

FULL BOARD MINUTES

DATE: January 20, 2000
TIME: 7:00 P.M.
PLACE: St. Vincent's Hospital, 170 W. 12th Street
Cronin Auditorium, 10th Floor

BOARD MEMBERS PRESENT: Ann Arlen, Tobi Bergman, Glenn Bristow, Charles John Cafiero, Keith Crandell, Anthony Dapolito, Doris Diether, Noam Dworman, Carol Feinman, Alan Jay Gerson, Elizabeth Gilmore, Edward Gold, Jo Hamilton, Anne Hearn, Anthony Hoffmann, Brad Hoylman, Honi Klein, Lisa LaFrieda, Aubrey Lees, Edward Ma, Rosemary McGrath, Doris Nash, T. Marc Newell, David Reck, Carol Reichman, Robert Rinaolo, Debra Sandler, Arthur Z. Schwartz, Shirley Secunda, John Short, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.) Sean Sweeney, Lora Tenenbaum, Martin Tessler, Wilbur Weder, Betty Williams, Suzanne Williamson, Carol Yankay.

BOARD MEMBERS EXCUSED: Enid Braun, Helene Burgess, Arnold L. Goren, Michael Mirisola, Ruth Sherlip, Verna Small, Abraham Tan, Jeanne Wilcke.

BOARD MEMBERS ABSENT: Rev. Keith Fennessy, Harriet Fields.

BOARD STAFF PRESENT: Arthur Strickler, District Manager

GUESTS: ; Yvonne Morrow, Assembly Speaker Sheldon Silver's office; Debbie Roth, Assemblymember Deborah Glick's office; Dirk McCall, Man. Borough President's office; Tom Castele, Councilmember Kathryn Freed's office; Zach Winestine, James Capalino, Philip Habib, Kathleen Faccini, Katy Bordonaro, Albert Bennett, Ellen Peterson-Lewis, Melvyn T. Stevens, Kenneth Wampler, Stephen Dorian, Betty Rinckwitz, Stewart Blay, Marilyn Stults, Frank Angelino, David Roma, Jim Harb, Charles Weiman, Jay Segal, Shael Shapiro, Michael Feldschuh, Beverly Weinstein, Giles Giovinazzi, Orli Eshkar, Baeta Galdi, Linda Pagan, Mads Kornerup, Mike Hearn, Robert McBrien, Sasha Greene, Mary K. Doris, Christina Ruggieri, Richard Falcone, Shem Blum, Jared Friedman, Gardner Rankin, Hal Magida, Ken Wallach,

MEETING SUMMARY

Meeting Date – January 20, 2000

Board Members Present – 38

Board Members Excused– 8

Board Members Absent - 2

I. SUMMARY AND INDEX

ATTENDANCE	1
MEETING SUMMARY	1
SUMMARY AND INDEX	1
PUBLIC SESSION	2
ADOPTION OF AGENDA	2
ELECTED OFFICIALS' REPORTS	2
ADOPTION OF MINUTES	3
EXECUTIVE SESSION	3
STANDING COMMITTEE REPORTS	3
LESBIAN, GAY, BISEXUAL AND TRANSGENDER	3
ZONING AND HOUSING	3
BUSINESS & INSTITUTIONS	6
LANDMARKS	8
PARKS, RECREATION & OPEN SPACE	12
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	12
ROLL CALL	14

II. PUBLIC SESSION

Non-Agenda Items

NYU's Proposed Kimmel Center

Aubrey Lees reported on an upcoming meeting re: NYU Kimmel Center.

Poe Building Landmark

Marilyn Stults spoke in favor of preserving the building and was against NYU's proposed demolition of the site.

Landmarks & Public Aesthetics Items

7-9 Bond St.

Stewart Blay, architect for the applicant, spoke in favor of the banner to be placed on Bond St.

52-62 Cooper Square

Frank Angelino, representing the applicant, Jim Harb, architect for the applicant, Clark Weiman, Cooper Union, and David Roma, spoke in favor of the application.

Zoning and Housing Items

636 Greenwich St. Rezoning Project

Zack Winestine, Kathleen Faccini, Katy Bordonaro, Albert Bennett, and Ellen Peterson-Lewis, spoke against the application.

Philip Habib, architect for the project, spoke in favor of the application.

72 Grand St.

Jay Segal, representing the applicant, and Shael Shapiro, architect, spoke in favor of the zoning application. Mike Hearn and V. Michaels spoke.

Michael Feldschuh, representing a co-op across the street, spoke against the application.

