgrove, President of Imperial Court of NY, expressed support for John Greco and Bamboo 52. Many members of the audience applauded in approval.

Daniel Doohan sought support for his SLA application (item 11) for his new restaurant Dan Doohan's at 733 9th Ave, handed out letters of endorsements. He has experience running bar/restaurants in other districts and intends to live above the restaurant. Doohan's Architect rose in support of Doohan's restaurant at 733 9th av. Rob Bookman, Attorney for Doohan, says applicant altered plans as per committee views.

Kevin Kitchen, 101 W23 St., lives in a coop building, seeks CB4 assistance with Landlord-Tenant dispute. Problem is related to ground lease; says landlord is not negotiating in good faith.

Patrick Hines, resident of Clinton for 15 years, supports Daniel Doohan's Restaurant. Highly recommends SLA application.

Several other members of the public expressed support for Daniel Doohan's restaurant.

Lynn Bloch supports Dan Doohan. She has lived at 33 W56St for 15 years. Kieran Green rose in support of Doohan.

Mike Camenzuli, 404 50 St, supports Doohan. Says Doohan plans to live in the building. He will be owner/operator.

Amy Groschel, representing Ars Nova Theater at 54St between 10/11, left brochures.

Nicole Renzler spoke in support of Bamboo 52.

Jackie Brown, supports Bamboo 52, doesn't understand why noise is considered a nuisance; blame cannot be placed on one establishment alone.

Sherry Porter supports Bamboo 52.

Laura Stein lives on same block of and supports Bamboo 52. She gets home late and says there is no healthy place to eat at night except Bamboo 52.

Various additional members of public expressed support for Bamboo 52 and agree with previous positive comments.

Syd Ziegler, founder of NY Gay Football League, say John Greco /Bamboo 52 supported the founding of the League and is a strong supporter of the League. Zeigler supports Bamboo 52.

Molly Lenore, Commissioner of NY Gay football League, supports Bamboo 52.

Regla Fernandez, Mike Wong support Bamboo 52.

John Greco, owner of Bamboo 52, says he took steps to address committee concerns. He is hiring security staff, has installed ash tray receptacles outside, removed front benches, and took various steps to reduce noise.

Attorney for Bamboo spoke on behalf of his client.

Marilyn Sirasky, longtime resident of W45 St., presented a letter representing a major number of people in the community: Presidents of W46, W48 St block Associations, concerning the over saturation of bars in neighborhood. Urges CB4 to address this concern in SLA applications, and to consider 500 foot rule.

Mariette Bolitsh supports Bamboo 52.

Jesus Gonzalez, expressed support for John Greco and Bamboo 52.

Luis Gonzalez spoke in favor of Bamboo 52

Jimmy Lyons, John Dempsey - support Dan Doogan

Ashley, representing W44 St Better Block Association, is concerned about over saturation of bars in the neighborhood.

David Glasser is against the strip club at 565 W23rd St. He says that zoning law does not allow adult establishment at the site. (says zoning is M15/R9A).

Darrick Sampson, VP W46 St Block Association.

Dirk McCall, Executive Director, Chelsea Chamber of Commerce, supports John Greco.

Christine Berthet, announced a traffic study to cover 8th Ave to the River, and 55 to 29 St. The purpose is to reduce congestion. Interested parties should attend a meeting on Wed Apr 30, 6-9pm, Holy Cross School, 332 W43St.

Ron Zacchi spoke in support of John Greco and Bamboo 52.

Father Peter Colapietro, Pastor of Holy Cross Church W42St, between 8/9 Avenue, speaks on behalf of Dan Doohan. Says Doohan was a great addition to the neighborhood at prior establishment: Murphy's. Encourages board to recommend approval of SLA application.

Sean Burger favors application for Hibernia, 401 W50 St. (see item #5)

Celine Ward supports Bamboo 52, works next door at the post office.

## **End of Public Session**

## **Board approves minutes with changes to item 11.**

## **Report from Elected**

Mike Kent, representing Borough President Scott Stringer, congratulates new Board appointees. Kent says the Borough President (BP) favors congestion pricing. Tomorrow will be first meeting of Construction Watch working group. BP will host Speaker Quinn at Pedestrian Town Hall; Transportation Commissioner will be guest speaker. Its now our job to help shape Moynihan project.

Colin Casey for Tom Duane congratulates MTA Tishman/Speyer, but much work still needs to be done on the plan. The office supports amending demolition clause (legally defines how landlords that intent to demolish can evict tenants). They submitted testimony and letter of support for amendment.

Shannon Flaherty, representing State Assemblyman Richard Gottfried, discussed involvement with Moynihan Station, the Hudson Blvd RFP.

