

FULL BOARD MINUTES

DATE: April 19, 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, Charle-John Cafiero, Keith Crandell, Anthony Dapolito, Doris Diether, Noam Dworman, Rev. Keith Fennessy, Harriet Fields, Alan Jay Gerson, Elizabeth Gilmore, Edward Gold, Arnold L. Goren, Jo Hamilton, Anne Hearn, Brad Hoylman, Honi Klein, Lisa LaFrieda, Don Lee, Aubrey Lees, Rosemary McGrath, Michael Mirisola, T. Marc Newell, David Reck, Robert Rinaolo, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Ruth Sherlip, John Short, Melissa Sklarz, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.) Sean Sweeney, Lora Tenenbaum, Martin Tessler, Wilbur Weder, Jeanne Wilcke, Betty Williams, Carol Yankay.

BOARD MEMBERS EXCUSED: Helene Burgess, Doris Nash, Debra Sandler, Verna Small,

BOARD MEMBERS ABSENT: Carol Feinman, Edward Ma, Carol Reichman, Ann Robinson,

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; Assemblymember Deborah Glick's office; Tom Castele, Councilmember Kathryn Freed's office; Kariny Santana, Councilmember Margarita Lopez's office; Maura Keaney, Councilmember Christne Quinn's office, Blane Roberts, Manhattan Borough President's office; Ernie Albanese, Betty Rinckwitz, Yarrow Reagan, Roberta Kopper, Maryann Anzalone, Eli Hausknecht, Nora Stats, Karen Dechalus, Chad Manlow, Robert McBrien, Mary K. Doris, Laura Auzenne, Lori Cuisinier, Liza Dunn, Stas Zakrzewski, Andrew Mendelson, Stacy Kaufman, James Kleinbaum, C. Vannini, G. Boone, R. Scully, Cynthia E. Smith, Sante Scardillo, David Gruber, Ruth Kuzub, Albert Bennett, Susan Goren, Jim Bond, Jean Krampner, Roslyn Kramer, Ellen Peterson-Lewis, Roberta Kopper.

MEETING SUMMARY

Meeting Date April 19, 2001

Board Members Present – 41

Board Members Excused– 4

Board Members Absent - 4

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	3
STANDING COMMITTEE REPORTS	3
ZONING AND HOUSING	3
ENVIRONMENT	5
LANDMARKS	6
BUSINESS	9
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	13
NEW BUSINESS	16
ROLL CALL	17

II. PUBLIC SESSION

Non-Agenda Items

Con Edison

Maryann Anzalone, Con Edison, spoke regarding retail choice.

Waterfront

Betty Rinckwitz spoke re access to the Hudson River park.

Microwave Antennas

Stacy Kaufman, spoke against the placement of microwave antennas on buildings.

Zoning Lectures

Doris Diether made an announcement re her Wednesday lectures on zoning regulations.

12-Step Programs at St. Vincent's

Roberta Kopper, Yarrow Reagan, spoke in favor of restoring meeting space at the hospital for 12-Step programs.

Neighborhood Advisory Board

Betty Williams spoke regarding the NAB seeking new members.

Sidewalks, Public Facilities & Access Items

Sushi Samba, 87 7th Avenue So.

Ruth Kuzub, spoke against the sidewalk café.

Zoning and Housing Items

32 Cooper Square-Special Permit Application to Allow Use Group 6 on 1st Floor

Lori Cuisinier, representing the applicant, Nora Stats, S. Vannini, spoke in favor of the application.

Business Items

MGT Enterprises, 37 Spring St.

Sante Scardillo, LINA, spoke against the liquor license application.

Great Performances, Inc., 68 Van Dam St.

Eli Hausknecht, FOHS, spoke in favor of the liquor license application.

Progressive Management, 350 W. 14th St., SLA Hearing

M. Kleinbaum, Ernest Albanese, spoke against the applicant's request for a rehearing at the SLA.

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

Karen Dechalus, of Assembly Speaker Sheldon Silver's office reported on legislative updates.

Assemblymember Deborah Glick's office

Blane Roberts, Man. Borough President'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 February minutes.

Distribution of March minutes.

VI. EXECUTIVE SESSION

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

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

3. **Sidewalk Widening on West Houston Street, Between Washington Street and Rte. 9A**

WHEREAS the New York City Department of Transportation will soon start the design phase for the reconstruction of West Houston St., and

WHEREAS Pier 40 will become an important part of the new Hudson River Park and the pedestrian crossing for Rt. 9A on the north side of West Houston St. will become a major access point for Pier 40, and

WHEREAS the current width of West Houston St. between Washington St. and Rt. 9A is 45 feet and the width proposed by NYC DOT is 40 feet,

THEREFORE BE IT RESOLVED THAT CB#2 Man. recommends that NYCDOT investigate the widening the sidewalk five feet on West Houston St. between Washington St. and Rte. 9A while retaining parking lanes and adding neck downs at the parking lanes.