60 Thompson St. Hotel

Mads Kornerud and Linda Pagan spoke in favor of the application for the hotel.

Lesbian, Gay, Bisexual & Transgender Items

Pink AIDS Triangle

Melvyn T. Stevens read Kenneth Wampler's testimony in favor of the original memorial on Jane St..

Sidewalks, Public Facilities & Access Items

Waterloo Brasserie, 685 Washington St.

Stephen Dorian, representing the applicant, Katy Bordonaro, spoke in favor of the sidewalk café application.

3 St. Luke's Place

Beverly Weinstein, applicant, Orli Eshkar, architect, and Baeta Galdi, designer for the project, spoke in favor of the rear façade renovation.

Giles Giovinazzi, 4 St. Luke's Pl., spoke against the application.

III. Adoption of Agenda

IV. Elected Officials Present and Reporting

Vinnie Maniscalco, Congressman Jerrold Nadler's office

Yvonne Morrow, of Assembly Speaker Sheldon Silver's office

Debbie Roth, of Assemblymember Deborah Glick's office

Tom Castele, of Councilmember Kathryn Freed's office.

Tony Simone, of Councilmember Christine Quinn's office

V. Adoption of Minutes

Adoption of August/September minutes.

Distribution of October minutes.

VI. Executive Session

1. **Chair's Report** Jim Smith reported
2. **District Manager's Report** Arthur Strickler reported.

STANDING COMMITTEE REPORTS

LESBIAN, GAY, BISEXUAL AND TRANSGENDER

AIDS Memorial/Jane Street Triangle

THEREFORE BE IT RESOLVED that the Lesbian, Gay and Bisexual and Transgender Committee of CB#2-Man. research and explore sites for an AIDS memorial in a additional space other than the Jane Street triangle, upon which the Board has already resolved, honoring all those who have died from the disease.

Vote: Passed, with 35 Board members in favor and 3 abstentions.

ZONING AND HOUSING

1. Thompson Street Hotel – 60 Thompson Street. Special Permit Application to permit retail and hotel uses on the ground floor and in the cellar. (City Planning – Application No 990588ZSM)

WHEREAS, hotel uses are as of right above the first floor, but the applicant needs a special permit for hotel or retail uses on the ground floor and in the cellar; and

WHEREAS, the applicant plans to open a restaurant offering outside dining both in the front and in a backyard terrace, in spaces especially constructed for such uses; and

WHEREAS, while CB#2, Man. would not be adverse to a retail use on the ground floor that operates primarily during the day, the increasing number of eating and drinking uses in the M1-5B district, which generally requires Special Permits, are irrevocably changing the nature of the area and driving out the artists for whom the 42-14D Zoning was created; and

WHEREAS, CB#2, Man. has been urging City Planning to agree to restrictions in Special Permits for UG 6 to prohibit eating and drinking establishments, but even when the applicant is willing, City Planning has refused to ameliorate the adverse affect eating and drinking establishments are having on the residents of the district by applying such restrictions; and

While the applicant cited numerous retail uses along Thompson Street, the areas shown were north of the Hotel and in the South Village, an R7-2 district; and

WHEREAS, there is every indication that the applicant has not acted in full faith in its required attempt to rent to as-of-right uses, *viz.*:

- The applicant's asking price for manufacturing space on the ground floor was \$95 a square foot, which is not reasonable for most M1-5B uses and is not in compliance with the law. The applicant's argument that, since the "market is willing to pay more, so why ask for less...Swatch is paying \$500 a square foot", certainly does not talk to most uses permitted under M1-5B and also indicates a blurring of the difference between M1-5B and M1-5A districts;
- The applicant's advertising campaign was not aggressive in the least. Lots of paper and lists create a semblance, but was not – for example, the marketing affidavit of the broker indicates that 185 auto manufacturers were contacted as potential contemporary uses. We are uncertain how contemporary the list is – *e.g.*, Adar Leather Corp., a leather wholesaler, 80 Spring, was replaced by Balthazar years ago and does not seem to exist any longer and another leather wholesaler, Abraham Leather Co., listed at being at 70 Spring Street, has long since been replaced by retail uses and has moved to 40th Street. The newspaper listings were run inconsistently, skipping weeks in an uneven manner and stressed location in SoHo. Other than listings, there were no large advertisements, nor any advertising in trade papers. The flyer sent to potential users included a large illustration that emphasized the upper floors of the hotel and more than underplayed any appropriate space for M1-5B uses. Also it indicated zoning was M1-B only, but did not indicate

that acceptable uses were M1-5B only and, in fact the log of calls received shows that it was the UG6 users who were attracted to the advertising campaign.

