

FULL BOARD MINUTES

DATE: January 18, 2001
TIME: 7:00 P.M.
PLACE: St. Vincent's Hospital, 170 W. 12th Street
Cronin Auditorium, 10th Floor

BOARD MEMBERS PRESENT: Ann Arlen, Steve Ashkinazy, Tobi Bergman, Glenn Bristow, Keith Crandell, Anthony Dapolito, Doris Diether, Rev. Keith Fennessy, Carol Feinman, Harriet Fields, Alan Jay Gerson, Elizabeth Gilmore, Edward Gold, Jo Hamilton, Anne Hearn, Brad Hoylman, Lisa LaFrieda, Don Lee, Aubrey Lees, Edward Ma, Rosemary McGrath, Michael Mirisola, Doris Nash, T. Marc Newell, David Reck, Carol Reichman, Ann Robinson, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Ruth Sherlip, Melissa Sklarz, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.) Sean Sweeney, Lora Tenenbaum, Martin Tessler, Jeanne Wilcke, Betty Williams, Carol Yankay.

BOARD MEMBERS EXCUSED: Helene Burgess, Charle-John Cafiero, Arnold L. Goren, Honi Klein, Robert Rinaolo, Debra Sandler, John Short, Verna Small, Wilbur Weder.

BOARD MEMBERS ABSENT: Noam Dworman, Suzanne Williamson

BOARD STAFF PRESENT: Arthur Strickler, District Manager

GUESTS: Daryl Cochrane, Congressman Jerrold Nadler's office; Scott Melvin, Senator Tom Duane's office; Meg Reed, Senator Martin Connor's office; Yvonne Morrow, Assembly Speaker Sheldon Silver's office; Debbie Roth, Assemblymember Deborah Glick's office; Tom Castele, Councilmember Kathryn Freed's office; Kariny Santana, Councilmember Margarita Lopez' office; Maura Keaney, Councilmember Christne Quinn's office; Mary K. Doris, Konrad Abbott, Jose Caraballo, Kathryn Anderson, Katy Bordonaro, Jonathan Geballe, Michael Haberman, Ellen Peterson-Lewis, Albert Bennett, Eli Hausknecht, Ann Duggan, Daniel Schaffer, Al Conde, Janice DeYoung, Kimberly Russell, Maryellen Carew, Maureen McMahan, Arlene Rosenberg, Michael Clayton, Suzanne DiPirro, C.M. Gardner, Tom Kowal, Frank Palillo

MEETING SUMMARY

Meeting Date - January 18, 2001
Board Members Present - 39
Board Members Excused - 9
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	2
EXECUTIVE SESSION	2
STANDING COMMITTEE REPORTS	3
ZONING AND HOUSING	3
SOCIAL SERVICES, HOMELESS & SENIOR SERVICES	4
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	5
BUSINESS	6
LANDMARKS	10
TRAFFIC AND TRANSPORTATION	12
PARKS, RECREATION AND OPEN SPACE	14
NEW BUSINESS	14
ROLL CALL	15

II. PUBLIC SESSION

Non-Agenda Items

Village Community School

Janice De Young spoke against the zoning application for the school.

NYU

Michael Haberman introduced himself as the Director of Community Relations at NYU.

Transgender Forum

Melissa Sklarz made an announcement on the upcoming Transgender meeting at Judson Memorial.

Health Stat

Maryellen Carew spoke in favor of health program for children.

Business Items

Monster Sushi Hudson, Inc. d/b/a Monster Sushi, 535 Hudson St.

Anita Lichtenstern, Tom Kowal spoke against the liquor license application.

Dektor Campi, 374 W. 11th St.

Patrick Campi, principal, spoke regarding the proposed liquor license application. Katy Bordonaro spoke against the liquor license. Maureen McMahon spoke regarding the application.

Café Nacional, 60 Thompson St.

Frank Palillo, representing the applicant, spoke in favor of the liquor license application.

Traffic and Transportation Items

West Houston St. Reconstruction Plan

Jonathan Geballe spoke in favor of the resolution for widening W. Houston St.

III. Adoption of Agenda

IV. Elected Officials Present and Reporting

Daryl Cochrane, of Congressman Jerrold Nadler's office

Scott Melvin, Senator Tom Duane'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.

Kariny Santana, Councilmember Margarita Lopez' office,

Maura Keaney, of Councilmember Christine Quinn's office

V. Adoption of Minutes

Adoption of December minutes.

Distribution of January minutes.

VI. Executive Session

1. **Chair's Report** Jim Smith reported

2. **District Manager's Report** Arthur Strickler reported.