Vote: Unanimous, with 41 Board members in favor.

STANDING COMMITTEE REPORTS

ZONING AND HOUSING

1. **99/01 Greenwich Ave. a/k/a 230 w 12th St. Board of Standards and Appeals #240-99-BZ Amendment of Variance to Permit A Swimming Pool In The Cellar Of Proposed Physical Culture Establishment And To Reflect Change In The Ownership Of Equinox**

WHEREAS the applicant for this physical culture establishment was before us over a year ago and at that time a pool was proposed for the roof which the neighborhood and the Board was against;

WHEREAS several people in the neighborhood spoke in favor of the pool as an amenity in the community, understanding that it was now relocated to the cellar;

WHEREAS the applicant assured us that there were no plans to use the roof for any other use and that the mechanicals would not change;

WHEREAS the change in the ownership of the establishment from the Errico family to an investment group appears benign and the applicant's attorney said the Errico family is still very involved in the operation despite the change in ownership;

WHEREAS the proposed modifications to the sprinkler system is a subject upon which we cannot opine and we defer to the Fire Department in this matter;

WHEREAS the plans no longer indicate the trash area in the basement and we request that this be clarified;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the Amendment to the Variance as to permit the swimming pool in the cellar of the proposed physical culture establishment, understanding that there is to be no roof top use, that the mechanicals remain the same, and that a trash area is provided in the building.

VOTE: Unanimous, with 41 Board members in favor.

2. **568 Broadway / Bliss Spa. Board Of Standard & Appeals Application 55-01-BZ Special Permit Application To Allow The Operation of A Physical Culture Establishment**

WHEREAS this physical culture establishment has been operating since at least 1997 without a special permit;

WHEREAS the application repeatedly refers to the operation in the future sense as if it was not operating currently;

WHEREAS there has been no negative impact from this facility except for the Applicants' unpermitted oversize banner in the SoHo Cast Iron Historic District and no other complaints came before the Board;

THEREFORE BE IT RESOLVED CB#2 recommends approval of the Special Permit to operate a physical culture establishment, but requests that the Special Permit start retroactive to the beginning of the operation in 1997.

VOTE: Passed, with 40 Board members in favor and 1 in opposition.

3. 32 Cooper Square (Bet. Astor & 4th St.) City Planning Special Permit Application 010304ZSN Special Permit Application To Allow Use Group 6 (Retail) On The First Floor In The M15-B Zoning District.

WHEREAS this area of the NoHo district is at the dawn of significant development and zoning changes:

® Cooper Union is proposing massive changes for Astor Place by reconstructing one building across from 32 Cooper, which will include retail use on the ground floor, constructing a new office/classroom building to the north, changing traffic patterns and pedestrian walkways;

® the new Ian Schrager hotel is about to start construction several doors away;

® NYU has a large impact on the area, offices and classrooms nearby and is always rumored to be interested in development sites in the vicinity;

® The Village Voice, which has occupied this space and the adjoining building, is leaving in 2003, raising questions about the next use of the rest of the building;

WHEREAS although the square footage of the proposed retail use is small, legitimizing retail uses would be viewed as the beginning of altering the character of the neighborhood if it is a retail store or restaurant which are amply located in the neighborhood;

WHEREAS a bar or lounge use in this location would alter the character of the neighborhood, given the heavy concentration of NYU, Cooper Union and other students and young people visiting the area, being in the vicinity of NYU and Cooper Union and near St. Marks Place, which area is having problems with bars;

WHEREAS there were only two stores with as-of-right uses that were used for comparing square footage and rental rates and we believe there are more comparisons that should have been made, despite the applicant's lawyer saying there were no more than these two;

WHEREAS the asking rent of \$14,000 a month is very steep for the as-of-right uses and therefore is a disincentive for any potential renting to these uses and therefore it is a fait-de-accompli that the space will remain vacant;

WHEREAS the applicant has Landmark approved plans for the façade of this building and the adjoining buildings, which is a large square footage when combined, yet the applicant's attorney professed ignorance of the future planned use of the rest of the space, which is hard to believe;

THEREFORE BE IT RESOLVED that CB#2 recommends denial of this special permit for retail use, as it has reservations about the overall plan for this group of buildings and its impact on the area, given the large-scale building plans for schools and hotels in the vicinity;

FURTHER BE IT RESOLVED that we stress the importance of the Special Permit and Variance process, giving us the opportunity to review Use Group 6 (retail) projects individually and having the ability to scrutinize intended uses which is a valuable zoning tool, particularly at a time when the area is undergoing such drastic changes and recommend applicant reapply after completion of the Cooper Union large scale development plan ULURP.

