

FULL BOARD MINUTES

DATE: October 20, 2005
TIME: 6:30 P.M.
PLACE: NYU Silver Building, Room 714

BOARD MEMBERS PRESENT: Steve Ashkinazy, Helene Burgess, Maria Passannante Derr, Chair, Community Board #2, Manhattan (CB#2, Man.) John Diaz, Doris Diether, Elizabeth Gilmore, Lawrence Goldberg, Arthur Harris, Garth Harvey, Anne Hearn, Brad Hoylman, Susan Kent, Aubrey Lees, Edward Ma, Don MacPherson, Dr. John Maggio, Rosemary McGrath, Philip Mouquinho, Patrick Munson, Rick Panson, Ronald Pasquale, Judy Paul, David Reck, Robert Rinaolo, Mark Rosenwasser, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Melissa Sklarz, Shirley H. Smith, Richard Stewart, Sean Sweeney, Wilbur Weder, Betty Williams, Carol Yankay.

BOARD MEMBERS EXCUSED: Edward Gold, Raymond Lee, Robert Riccobono, Michael Xu.

BOARD MEMBERS ABSENT: Galal Chater, Harriet Fields, Don Lee, T. Marc Newell.

BOARD STAFF PRESENT: Arthur Strickler, District Manager

GUESTS: Arturo Garcia-Costas, Congressman Jerrold Nadler's office; Jon Prosnit, Senator Tom Duane's office; Deborah Lester, Assembly Speaker Sheldon Silver's office; Gregory Brender; Assembly Member Deborah Glick's office; Mary Cooley, Assemblymember Scott Stringer's office; Council Member Alan Gerson's office; Council Member Margarita Lopez' office; Kate Seeley-Kirk, Council Member Christine Quinn's office, John Ricker, Comptroller Bill Tompson's office; Commissioner Bill Castro, Dept. of Parks; Pat McKee, Gregg Levine, John Hoffee, Jeff Paige, Alex Ancheer, Amy Walz, Gloria Sylvestro, Richard Phillips, Bob Coulter, Vicky Schnee, Doug Coulter, Luther S. Harris, Corie Patterson, Sarah Pollock, Kaveri Marathe, Alexxandro Repoza, Vicki Fischer, James Kober, Vera Streeter, Aimee Ruby, Jenny Sitner, Bob Esnard, Ken Lowenstein, Miki Grubel, Katherine Snelson, Nina Reznick, Ellen Peterson-Lewis, Cynthia urger, F. Sedenbaum, D. Quinones, T. Grant, Stephen Wyden, Erin Bogard Johnson, Galina Hoffman, Anne Marie Weimer Sumner, Eduardo Quiles, Paul Drake, C. Westley, R. Briza, Marc Dizon, Louise Symonds, John Paul, Elaine Hudson, Gil Horowitz, Connie Dondore, M. Castillo, Karen Marathe, Jasmine Greue, Sarah Royal, Chuck Torre, Lois Rakoff, Michael Anastasio, Dr. Gerrie Nussdorf, Joan Samuels, Linda Alter, Christabel Gough, Lezly Ziering, L. Kipp-Giusti, J. Greenberg, Julie Martin, Jane Predmore, George Aldi, Eric Weigle, Sugar Barry, Zella Jones, Susan Goren, Jicky Schnee, Jay Adams, Sapna Westley, Sean Westley, Sharon Wooley, Jerome Poyton, Lauren Gelber, Margie Rubin, Gabrielle S., Patrick McGettrick, Lauren Szold, Andrew Berman, Michael David, Rene Logeals, Drita Ftera, Mary T. Johnson, Jim Fouratt, David Lehmann, Paul Burke, Betsy Naylor, James McDonald.

MEETING SUMMARY

Meeting Date October 20, 2005
Board Members Present – 35
Board Members Excused–4
Board Members Absent - 4

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II. PUBLIC SESSION

Non-Agenda Items

John Ricker, NYC Comptroller's office reported. Mary Cooley, Assembly member Scott Stringer's office reported.

Andrew Berman, GVHSP, spoke on the Far West Village and Washington Sq. Park.

Edwardo Quiles spoke.

Halloween

David Lehmann, NYU, spoke on the upcoming Children's Halloween parade.

Business Items

T. Madison, 73 Eighth Ave.

Aimee Ruby, Alex Garcia, Christopher Westley, Eric Travis, Marc Dizon, Jay Adams, Sapna Westley, Sean Westley, Andrew Buckner, Amy Walz, Manny Castillo, Alessandro Repoza, Paul Burke, and William spoke in favor of the proposed liquor license.