- The applicant did not indicate a willingness to subdivide and, in fact, changed its initial offering to a single package of basement and ground floor. Also, 7500 square feet were advertised, but the plans show considerably less space available.
- The applicant told CB#2, Man. that it was always its intention to operate a ground floor restaurant;
- The building was constructed to allow for outside dining on the premises; and

WHEREAS, the applicant was also did not act in full faith when it applied to CB#2, Man. for support its liquor license, which it received on the basis that the license would be for an upper floor restaurant and bar and not for ground floor uses;

WHEREAS, the Hotel, having purchased air rights from four lots, is grossly oversized and out of character for the zoning district, which has a FAR of 5.0;

THEREFORE BE IT RESOLVED that, for the reasons cited above, CB#2, Man. strongly recommends denial of the application for a Special Permit to allow UG 6 on the ground floor and in the cellar of 60 Thompson Street.

Vote: Passed, with 35 Board members in favor, and 3 abstentions.

2. **Application to rezone from a M1-5 district to a C6-2 district the area bordered by Barrow and Morton Streets to the North and South, Washington Street on the West and, to the East, a line 100 feet west of Hudson Street. Effected Addresses: 636 Greenwich Street, 644 Greenwich Street, 633 Greenwich Street, 637 Greenwich Street, 639 Greenwich Street, 95 Morton Street, 617 -631 Washington Street.**

WHEREAS, the applicant has made it clear that the primary intent of the rezoning application is to obtain relief for the owner of 636 Greenwich Street, who claimed three years ago that he was renovating the building as an as of right transient hotel but (a) the plans lacked the features for hotels and looked much more like an apartment building and (b) the building was immediately leased it to NYU to be used for housing close to 400 students, which is not an as of right use; and

WHEREAS, there was also testimony that the second applicant, 95 Morton Street, is not an active participant and joined just because, should the current boom in rentals by high tech/new media businesses cease, and residential use be more profitable, they then have a fall-back; and

WHEREAS, 111 Barrow Street, another effected property owner, vehemently opposes the application. The tenants association of West Village Houses, located to the immediate west of the area, also opposes the conversion, as does the Morton Street Block Association. This indicates that the residents in the area do not find current as of right uses objectionable; and

WHEREAS, this is a mixed, dynamic neighborhood in which all current uses are conforming under existing zoning, with the exception of 111 Barrow Street, which converted to residential uses in the 1970's pursuant to a variance and the dormitory uses to which 636 Greenwich Street is currently being put without permit or variance; and

WHEREAS, in light of continued community protests against the dormitory usage of 636 Greenwich Street, the President of Laroc, LLC, owner of 636 Greenwich Street, has written a letter committing that, once NYU vacates the building, the property will be renovated to become a residential rental building. Inasmuch as there is no indication that NYU will not exercise its option to renew the lease through August 2004 and there is no commitment not to issue a new lease to NYU, such a letter gives no comfort. The applicant and its affiliates have a long term relationship with NYU, both leasing dormitory space and building it for them and such a letter is most likely not binding; and

WHEREAS, the applicants' worst-case scenario excludes conversion of the State-owned property to C6-2 uses, but CB#2, Man. is not convinced that the state-owned properties (particularly the open corner lot) will not be sold within the next 5 years. As a precedent, Alex Forkosh, through either the applicant company or one of its affiliates, acquired the former NY State offices at 400 Broome Street in Little Italy. 400 Broome Street not only serves as the applicant's headquarters, but its primary use is NYU student housing; and

WHEREAS, should 95 Morton Street convert to residential uses there would be a loss of manufacturing jobs and also loss of the potential for more manufacturing jobs in the area. The State-owned property would also no longer be a potential manufacturing site. CB#2 Man. believes it vital that the City preserve space for the manufacturing industry, the largest business sector employing people without college degrees, in order to help diversify the City's economic base; and

WHEREAS, this is basically an attempt not to look like spot zoning, but the primary purpose is to aid one property owner. Before we irrevocably change the area through variance and spot zoning, a comprehensive rezoning plan for the western area of the CB#2 Man. planning district should be considered; and

THEREFORE, BE IT RESOLVED, that CB#2, Man. finds that the proposed rezoning would be of no benefit to the community and strongly recommends denial of the rezoning application for the reasons cited above.