3. **Dept. Of Information, Telecommunications and Technology's Proposed Plan For Sites of Public Telephones in Community Board #2, Manhattan**

WHEREAS the New York City Department of Information, Telecommunications and Technology (DOITT) has received applications for the installation of approximately 260 public telephones;

WHEREAS DOITT will approve from 10% to 15% of said telephones, each installation consisting of the phone instrument, the mounting panel and a surrounding three-sided covering to accommodate the display of advertising which will provide revenue to the City;

WHEREAS, the Committee objects to said proposal for the following reasons:

- the telephones are not consistently and properly maintained and frequently don't function; the immediate area around the telephones are also not maintained, collecting garbage and trash which contributes to the rodent problem in CB#2, Man.;
- the new telephones are unsafe because the design of the telephones, i.e. the size of the advertising panels, are such as to prevent the public from observing what's occurring within the interior of the kiosk; additionally, unless public telephones only accept outgoing phone calls, drug dealers will monopolize and utilize the phones for illegal activities;
- the new telephones are simply an excuse for more advertising furthering compromising the landmark quality of our historic neighborhood;
- It is unclear if the NYC Landmarks Preservation Commission will have any authority over the design and installation of the new telephones.

WHEREAS this resolution reiterates and support similar resolutions passed by CB#2, Man. in both 1991 and 1992.

THEREFORE LET IT BE RESOLVED that CB#2, Man. opposes DOITT's proposed applications for the installation of approximately 260 public telephones;

VOTE: Unanimous, with 39 Board members in favor.

4. Community Board #2, Manhattan's Budget Proposal for FY 2002

(SEE EXHIBIT I-ATTACHED).

Vote: Unanimous, with 39 Board members in favor.

STANDING COMMITTEE REPORTS

ZONING AND HOUSING

501 Broadway and 72 Mercer Street.

WHEREAS there are a number of problems with the variance application made to the Board of Standards and Appeals with respect to 501 Broadway and 72 Mercer Street (Block 484, Lot 22). These include:

1. ***Finding of "Unique Conditions."*** The facts provided do not support the standard of unique conditions that create a practical difficulty and unnecessary hardship. The rectangular shape, width and length of the lot are very common for this area. There are numerous lots of similar size within 400 feet of the Applicant. Additionally, the presence of foundations and debris from prior buildings on this empty lot is a common condition for this part of the City. The presence of the N/R subway line that parallels the property is also hardly unique. The combination of all these factors is also rather common.
2. ***Finding of "Reasonable Rate of Return."*** The Applicant's financial analysis failed to include sufficient or adequate data to prove the finding.
 - Construction cost breakdowns was not provided at all.
 - It is hardly credible that the applicant has been running a parking lot since the 1950's at only a 0.17% return, as claimed.
 - While the applicant claims additional costs due to the building's location in the SoHo Cast Iron Historic District, such costs would apply to a conforming structure as well. We are concerned about using "landmark status" as a reason for a variance.
 - The amount of floor area available for as of right commercial use is substantially higher than shown in the analysis. The analysis incorrectly assumes that a 40-foot rear yard is required between the Mercer St. and Broadway sides of the building. However, rear lots for commercial use is not required here because the property does not abut the rear lot line of an adjoining property. Consequently, the income from commercial rental could be greater than shown.
 - While CB#2 has seen at least 20 buildings in SoHo converted to JLWQA uses over the past 5 years, most involving condominiums, many of the Applicant's comparables go well outside the area.

- We would like to see JLWQA comparables against units that are proven to be occupied by artists certified as such by the Department of Cultural Affairs. Such information can be obtained from the DCA. This is important because so many so-called JLWQA units are not being so used. Comparables against these might reflect a falsely higher value based on non-conformance with certificate of occupancy.
 - There were no comparables for rented JLWQA.
 - Of the retail rentals quoted, at least one, 155 Mercer St., does not exist (Joyce Dance Theatre, not Nautica, is located there).
 - While the applicant quoted some Broadway retail space rentals at the Zoning Committee's request, no written report was provided. Data from recent rentals for similar configurations along Broadway were not provided.
 - The analysis claims that there are no ground floor warehouses in the subject area. However, if the 400-foot radius were properly drawn to include 429 Broome Street (at Crosby), it would include a wholesale distributor occupying the ground floor. The paper manufacturer on the ground floor of 433 Broome Street is within the drawn subject area.
 - An as of right commercial building was recently constructed just two blocks away at Broome and Lafayette Streets.
 - Failed to include signage income on parking lot. This lot has had illuminated signs on it for years.
 - Financing cost figures were only provided for the parking lot (which has been owned by the Applicant since the 1950s) and for the commercial as of right building. We would like to see financing cost figures for the JLWQA building.
4. ***Finding of "Neighborhood Character."***
- The neighborhood analysis is seriously flawed in its description of "residential apartment houses" which generally do not exist in this neighborhood of loft buildings and of Mercer and Broadway as "a good residential" street.
 - The number of conversions to JLWQA and retail uses on the ground floor belies the description of "stability." This is a neighborhood undergoing extreme change.
 - See above regarding new commercial construction and active ground-floor manufacturing/warehouse/distribution businesses in the area.
5. ***Finding of "Minimal Variance."***
- The applicant's lot size is 5,880 square feet and it fronts Broadway. If this had been a conversion to JLWQ, such conversion would not be as of right because of these two conditions.
 - The requested plan calls for three duplexes, which do not meet the minimal variance requirement. JLWQA must conform to a 1200 square foot minimum per unit. The only result of these 4,000 square foot units, for the community, would be to make it less likely that there will be UG17D uses. The applicant could easily create 11 units rather than 8.
 - Elevator plan does not seem to include a freight elevator or a passenger elevator large enough to accommodate the needs of most UG17D occupants.
 - Fireplaces are costly additions and are not needed in JLWQA spaces.