Vote: Unanimous, with 41 Board members in favor.

4. Adult Establishments - City Planning Commission Proposed Text Amendments

WHEREAS City Planning proposes to modify and clarify text in the Adult Establishment regulations which went into effect several years ago;

WHEREAS we would like to see additional language that would clarify that the 500' barrier be measured radically from the perimeter of the lot line;

THEREFORE BE IT RESOLVED that CB#2 recommends approval of the text amendments; and

FURTHER BE IT RESOLVED that we urge City Planning add language to the text to make clear that the 500' foot barrier must be measured radically from all points along the lot line.

VOTE: Passed, with 21 Board members in favor and 14 in opposition.

ENVIRONMENT

1. Necessity for Consolidated Edison to Conduct the Reconstruction and Expansion of Its 14th Street Plant Using the Least Polluting Fuel and Technologies Throughout Existing and New Sections

WHEREAS, Consolidated Edison Company of New York, Inc. ("Con Ed") plans to expand the generating capacity of its plant at East 14th Street in order to close its Waterside plant at 38th St. and realize the considerable real estate value of that site; and

WHEREAS, Manhattan Community Boards #3 and #6, the boards most immediately affected by the 14th Street plant expansion, have joined forces to work for the environmentally safest plan for both districts; and

WHEREAS, although new oil-fired plants are not permitted because they are polluting, Con Ed's expansion plan includes continuing to 'grandfather in' the old and notoriously dirty diesel fueled plant at 14th Street while adding new gas-fired generation capacity;

NOW THEREFORE BE IT RESOLVED that, while inclusion of diesel powered turbines in the 14th Street plant could save on fuel costs, the respiratory cost of this saving would be imposed upon those living in the densely populated subsidized housing immediately surrounding the 14th Street plant; and

BE IT FURTHER RESOLVED that such a trade-off would be grossly unfair and discriminatory; and

BE IT FURTHER RESOLVED that it is incumbent upon the New York State Public Service Commission (the PSC) and Con Ed to make certain the 14th Street plant expansion is accomplished with the least possible respiratory burden upon the community; and

BE IT FINALLY RESOLVED that Community Board #2, Manhattan supports its sister Boards, Manhattan #3 and #6, in seeking from PSC and Con Ed the most health-protective plan for both districts, employing the best available technology, including:

- 1) Elimination of the use of diesel fuel at the plant;
- 2) Use of best available pollution reduction technology (BAT) for reducing oxides of nitrogen (both NO and NO₂) and other pollutants from gas combustion;
- 3) Raising the height of the stacks so that pollution from the plant will pass over the surrounding neighborhood and be more widely dispersed;
- 4) Immediate clean-up of the old diesel-fired plant for the interim period of several years of operation before the plant is expanded and converted to gas, so that the neighborhood known to some as Asthma Alley may have some respiratory relief.

Vote: Unanimous, with 41 Board members in favor.

2. The Federal Standard for Arsenic in Drinking Water

WHEREAS, on March 20, 2001 Environmental Protection Agency Administrator Christine Todd Whitman announced that the Bush Administration will withdraw the revised arsenic standard for drinking water issued by the outgoing Clinton administration in January 2001; and

WHEREAS, arsenic harms the central nervous system and heart, and the National Academy of Sciences has determined that arsenic in our drinking water supply causes cancer of the bladder, lungs and skin; and

WHEREAS, the current U.S. arsenic-in-drinking-water standard of 50 parts per billion (ppb) was set in 1942, before health officials knew that arsenic causes cancer; and

WHEREAS, the proposed rule, which was ten years in the making, would have lowered the acceptable arsenic level to 10 ppb, the same international standard adopted several years ago by the World Health Organization and the European Union;

NOW THEREFORE BE IT RESOLVED that CB#2 Man. urges EPA Administrator Whitman to seek to restore the revised arsenic standard of 10 parts per billion for our nation's drinking water, as adopted by the World Health Organization and the European Union, and to make sure of its implementation.

Vote: Unanimous, with 41 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

PUBLIC HEARING: LANDMARKS PRESERVATION COMMISSION April 24, 2001

LPC Item: 1 - 20 Greenwich Ave. HELD OVER

LPC Item: 2 - 385 Bleecker St. a/k/a 87 Perry St. A frame house built in 1817. Application is to replace the storefront.

WHEREAS, we would prefer that the storefront be reconstructed as it is documented in one of its historical incarnations, e. g., the Victorian storefront pictured in the 1928 photo; and

WHEREAS, a wooden bulkhead would be more characteristic of the historic district than the proposed bulkhead of black marble; but

WHEREAS, the removal of the security gate, the maintaining of The base's existing height, and the addition of retractable black canvas awnings, as well as the scale of the elements are all welcomed proposals;

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

Vote: Passed, with 39 Board members in favor and 2 in opposition.