Vote: TABLED – BACK TO COMMITTEE. Passed, with 36 Board members in favor, and 2 in opposition.

3. 72 Grand Street. Special Permit Application to permit joint living work quarters of less than 1200 square feet each above the ground floor and to allow retail uses on the ground floor and in the cellar, in connection with a 4-story enlargement of a 1-story building.(City Planning C990283ZSM)

WHEREAS, 72 Grand Street is located in the M1-5B district, at the intersection of Grand Street and Wooster Street. It was originally a 5-story building that, due to a fire in 1938, was reduced to one story. The applicant has received Landmarks Preservation Commission (LPC) approval, to, among other things, reconstruct the four stories that were lost; and

WHEREAS, Section 42-14D of the Zoning Resolution permits joint living work quarters for artists above the floor level of the second story in buildings as of right in the M1-5B district provided, among other things, that the building was erected prior to December 16, 1961 and Section 43-17 sets a minimum size requirement of 1,200 square feet for JLWQA; and

WHEREAS, the applicant's written proposal should be corrected to indicate that it is seeking a Special Permit for three, not two, elements of their plans—(i) to allow UG 6 retail uses on the on the first story and in the cellar, (ii) to recognize the reconstructed building as “erected prior to December 16, 1961” and therefore eligible for JLWQA and (c) to allow each floor to have two JLWQA units of less than 1200 square feet each; and

WHEREAS, pursuant to a settlement agreement among members of the SoHo community and Councilmember Kathryn E. Freed as petitioners and the NYS Liquor Authority as Respondents signed by Justice Sheila Abdus-Salaam in April 1997, after a judgement against the SLA and the Wooster and Grand, Inc., an affiliate of the applicant (they share owners/principals), “Respondents will not issue any on-premises or special on-premises liquor license to Wooster & Grand, 72 Grand Partners LLC, and any of their directors, partners, principals, officers, successors, agents, lessees, alter egos and affiliates or any other person for the premises located at 72 Grand Street, New York, NY 10013; and

WHEREAS, the primary reason CB#2, Man. has generally objected to UG 6 uses in the M1-5B district is that eating and drinking establishments would generally be allowed. However, only wine and beer service would be permitted on this site due to the above-referenced settlement agreement, which also requires closings by 12:30 am; and

WHEREAS, CB#2, Man. is not convinced that the reconstructed area is eligible for JLWQA uses, but has no objection to JLWQA uses in floors 2-5; and

WHEREAS, through numerous public hearings in SoHo and NoHo, the community has made it clear that the 1200 minimum size must be maintained for JLWQA uses and helps maintain the low population density of the district. Such a permit would be a dangerous precedent in the SoHo and NoHo communities. It should be noted that Article 7-B of the Multiple Dwelling Law declares and finds that “persons regularly engaged in the arts require larger amounts of space for the pursuit of their artistic endeavors and for the storage of the materials therefor and of the products thereof” and rules, among other things, that “no building shall be subdivided into dwelling units of less than twelve hundred square feet;” and

WHEREAS, the specific area along Grand Street has suffered severe flooding in recent years due in large part to a sewer system that cannot handle the increased usage. In August 1999, TV and other photo images of people wading knee deep in water on Grand Street appeared in the media, to illustrate one of the areas of the City worst hit by the August flooding; and

WHEREAS, the applicant's oral testimony that "a smaller unit would make it more likely that certified artists will be occupying the space" should be ignored because recognition would mean that larger space would be leased to illegal occupants; and

WHEREAS, the applicants have a documented history of consistently doing non-permitted construction and of filing different plans with different agencies (that is, the SLA, LPC, and Buildings) with respect to properties in SoHo either owned or managed by them; and

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends

- approval of JLWQA uses for the reconstructed section of the building;
- disapproval of the application for two JLWQA units of less than 1200 square feet each per floor; and
- approval of the retail uses on the ground floor, with the recommendation that, in light of the settlement agreement and to make it easier for tenants and any successors to the applicant to be aware of the limitations, the Special Permit and the Certificate of Occupancy clearly state that no uses requiring on-premises liquor licenses or special on-premises liquor licenses are permitted in the building; and

BE IT FURTHER RESOLVED, in light of the applicant's poor history in proper filings, CB#2, Man. calls upon the Department of Buildings to disallow self-certification with respect to the construction and uses of this building, to closely supervise the project as it proceeds, and to determine, once occupied, that the upper floors are occupied by artists certified by the Department of Cultural Affairs and their families and that no floors, particularly the ground and cellar floors, are engaged in uses that involve the sale of liquor for use on-premises.