WHEREAS, this application seems to forget that UG17D (JLWQA) is a use group, not a description of a type of residence. The Applicant's constant citing of condominium "apartments", of describing each of Mercer and Broadway as "a good residential" street, design factors that point more to luxury housing than UG17D uses lead CB#2 to conclude that the intended use is UG2.

THEREFORE, BE IT RESOLVED that CB#2, Man. opposes the application for a variance made by 501 Broadway aka 72 Mercer Street, for the reasons cited above.

Vote: Failed, with 13 Board members in favor, 15 in opposition, and 3 abstentions.

SOCIAL SERVICES, HOMELESS AND SENIOR SERVICES

Improving Access to Emergency Shelter for Homeless Single Adults in NYC

WHEREAS CB#2, Man. has long expressed its concern for the plight of homeless individuals and their need for timely access to shelter care and related services, and

WHEREAS the Department of Homeless Services (DHS) has announced plans for the centralization of intake centers for homeless single men and women in New York City, creating only one non-shelter-based intake center for all homeless single adults, and

WHEREAS this will seriously hamper the ability of homeless people to secure the shelter services to which they are entitled,

THEREFORE BE IT RESOLVED that CB#2, Man.strongly urges the DHS to abandon its plans to centralize the intake process for homeless single adults, but instead use existing shelters to provide at least one intake shelter for homeless single men and for homeless single women in the boroughs of Manhattan, Brooklyn, Queens and the Bronx, and

BE IT FURTHER RESOLVED that New York City should expand and expedite its plans to create more supportive housing in order to provide solid long-term solutions to the problems of the homeless

Vote: Unanimous, with 39 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. Application to NYC Dept. of Transportation (NYCDOT) for revocable consent for: Removal of existing steps and portion of existing sidewalks; restoration of historic brownstone stoop, iron railing, fence and gate and new concrete steps and yard at 3 St. Luke’s Place

WHEREAS the area was posted, the applicant appeared before the committee and has indicated that the Landmarks Preservation Commission has approved the application;

WHEREAS the proposal is consistent with and conforms to the character of the block;

THEREFORE BE IT RESOLVED that the application to NYCDOT for revocable consent to removal of existing steps and portion of existing sidewalks; restoration of historic brownstone stoop, iron railing, fence and gate and new concrete steps and yard at 3 St. Luke’s Place.

Vote: Unanimous, with 39 Board members in favor.

2. New application for revocable consent to operate an unenclosed sidewalk cafe by Benny’s Burritos, Inc., 111-113 Greenwich Ave., with 9 tables and 36 seats, DCA #1067914.

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

WHEREAS the applicant currently has 2 tables and 4 seats on Jane Street and 3 tables and 6 seats on Greenwich Ave.;

WHEREAS the applicant seeks to modify by an increase of 4 tables and 26 seats;

WHEREAS the applicant agrees to maintain the current 2 tables and 4 seats on Jane Street and to a total of 5 tables of 4 each on Greenwich Ave., thus agreeing to 7 tables and 24 seats;

WHEREAS there is sufficient passage for pedestrian safety and access;

THEREFORE BE IT RESOLVED that CB#2-Man. recommends approval to operate an unenclosed sidewalk cafe by Benny’s Burritos, Inc., 111-113 Greenwich Ave., with 7 tables and 24 seats, conditioned on receiving revised plans by the full board meeting. DCA #1067914.

Vote: Passed, with 38 Board members in favor, and 1 in opposition..

3. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by French Roast, Inc., 456 6th Ave., with 8 tables and 16 seats, DCA #0907203.

WHEREAS the area was posted, the applicant appeared before the committee and one person from the community spoke in support of the application;

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 French Roast, Inc., 456 6th Ave., with 8 tables and 16 seats, DCA #0907203.

VOTE: Unanimous, with 39 Board members in favor.

4. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Restaurant Ventures of NY, Inc., 200 Spring St., with 6 tables and 24 seats, DCA #0920983.

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 Restaurant Ventures of NY, Inc., 200 Spring St., with 6 tables and 24 seats, DCA #0920983.

VOTE: Unanimous, with 39 Board members in favor.

5. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by IL Commandatore Restaurant, Inc., d/b/a Casa Bella, 127A Mulberry St., with 10 tables and 20 seats, DCA #817008.

The applicant requested that the matter be continued until the next meeting in February.

BUSINESS

289 Bleecker St. Rest. Corp., 289 Bleecker St.

WHEREAS this is an application for a transfer of an existing liquor license for 289 Bleecker St. and

WHEREAS this will continued to be a restaurant, but instead of live jazz will feature piano music, and

WHEREAS the hours of operation will be from noon to 1 a.m., and

WHEREAS it will have a capacity of 60 patrons at the 30 tables and 6 seats at the bar, and

WHEREAS there will be no sidewalk cafe or backyard use, and

WHEREAS there was no opposition at the hearing,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the transfer of the existing liquor license to Bleecker St. Rest. Corp, at 289 Bleecker St. with the understanding that this location is more than 200' from the Neighborhood Church on Bleecker St.

Vote: Unanimous, with 39 Board members in favor.

Ming Lee's Soul Cafe, 785 Broadway

WHEREAS this is an application for a new liquor license for a vegetarian restaurant at 785 Broadway, the site of the present Quake Restaurant, and

WHEREAS the hours of operation will be from 11 AM to 1 AM, with seating for 109 Patrons and a bar seating 16, and

WHEREAS the applicant intends to continue operating the existing sidewalk cafe, and

WHEREAS there is no intention to expand to the rear of the building, and

WHEREAS no one appeared at the hearing opposing this application,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to a new liquor license for Ming Lee's Soul Café at 785 Broadway, and although this is a new liquor license there did not appear to be more than three other licenses within the 500' radius, but we note that this site is directly across from Grace Church.

Vote: Unanimous, with 39 Board members in favor.

Dimur Enterprises, Inc. d/b/a Madame X, 94 West Houston St.

WHEREAS Madame X has been in existence at this location since December 1997, and

WHEREAS this is an application to extend the current liquor license from its current basement location to the first floor above, and

WHEREAS, although this building contains two floors of residential use above, the street is generally a commercial one, and

WHEREAS this bar is open and will continue to be open until 4 AM, and

WHEREAS the capacity, now 74, will expand to an additional 74 persons; 7 and

WHEREAS the applicant plans to use the backyard until midnight weekdays and 1 a.m. on weekends, and

WHEREAS the area was posted and some area residents spoke in favor of the application,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the alteration of the existing liquor license for Dimur Enterprises, Inc. d/b/a Madame X at 94 West Houston St.

Vote: Passed, with 38 Board members in favor, and 1 in opposition.

Monster Sushi Hudson, Inc. d/b/a Monster Sushi, 535 Hudson St.

WHEREAS this is an application for a new liquor license for a new restaurant at 535 Hudson St., and

WHEREAS the hours of operation will be from 11 AM to 11:30 PM, 7 days a week, and

WHEREAS the capacity will be 98 patrons at 23 tables for 60 patrons, and a bar seating 10, but the bar will be a sushi bar, and

WHEREAS the applicant plans to have a sidewalk cafe operating during the same hours, but no backyard use is planned, and

WHEREAS a neighbor appeared at the hearing citing several problems with the former restaurant use, noisy ventilation system, garbage collection, noise from the music, and citing a door from the restaurant to the residential section of the building used by the staff from the restaurant, and

WHEREAS the applicant and the tenant exchanged cards and agreed to sit down and try to resolve the problems, and

WHEREAS the applicant was informed that commercial and residential uses must be separated, and the applicant agreed to look into this,

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to the issuance of a temporary new liquor license to Monster Sushi Hudson d/b/a Monster Sushi, 535 Hudson St., for a period of 6 months to see if the problems can be resolved, and CB#2, Man. notes the existence of many other liquor licenses within the 500' radius and therefore that requests a 500' hearing by the SLA.

Vote: Passed, with 38 Board members in favor, and 1 in opposition.

Cyber Cafe, Inc., 273 Lafayette St./57 Prince St.

WHEREAS this site at the corner of Lafayette and Prince Sts. is used primarily as a rental computer location with food a sideline, and

WHEREAS this is an application for a beer and wine license, and

WHEREAS the hours of operation are 8 a.m. to 11 p.m., and

WHEREAS there are 40 seats at tables and another 40 at counters, and

WHEREAS there are no plans for a sidewalk cafe or backyard use, and

WHEREAS the area was posted and there was one letter of complaint, more general than specific to this particular applicant,

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to a beer and wine license for Cyber Cafe, Inc., at 273 Lafayette St./57 Prince St. but notes that there are a number of other liquor and wine & beer locations within the immediate area.

Vote: Unanimous, with 39 Board members in favor.

La Lanterna, 129 Macdougall St.