LPC Item: 3 - 10 West 10 St.

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 41 Board members in favor.

LPC Item: 4 - 576 Hudson Street (Mama Buddha restaurant) A brick apartment building built in 1926. Application is to install a storefront to replace a storefront installed without LPC permits.

WHEREAS, the proposed application is appropriate to this building;

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

Vote: Unanimous, with 41 Board members in favor.

LPC Item: 5 - 73 Washington Place

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 41 Board members in favor.

LPC Item: 6 - 13 E. 8th St

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 41 Board members in favor.

LPC Item: 7 - 65 Bleecker Street (Crosby St) A Sullivanesque-style office building built in 1897 designed by Louis Sullivan. Application is to construct a rooftop elevator bulkhead.

WHEREAS, the elevator bulkhead, painted to blend with the sky, is set back 15 feet and negligibly visible from only one street corner;

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

Vote: Unanimous, with 41 Board members in favor.

LPC Item: 8 - 455 Broadway A Renaissance Revival-style store and loft building built in 1867. Application is to install new storefronts and signs.

WHEREAS, the attractive restoration of this storefront is commendable and contributes to the historic district, and the proposed blade sign at 2 feet by 3 feet is modest in scale;

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

Vote: Unanimous, with 41 Board members in favor.

LPC Item: 8 - 455 Broadway A Renaissance Revival-style store and loft building built in 1867. Application is to install new storefronts and signs.

WHEREAS, the attractive restoration of this storefront is commendable and contributes to the historic district, and the proposed blade sign at 2 feet by 3 feet is modest in scale;

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

Vote: Unanimous, with 41 Board members in favor.

LPC Item: 10 - 138 Spring St

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 41 Board members in favor.

LPC Item: 11 - 28 Greene Street (Canal/Grand) A French Second Empire-style store and loft building built in 1872, designed by Duckworth. Application is to install storefronts.

WHEREAS, the bottom rail at the foot of the large display window is only six inches and we believe it should be higher; but

WHEREAS, the scope of restoration is extensive and contributes to the character of the district;

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

Vote: Passed, with 40 Board members in favor, and 1 in opposition.

LPC Item: 12 - 97 Greene Street (Prince/Spring) A neo-Grec store and loft built in 1881 by Fernbach. Application is to install a ramp.

WHEREAS, it is the store's policy to supply handicap ramps voluntarily; but

WHEREAS, the sidewalk is very narrow - less than 11 feet - and Department of Transportation recently installed a bicycle rack directly in front of the proposed ramp (without permits from LPC), and these two pieces of street furniture will severely constrict pedestrian flow on this busy sidewalk;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of the ramp; but

FURTHER, BE IT RESOLVED that CB#2, Man. urges the LPC to work with DOT to get the bike rack relocated to ease the pedestrian congestion that will be created.

Vote: Unanimous, with 41 Board members in favor

LPC Item: 13 - 92 Greene St. HELD OVER.

LPC Item: 14-443 Broadway a/k/a 20 Mercer Street (Howard/Grand) Application is to construct rooftop additions, install new storefronts and alter the loading dock area.

WHEREAS, this splendid restoration is sympathetic to the historic district in style, treatment and materials, but the extent of the changes warrants the issuance of a report by LPC pursuant to ZR 111-23, but should be subject to public hearing; and

WHEREAS, such a extensive historic preservation effort warrants the issuance of a report by LPC pursuant to ZR 111 -23;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this application as it applies to the restoration of the building only, and does not support the issue of a report by LPC pursuant to ZR 111-23; and

FURTHER, BE IT RESOLVED that CB#2, Man. requests that LPC issue a report to CPC for an authorization pursuant to Sec. 111-23 of ZR; but

FURTHER, BE IT RESOLVED that CB#2, Man. notes that approval of this resolution does not imply approval of any zoning modification request.

Vote: Passed, with 32 Board members in favor, 8 in opposition, and 1 abstention.

LPC Item: 15 - 148 Greene Street (Houston) Application is for a Certificate of Appropriateness for a painted wall sign.