Vote: Passed, with 37 Board members in favor, and 1 in opposition.

BUSINESS AND INSTUTIONS

1a. Applications to the SLA for New Licenses to Sell Liquor on Premises:

Rasa Sayang Malaysia Cuisine Corp. d/b/a Rasa Sayang, 47-49 7th Ave. South, NYC 10014.

WHEREAS the applicant is requesting a new on-premises license as a result of purchasing the business known as Charlie Mom's, having taken over on December 30, 1999, and

WHEREAS the applicant has produced a NYC Dept. of Buildings Certificate of Occupancy indicating restaurant use and

WHEREAS this establishment will continue as a restaurant by switching to Malaysian cuisine but will continue the same basic operation which has existed for many years as a Chinese restaurant, and

WHEREAS there is no record of any community opposition or complaints at this premises,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the granting of an on-premises liquor license to Rasa Sayang Malaysia Cuisine Corp. d/b/a Rasa Sayang, 47-49 7th Ave. South NYC 10014.

Vote: Unanimous, with 38 Board members in favor.

H.E.C. Enterprises, Inc. d/b/a Julius, 159 W. 10th St. NYC 10014

WHEREAS the applicant is requesting a new on-premises liquor license as a result of purchasing the establishment known as Julius, which has been in existence for many years at this location, and

WHEREAS has produced a Letter of No Objection from the NYC Dept. of Buildings for an Eating & Drinking establishment, and

WHEREAS there was no record of any community opposition or complaints at this premises,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the granting of an on-premises liquor license to H.E.C. Enterprises, Inc. d/b/a Julius, 159 W. 10th St. NYC 10014.

Vote: Unanimous, with 38 Board members in favor.

Macelleria Restaurant, Inc. 48 Gansevoort St. NYC 10014.

WHEREAS the applicant has appeared before CB#2, Man. on 2 occasions, including producing a set of plans to convert an old garage structure to Use Group 6 for an Eating & Drinking establishment featuring Italian food, and

WHEREAS, after review of such plans it was noted that the applicant did not produce a NYC Dept. of Buildings **Alteration 1 application** which, if approved, would allow for a change of use to Use Group 6, and

WHEREAS the applicant stated that they would return with this documentation which, as of this writing, has not been done,

THEREFORE, BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA continue to defer any action on Macelleria Restaurant, Inc. 48 Gansevoort St. NYC 10014 until such time as the applicant submits a new NYC Building Dept. Certificate of Occupancy which allows for restaurant use and CB#2, Man. has reviewed same and so notified the SLA.

Vote: Unanimous, with 38 Board members in favor.

D.D. Greenwich St. Café, Inc. 75-77 Greenwich Ave. NYC 10014.

WHEREAS this is the second consecutive month that the applicant was scheduled on the CB#2, Man. agenda and did not appear, and

WHEREAS the applicant has submitted no information regarding their plans for an on-premises license

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends to the SLA that it not consider this application and that it direct the applicant to appear before CB#2, Man. before any official SLA review occurs.

Vote: Unanimous, with 38 Board members in favor.

NNA Restaurant Management LLC, 98 Kenmare St. NYC 10012

WHEREAS the applicant is applying for an on-premises liquor license as a result of purchasing the existing Patrissey's Restaurant and

WHEREAS the applicant is proposing to continue the same basic operation except for cosmetic interior changes and related upgrades and

WHEREAS there is no record of community opposition or complaints at this premises

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the granting of an on-premises liquor license to NNA Restaurant Management LLC, 98 Kenmare St. NYC 10012.

Vote: Unanimous, with 38 Board members in favor.

Schatzi Corp. 342-344 W. 11th St. NYC 10014 (nr. Washington)

WHEREAS the applicant is applying for an on-premises liquor license as a result of purchasing Café Nomo and

WHEREAS the applicant is proposing to revise the cuisine and redecorate as an Austrian restaurant and

WHEREAS there is no record of community opposition or complaints at this premises

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the granting of an on-premises liquor license to Schatzi Corp. 344 W. 11th St. NYC 10014.

Vote: Unanimous, with 38 Board members in favor.