Richard Phillips, Joan Samuels, Betsy Naylor, Linda Alter, and James McDonald, spoke against it.

Institutions Items

Teen Club at Jefferson Market Library

Vera Streeter spoke in favor. Sugar Barry spoke against it.

Parks, Recreation, Open Space & Waterfront

Restoration of Washington Sq. Park

Sugar Barry, Susan Goren, Sharon Wooley, Luther Harris, Jerome Poynton, Christabel Gough, Lois Rakoff, Jon Greenberg, Eerin Bennett, Pat McKee, Lauren Gelber, Margie Rubin, Gabrielle S., Patrick McGettrick, Miki Grubel, Lauren Szold, Robert Levine, Elaine Hudson, Michael David, Rene Logeals, and Drita Ftera spoke in favor of the resolution.

Commissioner Bill Castro, Dept. of Parks, Gil Horowitz, Anne Marie Weimer Sumner, Sugar Barry, Mary T. Johnson, Katherine Snelson, John Hoffee, James H. Kober, Michael Anastasio, Eric Weigle, Dr. Gerrie Nussdorf, and Jim Fourat, spoke against it.

Zoning and Housing Items

520-532 Broome St. BSA variance application for an 8-story, mixed-use building with residential uses on frs. 2-8, ground fl. retail uses, & 117-space public parking garage cellar.

Jicky Schnee, Gregg Levine, spoke in favor of the application. Ken Lowenstein, Bob Esnard, spoke against it.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Arturo Garcia-Costas, Congressman Jerrold Nadler's office

Jon Prosnit, Senator Tom Duane's office

Deborah Lester, of Assembly Speaker Sheldon Silver's office

Gregory Brender, of Assembly Member Deborah Glick's office

Council Member Alan Gerson's office.

Council Member Margarita Lopez' office.

Kate Seeley-Kirk, of Council Member Christine Quinn's office

V. ADOPTION OF MINUTES

Adoption of July minutes and distribution of September minutes.

VI. EXECUTIVE SESSION

1. **Chair's Report** Maria Passannante Derr reported

A motion was introduced and seconded to recommend removal of Galal Chater as a Board member of Community Board #2, Manhattan.

Vote: Unanimous, with 35 Board members in favor.

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

STANDING COMMITTEE REPORTS

BUSINESS

1. **T. Madison LLC, 73 8th Avenue, NYC 10014**

WHEREAS, the applicant, its architect, security consultant, and operations manager appeared before the committee; and

WHEREAS, this application is for an On Premise license for an existing 2,500 s.f. nightclub, currently operating as the Pink Elephant, located in a mixed use building between W. 13th Street and W. 14th Street, consisting of 58 table seats, and 1 bar with 15 seats; and

WHEREAS, the applicant stated that the aim is to create an exclusive club/lounge, reservations required, catering to a mature clientele with a light menu of food; music will be by D.J.; there will be an approximately 20' X 7' dance floor; there are no plans to include an outdoor café or a backyard garden; the outgoing operator of the Pink Elephant in this space has not installed any soundproofing; the venue can and will be soundproofed to minimize the noise impact on surrounding neighbors to levels significantly below that allowed by law; and

WHEREAS, the applicant demonstrated detailed plans to minimize the impact of the operation on the community, including separate interior waiting areas for those entering and exiting the establishment, as well as a concierge and private car service to assist patrons in leaving the area; the applicant has hired a leading international security consulting firm to oversee implementation of interior and exterior security and traffic control; and

WHEREAS, community members appeared in opposition to this application; the applicant has engaged in outreach to immediate neighbors, resulting in a significant reduction in community opposition; the applicant has demonstrated willingness to work with the community and to maintain open communications in this regard, including scheduling an open meeting with both the NYPD and the applicant's security consulting firm, as well as an open house for community members; and,

WHEREAS, it is the opinion of the committee that the applicant will affect positive changes to the venue which will result in welcome improvements to the community over the current operator, as well as over other likely potential operators of this location, which is zoned and has a certificate of occupancy for a cabaret; and,

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to T. Madison LLC, 73 8th Avenue, NYC 10014.

Vote: Passed, with 34 Board members in favor, and 1 recusal (C. Yankay).