WHEREAS, we wish to thank the LPC for its understanding and action in response to the widespread public outcry against the invasion of huge advertising signs that has plagued the historic district of late; and

WHEREAS, the application would obliterate an historic ghost business sign of modest size that is evocative of SoHo's industrial past; and

WHEREAS, this is actually an application for two signs: one, an advertising sign and the other, a business sign; and

WHEREAS, historically, wall signs in the historic district were virtually exclusively business signs which drew attention to a business located in the building, not advertising signs used to promote a corporation based in Europe; and

WHEREAS, that notwithstanding, in the past, advertising media were limited and there may have been an argument to smear beautiful buildings and blight a community with advertising signs; but in this day of myriad outlets for advertising - television, radio, the internet, the plethora of newsstand publications etc - the argument for the necessity of a huge sign on the side of a building no longer has any justification; and

WHEREAS, the proposed advertising sign has an excess of black border compared to the white lettering, 'Foss'; and

WHEREAS, the business sign for the store looks like graffiti and also is oversized; and

WHEREAS, if the business wishes to advertise its presence, it should do what every other business in SoHo does, utilize a small banner or blade sign, and not ask for special favors; and

WHEREAS, apropos to banners and blade signs: we doubt that the LPC would ever grant a permit for a 1600 square-foot commercial banner; therefore, we see no reason that a business needs a 1,600 square-foot wall sign to perform the same function as a standard sign. If the applicant wishes to draw attention to his business, we respectfully suggest he apply for a blade sign, which up to now has not been the case;

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

Vote: Passed, with 32 Board members in favor, and 8 in opposition.

LPC Item: 16 - 105 Wooster St. Application is to install two bracket signs at the storefront.

WHEREAS, the proposed blade signs are modest in size, and attractive in design and materials; and

WHEREAS, the applicant requests these signs to indicate the main entrance; but

WHEREAS, that function could just as well be accomplished with one sign;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of one blade sign.

Vote: Unanimous, with 41 Board members in favor.

BUSINESS

Progressive Management LLC, 350 West 14 St.

WHEREAS this was a request that CB#2, Man. join with the applicant in requesting a new 500-ft. hearing on the application for a 2-level restaurant with seating for 150 persons at the location 350 West 14 St., and

WHEREAS the Community Board had, in July, voted to oppose this application, and

WHEREAS representatives from the two directly affected buildings - 345 West 14 St. & 350 West 14 St., again appeared to oppose the request, and

WHEREAS there was no new information which might make CB#2, Man. reverse their previous vote on this matter,

THEREFORE BE IT RESOLVED CB#2, Man. votes not to join the applicant, Progressive Management LLC in its request to the SLA for a new 500-ft, hearing for the premises located at 350 West 14 St.

Vote: Unanimous, with 41 Board members in favor.

27 Bedford St. - Dumbo II d/b/a Le Gamin Cafe.

WHEREAS this is a small local restaurant with 10 tables and 22 seats, and

WHEREAS the hours of operation are from 8 AM to midnight, and

WHEREAS this restaurant has been in operation for about 1 year without complaints, and

WHEREAS the people from the neighborhood who came to object had no specific complaints about this establishment but only about the *total* number of licenses in the area, and

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

WHEREAS there will be no use of the rear yard or any sidewalk cafe,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of this application for a beer and wine license for Dumbo II d/b/a Le Gamin Cafe, at 27 Bedford St.

Vote: Unanimous, with 41 Board members in favor.

46 Bedford St. Elmhurst 3, Inc, d/b/a The Village Tavern

WHEREAS this location was formerly a noisy flamenco/tapas bar at the end of a narrow triangle of land between Leroy St, & 7th Ave. South, and

WHEREAS the present proposal is for a restaurant and bar seating 38 people at tables and another 26 at the bar, and

WHEREAS this is a one-story building with no tenants-overhead although there are residents in the area, and

WHEREAS the applicant is intending to have a restaurant/bar with only a juke-box, not live entertainment, open from 4 PM to 2 AM and no sidewalk cafe and no rear yard use, and

WHEREAS the applicant is taking over a space that was an existing licensed premises, and

WHEREAS the opposition to this license *was* again based primarily on the number of licenses within the 500' area,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of a liquor license for Elmhurst 3, Inc. d/b/a The Village Tavern, at 46 Bedford St. but

BE IT FURTHER RESOLVED that there are more than 3 on-premises licenses within the 500' area, CB#2, Man. requests that the SLA hold a 500' hearing.

Vote: Unanimous, with 41 Board members in favor.

185 Bleecker St.- Gallo Nero

WHEREAS this is an application for a beer and wine license at the site of the former Cafe Borgia, and

WHEREAS the proposal is for a restaurant with 52 seats at tables and 8 stools, and

WHEREAS they intend to have a sidewalk cafe, but not until next year, as did the former Cafe Borgia, and

WHEREAS two residents from the area, one from the building, were not in the license but requested that the applicant meet with BAMRA and the residents to work out any possible problems, and the applicant agreed, and

WHEREAS the lease for the space contains a noise restriction,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval of the beer & wine license for Gallo Nero at 185 Bleecker St.

Vote: Unanimous, with 41 Board members in favor.

625 Broadway - Gonzalez y Gonzalez

WHEREAS this is a minor application to increase the space between two bar sections to facilitate passage to and from the rear of the bar, and

WHEREAS the general layout of the premises will remain the same with no change in operation, but

WHEREAS, because the two sections will now be further apart, the applicant informed us that the SLA may require an additional license for the "second bar," but that is not currently on the table,

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the minor alteration in the premises at Gonzalez y Gonzalez at 625 Broadway.