WHEREAS this application for a new liquor license for La Lanterna, at 129 Macdougall St. is for a restaurant, and

WHEREAS the hours of operation are from 10 AM to 3 AM with no music, and

WHEREAS the number of patrons served is 55 at tables on the first floor and basement levels, and

WHEREAS there is no intention of having either a sidewalk cafe or backyard use; and

WHEREAS the premises is located in a small brownstone residential building, but there were no objectors at the hearing although the place has been in operation for some time,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to this new application for a liquor license for La Lanterna at 129 Macdougall St., but

BE IT FURTHER RESOLVED that since there are a number of other liquor licensed establishments within the immediate area, CB#2, Man. requests a 500' hearing to get the views of the residents.

Vote: Unanimous, with 39 Board members in favor.

K & E Restaurant d/b/a Sway Lounge, 305 Spring St.

WHEREAS this is an application for the expansion of a bar at 305 Spring St., to the backyard which will be enclosed in cinder block construction, and

WHEREAS the hours of operation will be 9 PM to 4 AM in both parts of the premises, and

WHEREAS the number of patrons will be about 75 and no sidewalk cafe is planned, and

WHEREAS no live music is planned, and

WHEREAS the area was posted and the remarks of the people attending did not oppose this application,

THEREFORE BE IT RESOLVED that CB#2, Man. does not object to the alteration to the liquor license for K & E Restaurant d/b/a Sway Lounge, at .305 Spring St.

Vote: Unanimous, with 39 Board members in favor.

M & A Restaurant, Inc. d/b/a Opus, 146 W. Houston St.

WHEREAS this is a new application for a liquor license at a site that already had a restaurant, and

WHEREAS the proposed hours of operation are from noon to 2 Am, longer than the current restaurant hours, and

WHEREAS the proposed seating is for 75 people, with another 10 people at the bar, and

WHEREAS the application states that this will be both a restaurant and a bar, and

WHEREAS the applicant plans to have a sidewalk cafe operating from noon to 11 PM, and no use of any rear yard space, and

WHEREAS the applicant operates Focacceria at 87 Macdougall St. with a wine & beer license, and

WHEREAS the area was posted and no one appeared at the hearing to protest this license,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the grant of a liquor license for M & A Restaurant, Inc. d/b/a Opus, at 146 W. Houston St., but, since there are more than 3 establishments within the 500' radius with liquor licenses; and

BE IT FURTHER RESOLVED that CB#2, Man. requests that the SLA hold a 500' hearing for this license.

Vote: Unanimous, with 39 Board members in favor.

Just an Oven Corp., 36 East 4 St.

WHEREAS this application for Just an Oven Corp. is a transfer from an existing restaurant at 36 East 4 St., and

WHEREAS this first floor and basement establishment will have 35 seats and a bar with 4 seats, and

WHEREAS hours of operation will be noon to midnight, and

WHEREAS the applicant plans to have a sidewalk cafe if it is permitted at that site, with hours from noon to 10 p.m., and

WHEREAS the applicant also intends to use the rear yard, if possible, and

WHEREAS the street, although there are some residents on upper floors, is mostly a commercial street with some other bar/restaurants and commercial uses,

THEREFORE BE IT RESOLVED that CB#2, Man. will support the transfer of the liquor license to Just an Oven Corp., at 36 East 4 St., only if the rear yard is not used for commercial uses.

Vote: Passed, with 38 Board members, and 1 in opposition.

Dektor Campi, Inc. 374 West 11 St. Vote: Laid over.

Blue Angel Productions d/b/a Gene Frankel Theater Workshop, 24 Bond St.

WHEREAS this is an application for a beer & wine license for Blue Angel Productions d/b/a Gene Frankel Theater at 24 Bond St., near Lafayette St., and

WHEREAS the applicant did not appear at the hearing, or contact the Board office, although the premises was visited prior to the meeting so that the applicant should have been aware of the hearing,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes the grant of the beer & wine license for Blue Angel Productions d/b/a/ Gene Frankel Theater Workshop, at 24 Bond St., lacking this important step in the procedure.

Vote: Unanimous, with 39 Board members in favor.

Café Nacional, 60 Thompson St. Laid over.

Lunella Ristorante, 173 Mulberry St.

WHEREAS this is an application for, Lunella Ristorante, 173 Mulberry St., which is currently a vacant storefront in a building being altered, and

WHEREAS there are many other such establishments within the 500' area, and

WHEREAS the applicant did not appear at the hearing or contact the Board Office to ask for a postponement,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes the grant of a liquor license for Lunella Ristorante at 173 Mulberry St., lacking this important step in the procedure and request a 500' rule hearing.

Vote: Unanimous, with 39 Board members in favor.

Rocky's Italian Restaurant, 45 Spring St.