1b. Applications to the SLA for Alteration to Sell Liquor on Premises

Da Silvano Corp. 260 Ave. of Americas, NYC 10014

WHEREAS the applicant has operated a licensed sidewalk café in conjunction with a restaurant since February 1995 containing 15 tables and 31 seats and

WHEREAS the applicant did not realize that SLA approval was needed to alter the premises and obtain an on-premises license for the sidewalk café, and

WHEREAS, this is the applicant's good faith action to legalize the sidewalk café and

WHEREAS there is no record of community complaints or opposition to this application

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the approval of an alteration by the SLA to Da Silvano Corp. 260 Ave. of Americas, NYC 10014.

Vote: Unanimous, with 38 Board members in favor.

1b. Applications to the SLA for Alteration to Sell Liquor on Premises

Bar Giacosa, Inc. d/b/a Bar Pitti, 268 Ave. of Americas NYC 10014

WHEREAS the applicant has operated a licensed sidewalk café in conjunction with a restaurant since January 1995 containing 15 tables and 30 seats and

WHEREAS the applicant did not realize that SLA approval was needed to alter the premises and obtain an on-premises license for the sidewalk café, and

WHEREAS this is the applicant's good faith effort to legalize the sidewalk café and

WHEREAS there is no record of community complaints or opposition to this application

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the approval of an alteration by the SLA to Bar Giacosa, Inc. d/b/a Bar Pitti, 268 Ave. of Americas, NYC 10014.

Vote: Unanimous, with 38 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

PUBLIC HEARING: LANDMARKS PRESERVATION COMMISSION, 1/25/00

1. LPC Item: 1 7-9 Bond St. (NoHo H.D.) A Second Empire style store, warehouse and factory built in 1871. Application is to install a flagpole and banner

WHEREAS this is the first application for a flagpole and advertising banner in the NoHo Historic District; and

WHEREAS we can recall no other historic district except for SoHo that permits flagpoles and advertising banners; and

WHEREAS when the first application for a flagpole and banner in SoHo came up before LPC in 1974, a Landmarks commissioner posited the argument that it was a commercial district without residents; thus, he claimed, banners were appropriate; but

WHEREAS that argument did not apply to SoHo then, and certainly does not apply to NoHo today; and

WHEREAS we have seen an abusive proliferation of banners in the Cast-Iron District that hide the buildings' façades and details from the observer; and

WHEREAS we do not want to see this problem spreading to NoHo, where historically on flagpoles Old Glory was hung, not banners;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of this application and all future application for flagpoles and commercial banners in the NoHo Historic District.

Vote: Unanimous, with 38 Board members in favor.

2. LPC Item: 2 56-62 Cooper Square A pair of four-story converted residences built in 1850 and a twelve-story neo-Classical style store and factory built in 1922 (Carl Fisher Building). Application is for replacement of all windows; adding new windows on north and south side of 62 Cooper Square; replacing brick with new storefronts at 52 Cooper Square; adding a penthouse at 52 Cooper Square; expanding penthouse on 62 Cooper Square; and mechanical equipment on both roofs.

WHEREAS the proposed work to the storefront at 52 Cooper Square is an attractive restoration that brings back the original design; and

WHEREAS the front entrance and the metal shutters on the rear of 62 Cooper Square will be handsomely restored; but

WHEREAS replacement metal windows may be appropriate for the 20th century Fisher building; however, under this special 42-142 request, we expect historic wooden windows on the 19th century building; and

WHEREAS the rooftop addition at 52 Cooper, an 1850 building, is somewhat visible; and

WHEREAS the rooftop addition at 62 Cooper Square is clearly visible;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application, provided that the rooftop additions not be apparent from the street and wooden windows be used instead of aluminum on the 19th century building

Vote: Unanimous, with 38 Board members in favor.

3. LPC Item: 3 56-62 Cooper Square. Application is for LPC to issue a report to City Planning Commission to request an authorization for change of use to JLWQA per ZR 42-142.

WHEREAS the proposed change of use is benign and there are legitimate historic preservation efforts being undertaken at great expense; and

WHEREAS this appears to be a top-class effort to develop a top-class habitat, and prospective tenants will expect an artful restoration at this prime location; and

WHEREAS the scope of historic preservation may justify the change of use; but

WHEREAS the change to UG17D (joint living/work quarters for artists) should provide lucrative benefits by itself; the request for two penthouses prominent from the street is an excessive request.

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval inasmuch as the developer has committed to revise the proposed penthouse to make it less prominent and to returning the decorative Fischer clock on the side façade of the building, especially since building will be called the Fischer Building.

Vote: Unanimous, with 38 Board members in favor.

4. LPC Item: 4 3 St. Luke's Place (Hudson). An Italianate style rowhouse built in 1853. Application is to construct a deck and wall openings at the rear facade.