Vote: Unanimous, with 41 Board members in favor.

102 Macdougall St. – Rocipa Restaurant Corp. d/b/a Rosa's Place

WHEREAS this is an application for a liquor license for a restaurant with 58 seats and 10 seats at the bar, and

WHEREAS the hours of operation will be 11 a.m. to 1 a.m. and the license for a sidewalk café is pending, but there will be no backyard use, and

WHEREAS there was no opposition to this application,

THEREFORE BE IT RESOLVED CB#2, Man. recommends approval for a new liquor license for Rocipa Restaurant Corp. d/h/a Rosa's Place at 102 Macdougall St. but

BE IT FURTHER RESOLVED that there are more than 3 on-premises licenses within the 500' area, we request the SLA hold a 500' hearing.

Vote: Unanimous, with 41 Board members in favor.

109 Macdougall St. – Macdougall 31 Restaurant. Inc. d/b/a Off The Wagon Bar & Grill

WHEREAS this is an application to change the service bar on the mezzanine level to a regular bar, which will increase the seating at the two bars to 28 people, and

WHEREAS there were no objectors to this application,

THEREFORE BE IT RESOLVED that CB#2, Man does not object to this minor alteration in the liquor license for Macdougall Restaurant Inc., d/b/a Off the Wagon Bar & Grill at 109 Macdougall St.

Vote: Unanimous, with 41 Board members in favor.

99 Prince St. - Mercer Kitchen

WHEREAS this is an alteration to change a service bar on the first floor to a regular bar in an existing hotel and

WHEREAS this part of the premises has 6 tables and 18 seats with 6 more seats at the bar, and

WHEREAS we were reminded that the original application for the hotel did not have this noted as a bar

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to this change of use from a service bar to a regular bar for Mercer Kitchen, 99 Prince St.

Vote: Passed, with 39 Board members in favor, and 2 in opposition.

216 Thompson St., Sun May Int'l Corp. d/b/a DooZo Japanese Restaurant

WHEREAS this premises currently has a full liquor license, and

WHEREAS the applicant wishes to downgrade that to merely a wine licenses because they will only be selling sake to go with their sushi, and so a liquor license is not required,

WHEREAS the hours of operation are 11 Am to 11 PM and the capacity is 60 persons

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to a new Wine license for Sun May Int'l Corp. d/b/a DooZo Japanese Restaurant, 216 Thompson St.

Vote: Unanimous, with 41 Board members in favor.

68 Van Dam St. - Great Performances, Inc.

WHEREAS this is an application for a full liquor license for what is primarily a catering operation, and

WHEREAS, according to the applicant, it is primarily intended for the employees who might want to eat in the building, and

WHEREAS it will have 19 seats at 6 tables and ten seats at the bar, and

WHEREAS the hours of operation are only Monday-Friday, 11 AM to 10 PM, and

WHEREAS there was no opposition at the hearing,

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to a new liquor license to Great Performances, Inc. at 68 Van Dam St., but

BE IT FURTHER RESOLVED that there are more than 3 establishments with on-premises liquor licenses within the 500' radius, we request a 500' hearing.

Vote: Passed, with 40 Board members in favor, and 1 in opposition.

200 Varick St., Hensam Enterprises, Inc. d/b/a SOB'S

WHEREAS this is an application to change a service bar to a regular bar in an existing cabaret and

WHEREAS this cabaret has a capacity of 298 with 78 seats and 12 bar seats at the present bar with hours Mon.-Sat. from 7 PM to 3 AM, and

WHEREAS this cabaret is located in a 12-story industrial building, has a cabaret license, and has caused few problems according to a neighborhood resident,

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to the issuance of an alteration to Hensam Enterprises d/b/a SOB's at 200 Varick St. to change the service bar to a full bar.

Vote: Passed, with 40 Board members in favor, and 1 in opposition.

47 East 12 St. - Other Foods, LLC

WHEREAS this is a small restaurant/cafe selling organic foods and also has a catering component, and

WHEREAS they are applying for a beer & wine license for 10 tables and 19 seats, with hours of operation from 11 AM to 10:30 p.m., and

WHEREAS they do not plan either a sidewalk cafe or rear yard use, but

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to the grant of a new wine & beer license for Other Foods at 47 East 12 St., but we note that the street front also contains the Village Temple, a Jewish synagogue.

Vote: Passed, with 39 Board members in favor, and 2 in opposition.