2. Batter Up LLC d/b/a STAXX, 184 Bleecker Street, NYC 10012

WHEREAS, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing; and

WHEREAS, this application is for an On Premise liquor license; and

THEREFORE, BE IT RESOLVED that CB#2, Man. strongly recommends denial of an On Premise liquor license to Batter Up LLC d/b/a STAXX, 184 Bleecker Street, NYC 10012, and requests that the SLA send this applicant back to CB#2, Man. should this application proceed in order that this important step not be avoided and that the concerns of the community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

3. 406 Broome Street Rest., Inc., 199 Lafayette Street, NYC 10012 (f/k/a DMD Rest., Inc.)

WHEREAS, the applicant and the applicant's chef appeared before the committee; and

WHEREAS, this application is for a new On Premise license for a 4,500 s.f. restaurant, located in a commercial building off Kenmare Street, with 210 table seats and 2 bars with 27 seats; and

WHEREAS, the applicant stated that the hours of operation will be 11:00 a.m. – 4 a.m.; music will be by D.J provided as background; and

WHEREAS, the applicant stated there are no plans to include an outdoor café nor a backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application and the applicant produced a petition with 47 signatures of local residents in favor of the application; and

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to 406 Broome Street Rest., Inc., 199 Lafayette Street, NYC 10012.

Vote: Unanimous, with 35 Board members in favor.

4. ROBO LLC, 228 Bleecker Street, NYC 10012

WHEREAS, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing; and

WHEREAS, this application is for an On Premise liquor license; and

THEREFORE, BE IT RESOLVED that CB#2, Man. strongly recommends denial of an On Premise liquor license to ROBO LLC, 228 Bleecker Street, NYC 10012, and requests that the SLA send this applicant back to CB#2, Man. should this application proceed in order that this important step not be avoided and that the concerns of the community be fully heard.

Vote: Unanimous, with 35 Board members in favor.

5. Cool Restaurant Corp., d/b/a Gonzo, 140 W. 13th Street, NYC 10011

WHEREAS, the applicant and applicant’s attorney appeared before the committee; and

WHEREAS, this application is for alteration of an existing On Premise license for a 1,500 s.f. restaurant, located in a mixed use building between 6th and 7th Avenues, consisting of 60 table seats, a bar with 10 seats, no sidewalk café and no backyard garden; and

WHEREAS, the applicant stated that the hours of operation are 12 p.m. – 1 a.m., with background music only; the alteration sought to the license is the inclusion of an outdoor area set back from the sidewalk for the purpose of outdoor café style seating; and

WHEREAS, the alteration for the purpose of outdoor seating in the set back area is not in keeping with the townhouse character and narrow sidewalks of the residential block it is situated on;

THEREFORE, BE IT RESOLVED that CB#2, Man. objects to the approval of any alteration of the On Premise license of Cool Restaurant Corp., d/b/a Gonzo, 140 W. 13th Street, NYC 10011 to include the outdoor area set back from the sidewalk.

Vote: Passed, with 34 Board members in favor, and 1 abstention.

6. Atlee, Inc., d/b/a HQ, 90 Thompson Street, NYC 10012

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in the location previously licensed as SoHo Steak, for a 1,000 s.f. restaurant, located in a mixed use 6 story building at Spring and Thompson Streets, with 50 table seats and 1 bar with 8 seats; and

WHEREAS, the applicant stated that the hours of operation will be 12:00 p.m. – 12:00 a.m.; music is provided as background only; and

WHEREAS, the applicant stated there are plans to apply for a sidewalk café, but none for a backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to Atlee, Inc., d/b/a HQ, 90 Thompson Street, NYC 10012.

Vote: Unanimous, with 35 Board members in favor.

7. The Place on West 10th LLC, 142 W. 10th Street, NYC 10014

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an On Premise license in the location previously licensed as Marco NY, for a 1,950 s.f. restaurant located in a mixed use building off Greenwich Avenue, with 66 table seats and 1 bar with 10 seats; and

WHEREAS, the applicant stated that the hours of operation will be 6 p.m. – 10:45 p.m.; music is background only; there are no plans to include an outdoor café or a backyard garden; and

WHEREAS, the principal of the applicant also operates The Place restaurant on W. 4th Street with no community complaints; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to The Place on West 10th LLC, 142 W. 10th Street, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

8. ZOMR LLC d/b/a Zyad Organic Moroccan Restaurant, 139 W. 10th Street, NYC 10014

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an On Premise license in the location previously licensed as Café Torino, for an 1,800 s.f. restaurant, located in a mixed use 3 story building between Greenwich Avenue and Waverly Place, with 120 table seats and 1 bar with 10 seats; and

WHEREAS, the applicant stated that the hours of operation will be 11 a.m. – 1 a.m.; music is background only; and