WHEREAS Rocky's Italian Restaurant at 45 Spring St. at the corner of Mulberry St. is a small lunch-type restaurant with 8 to 10 tables, and

WHEREAS this is an application for a liquor license, and

WHEREAS this establishment is across from a park and playground, and

WHEREAS there are several other beer or liquor licenses within the 500; radius, and

WHEREAS the establishment was visited, and the workmen were informed about the hearing,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes this application for a liquor license for Rocky's Italian Restaurant at 45 Spring St., and since there are other establishments within the 500' radius we request a 500' hearing.

Vote: Unanimous, with 39 Board members in favor.

Spice Market, 29-35 Ninth Ave.

WHEREAS this application is for a liquor license for Spice Market at 29-35 Ninth Ave., and

WHEREAS the premises is the first floor of a warehouse building, now vacant, with a “Building for Sale” sign when it was visited last month, and

WHEREAS this application was originally scheduled for December, but a request was made to hold it over to January, and the applicant did not appear at the January meeting or ask for a further adjournment, and

WHEREAS in December a letter was received from an area resident citing 30 licenses within the immediate area, and opposing this application,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes this application for a new liquor license for Spice Market, at 29-35 Ninth Ave., lacking this important step, and since there are a large number of establishments selling liquor within the area, we request that the SLA hold a 500' hearing.

Vote: Unanimous, with 39 Board members in favor.

Lexi's Restaurant, 90 West 3 St.

WHEREAS this application is for a beer & wine license at Lexi's Restaurant, 90 W. 3 St., across from New York University, at Sullivan St., and

WHEREAS this premises is now called Rosa's Cucina, next door to "Shade," and

WHEREAS the applicant did not come to the hearing to explain this application,

THEREFORE BE IT RESOLVED that CB#2, Man. opposes the application for a beer & wine license for Lexi's Restaurant at 90 West 3 St., lacking this important step in the process.

Vote: Unanimous, with 39 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

PUBLIC HEARING: LANDMARKS PRESERVATION COMMISSION, January 23, 2001

- **LPC Item: 10 - 405 Bleecker Street (corner of W. 11th St.) A rowhouse built in 1860. Application is to install a storefront and construct a rear yard addition.**

WHEREAS original cast iron will be exposed and restored, and a proposed awning is retractable; and

WHEREAS the unattractive 20th century infill will be removed; and

WHEREAS the harmless rear-yard extension duplicates others in this row of buildings and would not be inappropriate in this context;

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

Vote: Passed, with 38 Board members in favor, and 1 in opposition.

- **LPC Item: 11 - 64 Bedford Street (Morton St.) A Federal style rowhouse built in 1821. Application is to construct a three-story rear-yard addition.**

WHEREAS this charming restoration of the rear façade, windows, pediments and dormers is characteristic of the Greenwich Village Historic District in materials, color, style and proportion; and

WHEREAS the proposed work will produce a rear-yard extension two feet shallower than that which exists;

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

Vote: Unanimous, with 39 Board members in favor.

- **LPC Item: 12 - 100 Greenwich Avenue (Jane St.) A Greek revival style house built in 1837. Application is to construct a rooftop stair bulkhead.**

WHEREAS such a bulkhead is not characteristic of this style house; but

WHEREAS the applicant has made a good faith attempt to reduce the visibility of this addition; and

WHEREAS it is visible from only a small arc of vision, from one point on Jane Street - and then, only in winter through denuded trees;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application, but wishes that it could be made even less visible.

Vote: Passed, with 38 Board members in favor, and 1 in opposition.

- **LPC Item:13 - 16 Crosby Street**

WHEREAS the Landmarks Preservation Commission's publication *The Certificate of Appropriateness Public Hearing: Information for Applicants* states that "applicants are strongly encouraged to contact the Community Board to arrange for review of the proposal before the public hearing"; and

WHEREAS the applicant did not contact the Community Board or appear before the Landmarks Committee to present this application; now

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 39 Board members in favor.

5. LPC Item: 14 - 155 Mercer Street An Italianate style institutional building built in 1854. Application is to install a flagpole and banner.

WHEREAS this former firehouse had a flagpole and flag of modest dimensions present in a 1940 tax photo, and it is likely they had been in place for decades before that; but

WHEREAS this banner is very large at 50 sq. ft.; but

WHEREAS the current occupant is a dance theater and, traditionally, theaters employ prominent elements to draw attention to their presence, e.g., marquees, canopies, flashy lighting; and

WHEREAS members of the community and the dance world spoke in favor of the application;

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

FURTHER, BE IT RESOLVED that CB#2, Man. requests that the banner lighting be turned off after performances, so as not to disturb the neighbors; and

FURTHER, BE IT RESOLVED that CB#2, Man, does not intend this banner to be grandfathered and any future applications for so large a banner at this location should come before us.

Vote: Unanimous, with 39 Board members in favor.

6. LPC Item: 15 - 153 Mercer Street A neo-Grec style store and loft building built in 1879. Application is to alter the storefront and modify the loading dock.