WHEREAS the proposal scales back a rear yard addition granted permits in 1981; but

WHEREAS with a portion of the 1981 addition presently removed, the parlor level appears close to the historic design, which should be preserved; and

WHEREAS the work calls for three original windows to be replaced with, basically, a wall of glass on the parlor floor; and

WHEREAS the presentation was confusing and no research was provided on the original condition of the rear;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: passed, with 37 Board members in favor, and 1 recusal.

5. LPC Item: 5 2 Seventh Ave. A brick building built in the mid-1980s. Application is to construct an addition.

WHEREAS St. Vincent's Hospital and Medical Center is highly valued and thoroughly appreciated institution in this community and beyond; and

WHEREAS the need for these tanks and mechanicals is obvious; and

WHEREAS they should be concealed in a manner appropriate to an historic district; but

WHEREAS the proposed structure is monolithic and borrows little from the surrounding district; and

WHEREAS we would like the structure to have the scale of a building instead of the scale of a wall (for example, inserting a few brick piers to break up the monotony of the horizontal fenestration);

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the applicant return with other design options.

Vote: Unanimous, with 38 Board members in favor.

6. LPC Item: 9 142 Wooster Street (Houston/Prince) A commercial building built in 1891 designed by Jordon and Giller. Application is to install a storefront and modify the loading-dock steps.

WHEREAS the removal of the unattractive wood treatment and the sidewalk steps is welcomed; but

WHEREAS changing the proportion of the windows, particularly lowering the bulkhead, interrupts the horizontal line at the base of the columns; and

WHEREAS glass windows and doors reaching to the sidewalk are not historic; and

WHEREAS the storefront configuration as it exists is more appropriate to SoHo than the design that the applicant proposes;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

7. LPC Item: 10 142-144 Greene Street (Houston/Prince) A neo-Grec style cast-iron store building built in 1871 designed by Henry Fernbach. Application is to install a storefront.

WHEREAS the work proposed is a commendable work of historic preservation and it is clear that the bulkhead as it now exists is not the original; but

WHEREAS the proposed enlarged display windows with a low bulkhead are neither original nor historic;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application with the exception of lowering of the existing bulkhead and display window.

Vote: Unanimous, with 38 Board members in favor.

8. LPC Item: 11 514 Broadway A Renaissance Revival style warehouse built in 1881-82 designed by Lamb & Wheeler. Application is to construct a ramp on the Crosby Street facade.

WHEREAS the ramp detracts from the landmark district;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends that the Landmarks Preservation Commission request the Department of Buildings grant the applicant an exemption.

Vote: Unanimous, with 38 Board members in favor.

9. LPC Item: 12 600 Broadway (Houston). Application is to install a painted wall sign.

WHEREAS the proposed business sign is less than 600 square feet and the applicant occupies about half of this large building; and

WHEREAS commendably, this business consulted with the community beforehand;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote Passed, with 37 Board members in favor, and 1 recusal.

10. LPC Item: 13 55 Mercer Street (Broome) An Italianate style factory building. Application is to install a storefront and signage.

WHEREAS the ensemble company moving in requires two means of egress, and there is a handicap ramp inside the premise;

WHEREAS the proposal preserves the historic character of the building and the district; and

WHEREAS the applicant agreed to replace brass letters with hand painted signage;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 38 Board member.

11. LPC Item: 14 169 Mercer (Houston) A storefront built in 1896 designed by John Prague. Application is to amend a 1997 CofA to install a hand-painted wall sign.

WHEREAS the proposed advertising sign is larger than the current advertising sign in place;

WHEREAS the advertising sign is greater is greater than the 750 square-foot guideline;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

12. LPC Item: 16 85 Grand Street (Greene) A neo-Grec style store and loft building built in 1872 designed by William Hume. Application is to replace the storefront.

WHEREAS replacing glass bricks with clear glass is welcomed; but

WHEREAS the applicant proposes bringing the window to the ground, despite the fact that there are photos showing the original panel doors and bulkhead; and

WHEREAS there appears little interest in historic preservation with this application;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

PUBLIC HEARING: LANDMARKS PRESERVATION COMMISSION, 2/1/00

13. LPC Item: 16 156 West 13th Street (6th/7th Ave.) A Greek revival style rowhouse built in 1846 and altered in 1873. Application is to construct a rear yard and rooftop addition.

WHEREAS this proposal would remove what appears to be a 19th century tearoom; and

WHEREAS none of the original rear façade would remain; and

WHEREAS the rooftop addition is noticeable;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 38 Board members in favor.