WHEREAS, the applicant stated there are no plans to include an outdoor café but a backyard garden is planned; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to ZOMR LLC d/b/a Ziyad Organic Moroccan Restaurant, 139 W. 10th Street, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

9. Café Wha NYC LLC, 115 Macdougall Street, NYC 10012

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application for an On Premise license pursuant to a change of ownership in a 3000 s.f. restaurant, which has been in operation for 18 years as Café Wha, located between Minetta Lane and W. 3rd Street, in a commercial building, with 220 table seats; and

WHEREAS, the applicant stated that the hours of operation are 8 p.m. – 3 a.m.; music is live and background; there will be no sidewalk café or backyard garden; and

WHEREAS, the applicant stated that there will be no significant changes in operation from that of the previous owner, who is providing consulting services to the applicant; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the On Premise license of Café Wha NYC LLC, 115 Macdougall Street, NYC 10012.

Vote: Unanimous, with 35 Board members in favor.

10. W.T. Restaurant on Greenwich Inc., 15 Greenwich Avenue, NYC 10014

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application, pursuant to a change of ownership, for the transfer of an On Premise license from the existing Empire Szechuan 1400 s.f. restaurant, to an updated mixed Asian cuisine restaurant, located between W. 10th and Christopher Streets, in a mixed use building, with 55 table seats and 1 service bar; and

WHEREAS, the applicant stated that the hours of operation are 11 a.m. – 11 p.m. Sunday - Thursday, and 11 a.m. – 12 a.m. Friday and Saturday; music is background only; there will be a sidewalk café but no backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the transfer of the On Premise license to W.T. Restaurant on Greenwich Inc., 15 Greenwich Avenue, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

11. MP BED, Inc., 46 Gansevoort Street, NYC 10014

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application for an On Premise license, in the location previously licensed as Le Gans restaurant, for a 1,750 s.f. restaurant located between Greenwich and Washington Streets, in a commercial building, with 75 table seats and 1 bar with 11 seats; and

WHEREAS, the applicant stated that the hours of operation are 12 p.m. – 12 a.m.; music is provided by D.J. as background and will be discontinued if there are complaints; there will be a sidewalk café but no backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the On Premise license of MP BED, Inc., 46 Gansevoort Street, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

12. 91 Christopher LLC d/b/a Andavi, 91 Christopher Street, NYC 10014.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application for upgrade of a Beer & Wine license held by the applicant for 2 years, to an On Premise license, in the location currently operating as Andavi, a 1,500 s.f. restaurant off of Bleecker Street, in a commercial building, with 60 table seats and 1 bar with 6 seats; and

WHEREAS, the applicant stated that the hours of operation are 5 p.m. – 1 a.m.; music is provided as background only; there will be no sidewalk café but there is a backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the On Premise license of 91 Christopher LLC d/b/a Andavi, 91 Christopher Street, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

13. 94 Christopher, Inc., d/b/a Havana Village, 94 Christopher Street, NYC 10014.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application for upgrade of a Beer & Wine license held by the applicant for over 2 years, to an On Premise license, in the location currently operating as Havana Village, a 700 s.f. restaurant between Bleecker and Bedford Streets, in a mixed use building, with 40 table seats and 1 bar with 3 seats; and

WHEREAS, the applicant stated that the hours of operation are 12 p.m. – 12 a.m.; music is provided as background only; there will be no sidewalk café but there is a backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the On Premise license of 94 Christopher, Inc., d/b/a Havana Village, 94 Christopher Street, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

14. Smorgas Chef West Village LLC, 283 W. 12th Street, NYC 10014.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application for transfer of an On Premise license, in the location previously operating as Casa De Pre, to a 1,000 s.f. restaurant between W. 4th Street and 8th Avenue, in a mixed use building, with 60 table seats and 1 bar with 12 seats; and

WHEREAS, the applicant stated that the hours of operation are 11 a.m. – 2 a.m.; music is provided as background only; there will be no sidewalk café and no backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the On Premise license of Smorgas Chef West Village LLC, 283 W. 12th Street, NYC 10014.

Vote: Unanimous, with 35 Board members in favor.

15. Aurora Restaurant Corp., 21 W. 9th Street, NYC 10011.

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this is an application for an On Premise license, in the location previously licensed as Mary Lou's, for a 6,000 s.f. restaurant between 5th and 6th Avenues, in a mixed use building, with 102 table seats and 1 bar with 8 seats; and

WHEREAS, the applicant stated that the hours of operation are 4 p.m. – 12 a.m. Sunday – Wednesday, and 4 p.m. – 1 a.m. Thursday - Saturday; music is provided as background only; there will be no sidewalk café and no backyard garden; and

WHEREAS, no one from the community appeared in opposition to this application;

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the On Premise license of Aurora Restaurant Corp., 21 W. 9th Street, NYC 10011.