WHEREAS the style, material, harmony and proportions of this proposed storefront are characteristic of other buildings contributing to the Historic District; and

WHEREAS this proposal will enhance the Cast-Iron District;

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

Vote: Unanimous, with 39 Board members in favor.

7. LPC Item: 16 - 110 Mercer Street A neo-Classical style store and loft building built in 1869. Application is to re-install a fire escape on the Mercer Street façade.

WHEREAS an existing fire escape has recently been removed and the Commission has a sound policy of not approving unnecessary structures on historic façades; but

WHEREAS there are two legal fire exits in this old loft building which may meet fire code requirements under the building code, but are woefully undesirable and likely to be inadequate if a major fire were to occur; and

WHEREAS the co-op board wishes to re-install the fire escape;

THEREFORE BE IT RESOLVED that CB#2, Man. supports the co-op board's efforts to protect all residents of 110 Mercer St.

Vote: Unanimous, with 39 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Proposed design revisions to the NYCDOT West Houston Street Reconstruction Plan.

WHEREAS the New York City Department of Transportation (NYCDOT) invited representatives of Community Board #2 Man., (CB#2, Man.), The West Houston St. Block Association, Council Member Christine Quinn, and NYS Senator Tom Duane to a meeting on December 4th and,

WHEREAS the exchange of ideas at this meeting was very productive and,

WHEREAS the NYCDOT has investigated the proposals of CB#2, Man. and the West Houston St. Block Association and is now recommending that the sidewalk on the south side of Houston Street be widened and that one lane of parking be eliminated and,

WHEREAS the widened sidewalk will ease pedestrian congestion and allow for the planting of additional trees and

WHEREAS The West Houston Street Block Association reports extensive abuse of "permit" parking in this area and

WHEREAS The recent presence of a traffic officer at rush hours has considerably eased congestion and

WHEREAS The West Houston St. Block Association has proposed the following Parking Regulations: Daytime Parking. alternate side of the street parking, of the strictest No Standing, No Stopping, No Permits kind, with truck load/unload exceptions. Nighttime Parking. two lanes of residential street parking during nighttime hours, from 8 p.m. to 8 a.m.

THEREFORE BE IT RESOLVED THAT CB#2, Man. endorses the NYCDOT proposal to widen the sidewalk three to five feet on the south side of Houston St. between 6th Ave. and Varick St. Varick St. outlet and further recommends that an additional lane can be added for the westernmost 100 to 150 feet, separating left only vehicles (southbound and Holland Tunnel bound) from through traffic crossing the Varick intersection, by eliminating all parking, and by a minimal cutaway of the widened sidewalk, if necessary (on the south side only).

THEREFORE BE IT FURTHER RESOLVED THAT CB#2, Man recommends that NYCDOT investigate the proposal for Parking by The West Houston St. Block Association and enact regulations that are appropriate for this block and that the regulations and signage be designed to facilitate street sweeping.

THEREFORE BE IT FURTHER RESOLVED THAT CB#2 Man recommends that NYCDOT provide "Authorized Permit Parking" signs on the east side of Varick St. between Houston and King Sts. while disallowing any permit parking on West Houston St. between Avenue of the Americas and Varick St.;

THEREFORE BE IT FURTHER RESOLVED THAT CB#2, Man recommends that traffic be routed by clearly designated directional signs and lanes

THEREFORE BE IT FURTHER RESOLVED THAT a traffic officer be permanently stationed at Varick St. and West Houston St. during rush hours to ease congestion.

THEREFORE BE IT FURTHER RESOLVED THAT CB#2 Man The bus stop on the northeast corner at Varick should be moved across the street to the northwest corner of Varick St and Houston St.

THEREFORE BE IT FURTHER RESOLVED THAT CB#2, Man. thanks the NYCDOT for their invitation to present these design considerations and proposals, and for their willingness to work with CB#2, Man. and The West Houston St. Block Association in the design process and we look forward to further meetings and/or other communication as the West Houston Street design is developed

Vote: Unanimous, with 39 Board members in favor.

2. New stop sign on Washington St. & Morton St.

WHEREAS numerous accidents have occurred at this heavily trafficked intersection and,

WHEREAS vehicles that use Washington Street as an alternative to Route 9A (the West side highway) are often seen speeding at this location and,

WHEREAS residents of West Village Houses report that this is a dangerous intersection for pedestrian crossing and,

WHEREAS a stop sign at this location would help to calm traffic and improve safety

THEREFORE BE IT RESOLVED THAT CB#2-Man. requests of the New York City Department of Transportation the installation of a new stop sign on Washington Street at Morton Street

Vote: Unanimous, with 39 Board members in favor.

3. Bank Street Parking Regulations between Greenwich Ave. and Bleecker St.

WHEREAS the parking regulations for this section of Bank Street were changed about 1 1/2 years ago from alternate side of the street parking to parking on both sides of the street as part of revisions of a larger area and

WHEREAS the current parking regulations that allow cars on both sides of the street combined with the 25 foot width of the street has created a narrow road bed that contributes to excessive congestion in this heavily trafficked section of the Village.