Weinberg, Assemblywoman Linda Rosenberg, says Rosenberg has known the new governor, Paterson, for a long time, as they served together in Albany; looks forward to working Crane Safety; reached out to Dept of Buildings, which needs better regulations; supports congestions pricing, and supports a Bill to end vacancy decontrol.

Melanie LaRocca, representing Speaker Christine Quinn, expressed concern about Department of Educations (DOE) budget. Speaker supports congestion pricing; sent letter to Dept. of Aging with concerns about modernization plans and how the RFP process is being rolled out. DOE has streamlined pre-K application process. NYC Dept. of Youth and Community Development has put out 2008 summary youth applications. Construction site safety hearings are to be conducted at the end of April.

### **Bob Benfatto, CB4 District Manager Report**

621 W46 St (across from Pasha), failed 500 foot rule at hearing (vote was 1 to 1).  
8% budget cuts affecting Community board office. Program to eliminate Gap (PEG) is looking for \$26K of savings at the office. Robles suggests that the office email packets instead of use postal mail. Many members express interest in receiving email packets.

**JD Noland, CB4 Chair**, welcomes new members. They should prepare brief bio on themselves for next month meeting

Report on NYU

Burt - Community Task Force for NYU Development (see [www.communitynyc.org](http://www.communitynyc.org)) adopted a series of expansion principles for development of NYU properties, as a guide with future negotiations with NYU.

Brett – says he hopes this doesn't become an issue with CB4.

Renee Schoonbeek, CB4 Assistant District Manager, gave a presentation on CB4's website. [www.communityboard4.org](http://www.communityboard4.org). Renee talked about the website today, things to improve, and how website will appear in the future; urges people on phone to go to website. The website provides access to monthly newsletter, calendar/archives, license information, overview of sidewalk cafes, information about business and license numbers. A goal is to build a database of affordable housing in the district.

NYC Council Gayle Brewer, in person, says Community Board 7 is happy with Dewitt working on website; supports Congestion Pricing; Budget – wants no cuts to schools in classroom; upset about RFP at Dept for Aging; doesn't want to close centers; Thanks to Chair and District Manager, Friends of Environmental studies High School students would like to maintain green street on W50 Sts. She supports students in their quest to maintain green street on their block.  
Nations school request for IDA bonds are tied up in Albany - this will be tougher in this budget.

Lee Compton, speaking as Chair of Nominating Committee, says Committee met twice during the month of March; next month will provide a slate of candidates for elections in June meeting; each incumbent has expressed interest, including the secretary. Borough President has done a good job in getting activist people; anyone interested in standing for election should talk to Lee or any committee members.  
Bylaws state that there can be nominations from the floor.

Q: who is on nominating committee? Members raised hands: Tony, Morgan, Lee and others

## **COMMITTEE REPORTS – LETTERS & RESOLUTIONS**

### **Executive Meeting**

---

Item 1: Letter to SLA re Go West d/b/a Scores, 533 West 27<sup>th</sup> Street  
Tony Juliano - committee approved, pending adjudication of violations.

Approved by full board

Item 2: Letter to SLA re SD Hospitality Corp. d/b/a Scruffy Duffys - 690 Ninth Avenue (ratification)  
A tie vote last month meant the motion failed. However, owner requested a strong no vote so he could get his money back from the landlord. Time was of the essence. The Executive Committee took the issue between full board meetings, and wrote a letter with language indicating a negative recommendation. Tony Juliano objected to strong language in letter and expressed concern about Executive Committee actions between meeting. Mankoff motioned to call the question. Tony objected to his not having time to phrase a motion. The motion was called. Vote for letter passed 21-19. Members demanded a revote. Revote was 25-17, 1 abstain. Ratification passes.

Item 3: Letter to MTA re No. 7 Subway Line – The Project (ratification)  
passes overwhelmingly

---

### **Quality of Life/Education, Libraries, and Cultural Affairs (QoL)**

No items to report

---

### **Business Licenses & Permits Committee (BLP)**

Item 4: Letter to SLA re Adam Honig-Xing, 785 Ninth Avenue

Item 5: Letter to SLA re Aidan Fogerty, 401 West 50<sup>th</sup> Street

Item 6: Letter to SLA re Bamboo 52, 344 West 52<sup>nd</sup> Street

Wilma pointed out that owner's own paperwork shows expired drivers license for security personnel on applications. Owner will look into it. Passes overwhelmingly, 2 oppose, 1 abstain.