154 West 13~St. – Domicile, LLC.

WHEREAS this is an application for a new liquor license at the site of a former basement level restaurant at this location, and

WHEREAS it has 25 tables and 70 seats with 8 seats of the bar, and

WHEREAS the hours of operation are 5PM to 11 p.m. weekdays, 11 am to 11 p.m. Sat./Sun., and

WHEREAS there are no plans for either a sidewalk cafe or rear yard use, and

WHEREAS there were no opposition speakers at the hearing,

THEREFORE BE IT RESOLVED CB#2, Man. has no objection to the grant of a liquor license for Domicile at 154 West 13 St, but notes that it is only a few doors from the City and Country School on the same street.

Vote: Passed, with 39 Board members in favor, and 2 in opposition.

234 West 14 St. - Michael Ortega d/b/a Michael's Restaurant

WHEREAS this is an extension of an existing restaurant with license to the adjoining space, and

WHEREAS it will seat 29 persons with hours from 5 to 11 PM weekdays, to midnight on weekends, and

WHEREAS it does not plan either a sidewalk cafe or rear yard use, and

WHEREAS there was no opposition to this application at the hearing,

THEREFORE BE IT RESOLVED that CB #2 does not object to a liquor license for Michael Ortega d/b/a Michael's Restaurant at 234 West 14 St. but notes that it is across 14th St. from the Spanish Church La Guadeloupe, at 229 West 14 St **SENT BACK TO COMMITTEE.**

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. Application to NYCDOT for revocable consent for: restoration of historic brownstone stoop and fence at 57 Charles Street.

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

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 remove existing steps and to restore historic brownstone stoop and fence at 57 Charles Street is approved.

VOTE: Passed, with 40 Board members in favor, and 1 in opposition.

2. Application to NYCDOT for revocable consent for: restoration of historic brownstone stoop and fence at 55 Charles Street.

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

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 remove existing steps and to restore historic brownstone stoop and fence at 55 Charles Street is approved.

VOTE: Passed, with 40 Board members in favor, and 1 in opposition.

1. New application for revocable consent to operate an unenclosed sidewalk cafe by R.M.S. Restaurant Corp., d/b/a Osteria Fiorentina, 281 Bleecker St., with 14 tables and 43 seats, DCA #1074964 (modification and increase).

WHEREAS the area was posted and the applicant appeared before the committee and 7 members spoke against the proposed increase in tables and chairs; and

WHEREAS the applicant is licensed to have 8 tables and 16 seats; and

WHEREAS the applicant currently has 10 tables and 20 seats; and

WHEREAS pedestrian congestion will not support the proposed increase;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed increase but approves a three (3) year revocable consent to operate an unenclosed sidewalk cafe to R.M.S. Restaurant Corp., d/b/a Osteria Fiorentina, 281 Bleecker St., with 8 tables and 16 seats, DCA #1074964 (modification and increase).

Vote: Unanimous, with 41 Board members in favor.

2. Modification of application for revocable consent to operate an unenclosed sidewalk cafe by Village Grill, Inc., d/b/a Mi Va Mi, 137 7th Ave., So., with 27 tables and 54 seats, DCA #1075171-increase.

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

WHEREAS the applicant agreed to a reduction of tables from 27 to 16 and of seats from 54 to 32;

WHEREAS there is sufficient passage for pedestrian safety and access;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a one (1) year revocable consent to operate an unenclosed sidewalk cafe to Village Grill, Inc., d/b/a Mi Va Mi, 137 7th Ave., So., with 16 tables and 32 seats, DCA #1075171.

Vote: Unanimous, with 41 Board members in favor.

3. New application for revocable consent to operate an unenclosed sidewalk cafe by Macelleria Restaurant, Inc., 48 Gansevoort St., with 13 tables and 22 seats, DCA #1074969.

WHEREAS the area was posted, the applicant appeared before the committee; and agreed to remove the platform that appeared on the plans and;

WHEREAS there is sufficient passage for pedestrian safety and access;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a one (1) year revocable consent to operate an unenclosed sidewalk cafe to Macelleria Restaurant, Inc., 48 Gansevoort St., with 13 tables and 22 seats, DCA #1074969.

Vote: Passed, with 37 Board members in favor, and 4 in opposition.

4. New application for revocable consent to operate an unenclosed sidewalk cafe by Toda Cafe, Inc., d/b/a Café Sha Sha, 510 Hudson St., with 3 tables and 9 seats, DCA #1076103.

Per the applicant's request, the matter was adjourned until next month's meeting.

5. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by New Baby Buddha, Inc., 753 Washington St., with 8 tables and 22 seats, DCA #953139.

WHEREAS the area was posted, a representative of 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 New Baby Buddha Inc., 753 Washington St., with 8 tables and 22 seats, DCA #953139.

Vote: Passed with 40 Board members in favor, and 1 in opposition.

6. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Angi Hudson Corp., d/b/a Da Andrea, 557 Hudson St., with 3 tables and 8 seats, DCA #1005395.