THEREFORE BE IT RESOLVED THAT CB#2 Man. requests the regulations on Bank Street between Greenwich Ave. and Bleecker Street be changed back to alternate side of the street parking as follows:

- No Parking Monday, Wednesday, Friday, 8AM to 6PM on the north side of Bank St.
- No Parking Tuesday, Thursday, Saturday, 8AM to 6PM on the south side of Bank St.
- Existing No Standing regulations to remain.

THEREFORE BE IT FURTHER RESOLVED THAT CB#2 Man. requests that NYC DOT “daylight” the corners at the intersection of Bank St. and West 4th St. 10 feet from each corner in order to increase visibility for vehicles approaching the stop sign on Bank St.

Vote: Unanimous, with 39 Board members in favor.

4. Bus Shelter Benches

WHEREAS A recent amendment to the City's bus stop shelter franchise negotiated by the Department of Transportation provides an option for the installation of seating in select shelters and CB#2, Man. has the opportunity to nominate two shelters for the first group of benches, scheduled for installation in the Spring.

THEREFORE BE IT RESOLVED THAT CB#2-Man. has selected the following two shelters from the list of current shelter locations:

- ◆ NE corner University Place & East 9th St.
- ◆ NW corner 7th Ave. & West 12th St.

Vote: Passed, with 38 Board members in favor and 1 in opposition.

5. Upgrading of Broadway-Lafayette-Bleecker Sts. Subway Complex

WHEREAS, the Broadway-Lafayette-Bleecker St. subway station complex in Lower Manhattan is now a critical part of A growing business and population center, with a huge *retail growth in* NoHo and SoHo and along Broadway and rapidly changing demographics of adjacent New York University, and

WHEREAS, CB#2, Man. has over the years repeatedly urged basic upgrading of this station complex *as an important* contribution to transit accessibility *and* to the economic life of the community; and

WHEREAS, The Metropolitan Transportation Authority (MTA) has now Agreed to confront the major flaws of this station complex: lack of full crossover between the B, D, and F trains and the Lexington Avenue local (#6) and lack of accessibility for disabled passengers to the entire complex, a problem especially acute for riders of the D, F, or B trains, which are more than 70 steps below street level - the equivalent of six long flights of stairs - thus inaccessible, not only to people with disabilities but to many elderly, parents with small children in strollers, and shoppers with large bundles; and

WHEREAS, The MTA has now scheduled construction to enable passengers to pass between the Lexington Avenue and F, D, and D line for FY2004 and has also designated the complex as a "Key ADA Station" requiring reconstruction for disabled accessibility, and

WHEREAS, combining these two projects into a single upgrading project would be cost effective and would minimize disruption for riders *and the community*;

THEREFORE BE IT RESOLVED that CB#2, Man. applauds the MTA for now recognizing the needs of travelers using the important Broadway-Lafayette-Bleecker St. subway station complex; and

BE IT FURTHER RESOLVED that CB#2, Man. strongly urges the MTA to combine into a single item in its FY 2004 budget its creation of a full interface between lines and its upgrading of the complex to ADA standards for full disabled accessibility.

Vote: Unanimous, with 39 Board members in favor.

PARKS, RECREATION AND OPEN SPACE

NYU Commencement Ceremony at Washington Square Park

WHEREAS New York University (NYU) has applied for permission to hold their May 10, 2001 commencement ceremony in Washington Sq. Park and

WHEREAS as in the past 25 previous years NYU has promised to clean the park, mow the lawns, and leave the park in better condition than they found it and has in fact been successful in doing so, and

WHEREAS CB#2, Man. believes that Washington Sq. Park is not just the land bounded by Waverly Place, West 4th St., and Washington Sq. East & West but is a wider expanse that encompasses blocks not included in the Greenwich Village Historic District, and

WHEREAS it is the sense of CB#2, Man. that current and past building development by NYU is threatening this ambient area with taller, bulkier, and increased shadow-casting buildings on the Park and desires that NYU take necessary action to ameliorate this trend

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the granting of a permit to NYU by the Department of Parks to hold their May 10, 2001 commencement in Washington Sq. Park, and

BE IT FURTHER RESOLVED that CB#2, Man. calls upon NYU to engage in a true dialogue of heeding CB#2, Man. input for new buildings before it has solidified their final design, and

BE IT FURTHER RESOLVED that while this dialogue is currently going on with the new School of Law building it is the hope of CB#2, Man. that this will be a process that extends to future buildings that NYU is likely to build in the area surrounding Washington Sq. Park.

Vote: Passed, with 36 Board members in favor 2 in opposition and 1 abstention.

NEW BUSINESS

Respectfully submitted, Michael Mirisola,
Secretary, Community Board #2, Manhattan