PARKS, RECREATION AND OPEN SPACE

Commencement ceremony in Washington Square Park, proposed for Thursday, May 11, 2000.

WHEREAS New York University has applied to the NYC Department of Parks for permission to hold their May 11, 2000, Commencement Ceremony in Washington Square Park; and

WHEREAS New York University continues to cooperate with the community by funding a full-time gardener and funding three full-time Park Enforcement Officers (PEP) for the park. They also co-sponsor with CB#2-Man., the annual Children’s Halloween Parade, which takes place in Washington Square Park; and

WHEREAS notwithstanding New York University’s decision to proceed with the construction of the Kimmel Student Center in its current design, is in the forefront of all our efforts to make Washington Square Park a cleaner, more beautiful, and safer park

THEREFORE BE IT RESOLVED that CB#2-Man. approves and recommends to the NYC Department of Parks that they issue a permit to New York University for their Commencement Ceremony.

Vote: Passed, with 33 in favor and 5 in opposition.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

II. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by 333 Hudson Square Food Court, Ltd. d/b/a □333 Hudson Square Food Court, 333 Hudson St., with 11 tables and 22 seats, DCA #983268.

The matter is rescheduled for next month as the applicant failed to appear.

III. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Pomodoro Ristorante & Pizzeria, Inc., 51 Spring St., with 8 tables and 16 seats, DCA #0884882.

WHEREAS the area was posted, the applicant appeared before the committee and;

WHEREAS there is sufficient passage for pedestrian safety and access;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a three- (3-) year revocable consent to operate an unenclosed sidewalk cafe to Pomodoro Ristorante & Pizzeria, Inc., 51 Spring St., with 8 tables and 16 seats, DCA #0884882.

VOTE: Unanimous, with 38 Board members in favor.

IV. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by M.K. Trading of NY, Inc. d/b/a Astor Bar & Restaurant, 316 Bowery, with 25 tables and 50 seats, DCA #0985389.

WHEREAS the area was posted, the applicant appeared before the committee and;

WHEREAS the applicant agreed to a reduction of 16 tables from 25 tables and 32 seats from 50 seats and;

WHEREAS the applicant’s agreement to a reduction is consistent with the July 22nd 1999 resolution of CB#2, Man. when the applicant first requested approval to operate an unenclosed sidewalk cafe and;

WHEREAS there is sufficient passage for pedestrian safety and access;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a three- (3-) year revocable consent to operate an unenclosed sidewalk cafe to M.K. Trading of NY, Inc. d/b/a Astor Bar & Restaurant, 316 Bowery, with 16 tables and 32 seats, DCA #0985389.

VOTE: Unanimous, with 38 Board members in favor.

V. New application for revocable consent to operate an unenclosed sidewalk cafe by F.H.B. Restaurant Corp. d/b/a Cub Room, 131 Sullivan St., with 5 tables and 10 seats, DCA #1022393.

WHEREAS the area was posted, the applicant appeared before the committee and;

WHEREAS the area is zoned residential and pursuant to the zoning regulations a sidewalk cafe is not permitted;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of a one- (1-) year revocable consent to operate an unenclosed sidewalk cafe by F.H.B. Restaurant Corp. d/b/a Cub Room, 131 Sullivan St., with 5 tables and 10 seats, DCA #1022393.

VOTE: Unanimous, with 38 Board members in favor.

VI. New application for revocable consent to operate an unenclosed sidewalk cafe by Les Aniaux, Inc. d/b/a Waterloo Brasserie, 685 Washington St., with 19 tables and 44 seats, DCA #0988885.

WHEREAS the area was posted, the applicant appeared before the committee and;

WHEREAS the committee agreed to incorporate as part of its resolution the agreement between Waterloo Brasserie and West Village Houses Tenants Association (see attached) and;

WHEREAS the applicant agreed to a reduction of 12 tables from 19 tables and 24 seats from 44 seats and that the tables will be placed along the building lines;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a one- (1-) year revocable consent to operate an unenclosed sidewalk cafe by Les Aniaux, Inc. d/b/a Waterloo Brasserie, 685 Washington St., with 12 tables and 24 seats, along the building line, conditioned on receiving revised plans, DCA #0988885.

VOTE: Unanimous, with 38 Board members in favor.

Respectfully submitted,

Doris Nash
Assistant Secretary
Community Board #2, Manhattan

Cb2data\all committee files\full boardmeeting\minutes\minutes for january.2000