WHEREAS the area was posted and 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 café to Angi Corp., d/b/a Da Andrea, 557 Hudson St., with 3 tables and 8 seats, DCA #1005395.

Vote: Passed with 40 Board members in favor, and 1 in opposition.

7. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Village R & B Ltd. d/b/a Groove, 125 Macdougall St., with 8 tables and 16 seats, DCA #1006220.

The applicant failed to appear and the matter was adjourned to next month's meeting.

8. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Pee Wee & Tyson Ltd. d/b/a Cafe Gitane, 242 Mott St., with 4 tables and 8 seats, DCA #919619.

The applicant failed to appear and the matter was adjourned to next month's meeting.

9. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by D'O D Publicans, LLC d/b/a Fiddlesticks, 54-56 Greenwich Ave., with 16 tables and 29 seats, DCA #1002604.

The applicant failed to appear and the matter was adjourned to next month meeting.

10. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Zestful Management Corp., d/b/a Bar 6, 502 Ave., of Americas, with 4 tables and 12 seats, DCA #919619.

WHEREAS the area was posted and the applicant appeared before the committee; and;
WHEREAS there is sufficient passage for pedestrian safety and access;

THEFORE BE IT RESOLVED that CB#2, Man. recommends approval of a three (3) year revocable consent to operate an unenclosed sidewalk cafe to Zestful Management Corp., d/b/a Bar 6, 502 Ave., of Americas, with 4 tables and 12 seats, DCA #919619.

Vote: Unanimous, with 41 Board members in favor.

11. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Gilberto Petrucci, Inc., d/b/a IL Bocconcino, 168 Sullivan St., with 12 tables and 24 seats, DCA #0787272.

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

WHEREAS there is sufficient passage for pedestrian safety and access;

THEFORE BE IT RESOLVED that CB#2, Man. recommends approval of a three- (3-) year revocable consent to operate an unenclosed sidewalk cafe to Gilberto Petrucci, Inc., d/b/a IL Bocconcino, 168 Sullivan St., with 12 tables and 24 seats, DCA #0787272.

Vote: Unanimous, with 41 Board members in favor.

12. Renewal application for revocable consent to operate an unenclosed sidewalk cafe by Les Animaux, Inc., d/b/a Waterloo Brasserie, (new name is Midway) 685 Washington St., with 12 tables and 24 seats, DCA #0988885.

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

WHEREAS the applicant and The Tenants' Association of West Village Houses have come to an agreement which is attached in this resolution; and;

WHEREAS there is sufficient passage for pedestrian safety and access;

THEFORE BE IT RESOLVED that CB#2, Man. recommends approval of a three (3) year revocable consent to operate an unenclosed sidewalk cafe to Les Animaux, Inc., d/b/a Waterloo Brasserie, (new name is Midway) 685 Washington St., with 12 tables and 24 seats, DCA #0988885.

Vote: Unanimous, with 41 Board members in favor.

13. Renewal application for revocable consent to operate an enclosed sidewalk cafe by Beef & Oyster Bar Co., Inc., d/b/a Sazerac House, 116 Charles St., with 14 tables and 32 seats, DCA #736313.

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

WHEREAS there is sufficient passage for pedestrian safety and access;

THEFORE BE IT RESOLVED that CB#2, Man. recommends approval of a three (3) year revocable consent to operate an enclosed sidewalk cafe to Beef & Oyster Bar Co., Inc., d/b/a Sazerac House, 116 Charles St., with 14 tables and 32 seats, DCA #736313.

Vote: Unanimous, with 41 Board members in favor.

NEW BUSINESS

Recruiting and Retention of Teachers

WHEREAS: New York City teachers and paraprofessionals have been without a contract since November 15, 2000, and

WHEREAS: There is currently a severe shortage well-prepared and qualified teachers, with no organized program to sufficiently meet a demand that continues to grow, and

WHEREAS: Standards for the profession are on the rise without adequate support to ensure teacher success, and

WHEREAS: working conditions, along with real and relative salary levels in our public school system, continue to deteriorate, and

WHEREAS: A report in 1996 by the National Commission on Teaching and America's Future highlighted that "teaching is the most important element of successful learning;

THEREFORE BE IT RESOLVED that CB#2, Man., calls upon the Mayor to acknowledge that recruiting, preparing and retaining qualified teachers must be the central strategy for providing the best possible education for all students, and

BE IT FURTHER RESOLVED that CB#2, Man., calls upon both the Mayor and the City Administration to bargain in good faith with teachers to expeditiously reach an agreement which establishes adequate competitive compensation and conditions to recruit and retain teachers and meet all needs of teachers and students in a public school system responsive to high standards.

Vote: Unanimous, with 41 Board members in favor.
Respectfully submitted,

Michael Mirisola, Secretary
Community Board #2, Manhattan