Item 7: Letter to SLA re Beatriz Rodriguez, 207 West 14<sup>th</sup> Street

Item 8: Letter to SLA re Daniel Kane, 149 Eighth Avenue

Item 9: Letter to SLA re Skyline Studios, 465 Tenth Avenue

Item 10: Letter to SLA re Access Food, 554 West 48<sup>th</sup> Street

Item 11: Letter to SLA re Dan Doohan, 733 Ninth Avenue

Jay Marcus spoke in opposition of his committee recommendation defeating Doohan bar. Jay moves to put alternative letter, worded as "denial unless" with stipulations. Anna Levin opposes bar on grounds of over saturation. The difference here is that this is a new license, instead of the transfer of an existing license. Morgan supports bar. Tony supports license. A member expressed concern about overly strong language coming out of BLP committee. Trend is reverse from last year. Mike Mazier speaks in support of Doogan, states that economic forces make the bar viable; in this case we have an owner that will live over his own bar. Allen Roshkoff supports Jay's amendment and thinks we should take into consideration entire circumstances; we are supposed to care about economic development. Jay's amendment includes: reduction to 175 patrons, stipulates security, sound proofing.

Jay's amendment passes 29-11, PNE 0

Item 12: Letter to SLA re LLJ Food Corp d/b/a Market Diner, 572 Eleventh Avenue

Item 13: Letter to SLA re Chimichurri, 401 West 43<sup>rd</sup> Street

Item 14: Letter to SLA re Mejo, 259 West 19<sup>th</sup> Street

Item 15: Letter to SLA re Pita Grill, 799 Ninth Avenue

---

### **Clinton/Hell's Kitchen Land Use Committee (C/HKLU)**

Item 17: Letter to DCP re Hudson Yards Additional Text, ULURP # N080184 ZRM

Passes overwhelmingly

Item 18: Letter to Manhattan Borough President re "Development Principles" (jointly with Chelsea Preservation and Planning)

Velma Murphy-Hill calls for edits: add timeline for completion, would like information from developer; additional bullet under affordable housing to track and monitor affordable units in development. Fifer - developers won't know lead certification Maria Robles: do these principles apply for - NYCHA - public housing? No.

Lee: green is a catchword and work is being done to define it.  
Passes overwhelmingly

### **Waterfront and Parks (WATER)**

---

Item 19: Letter to City Council re hearing on alternatives for Solid Waste Management Plan (SWMP)  
Passes overwhelmingly

Item 20: Letter to NYS Governor Patterson re securing \$70 million in park funding from Javits land sale  
Passes overwhelmingly

### **Chelsea Preservation & Planning Committee (ChP&P)**

---

Item 21: Letter to DHCR re Landlord-Tenant issues at Sixth Avenue and 23<sup>rd</sup> Street  
Passes as amended: remove "financial whim" language.

### **Housing, Health and Human Services (HH&HS)**

---

Item 22: Letter to Cerebral Palsy Associations of NYS re community residence at 1 River Place  
Passes overwhelmingly

Item 23: Letter to NYCHA/HPD re development site at Harborview, 55<sup>th</sup> to 56<sup>th</sup> St. btwn. 10<sup>th</sup> and 11<sup>th</sup> Ave.  
Project is using inclusionary housing bonus - they get bulk transfer in special district.  
Holly from HPD, says disposition of public housing will occur at market rate. Frank Eadie: is there a way for letter to be sent to board before review? We are voting to give permission to committee to write letter. Wilma Velazquez: we have no letter. How can we vote?

### **Transportation Planning Committee (TRANS)**

---

Item 24: Letter to DCA re Arriba Arriba, 762 Ninth Avenue  
Item 25: Letter to DCA re Eros Café, 190 Seventh Avenue  
Item 26: Letter to DCA re Five Napkin Burger, 630 Ninth Avenue  
Item 27: Letter to DCA re Mangia E Beve, 800 Ninth Avenue  
Item 28: Letter to DCA re Marseille, 630 Ninth Avenue  
Item 29: Letter to DCA re Salsa Mexican, 206 Seventh Avenue  
Item 30: Letter to DCA re The Snug, 751 Ninth Avenue  
Item 31: Letter to DCA re Yum Yum Bangkok, 685 Ninth Avenue  
Item 32: Letter to DOT re 46<sup>th</sup> Street and Tenth Avenue  
Item 33: Letter to DOT re Support Hess safety proposal at PS 51  
Item 34: Letter to DOT re London Terrace, 23<sup>rd</sup> Street and Ninth Avenue  
Item 35: Letter to DCA re Il Melograno, 501 West 51<sup>st</sup> Street

### **Landmarks Task Force (LAND)**

---

Item 36: Letter to Applicant re 450 West 15<sup>th</sup> Street

Meeting Adjourned.