Vote: Unanimous, with 35 Board members in favor.

INSTUTIONS

Jefferson Market Library

WHEREAS The Jefferson Market Library wishes to make some needed changes to the branch that will include creating a new ADA compliant access, renovating the two existing elevators, installing a new ADA compliant bathroom on the second floor, remodeling the existing lobby into usable space, moving the circulation desk to the first floor, widening the aisle spaces, installing new computers, exposing stained glass windows that were covered in a previous renovation and creating a new reading area for middle and high school aged students on the lower level; and

WHEREAS the meeting was attended by Susan Kent, Director and Chief Executive of Branch Libraries; Richard Miller, Senior Project Manager; Bonnie Birman the Associate Director and Frank Collierius the Librarian of the Jefferson Market Branch in addition to over 100 Community members; and

WHEREAS the Library staff conducted a tour of the areas to be renovated after which the Committee meeting began. During the meeting Ms. Kent and Mr. Miller stated that becoming ADA compliant and renovating the now dangerous elevators and adding a new ADA compliant bathroom on the second floor were absolutely necessary and that there was a desire on the part of the NYPL to encourage teens to spend more time at the library and that this was the rationale behind their plan to move the reference section from the basement to the second floor in order to create a new young adult area comprising half of the basement space with the other half designated as adult use. The two areas will be separated by a glass partition; and

WHEREAS the Library staff stated that there would not be any music played or music videos shown in the new area and that the new area would be available for adult use during times when the young adults are at school; and

WHEREAS the Library staff stated that after the renovation is completed, all the services and facilities that are currently available may be moved to new locations however will be intact and in fact there will be more materials available; and

WHEREAS the Library staff stated that the \$1,700,000 budget for these changes has been in place for quite some time and was based on all of the renovations taking place at one time which would necessitate closing the Library for 18 to 24 months beginning in December of 2006. However, after Community opposition, they now state that they will be able to do the work in phases which will mean that the Library will be able to remain open for part of the time during construction. They were unable to state specifically what the schedule will be and how long the Library will be totally closed; and

WHEREAS the Library staff also stated that doing the work in phases will cost an additional 10% to 15% over the existing budget and that the overall construction time will be extended beyond the 18 to 24 month estimate; and

WHEREAS members of the Community who attended the meeting were overwhelmingly opposed to this entire plan and want absolutely no changes to be made to the Library including the ADA compliance work that is a matter of law and the elevator renovations that are a safety concern; and

WHEREAS these same members of the Community are vehemently opposed to the rearranging of the various areas of the Library and are especially opposed to the creation of the new young adult area; and

WHEREAS the Community members question the wisdom of these changes and would prefer that the allocated funds be used for the exterior renovations and the removal of the sidewalk bridge that has been in place for far too long; and

WHEREAS the Library staff stated that the funds must be used for the purpose for which they were allocated and cannot be transferred from the inside to the outside of the building. However, they were unable to offer an acceptable explanation as to the genesis of this plan. They stated that a needs assessment had not been done and that although young adults comprise a relatively small portion of the neighborhood, they were sure that if they build it, they will come; and

WHEREAS the Committee felt that although some of the changes are necessary as a matter of law or safety, some are not and need to be reexamined before a disruption of this magnitude can be undertaken; and

WHEREAS the Committee felt that the Library staff should be much more specific as to the necessity of the work and as to the timetable if they hope to gain Community Board support; and

WHEREAS the Library staff must be more proactive in reaching out to the Community at large to gain their support as well; and

THEREFORE BE IT FURTHER RESOLVED that CB#2, Man. calls upon the aforementioned Library staff at the Jefferson Market Library to present a new plan that absolutely minimizes the time that the Library will be inaccessible to the public while performing the ADA compliance work and the safety related elevator work; and

THEREFORE BE IT FURTHER RESOLVED that CB#2, Man. calls upon the aforementioned Library staff at the Jefferson Market Library to research the necessity of creating the new young adult area and of rearranging the entire Library. Should they find that these changes are warranted, the first step should be to work with the members of the Community who frequent the Library and the Community Board to gain their support prior to seeking the support of the Community Board.

Vote: Passed, with 34 Board members in favor and 1 abstention.

LANDMARKS AND PUBLIC AESTHETICS

OCTOBER.2005 1ST MEETING

Item 3 – 600-602 Broadway a/k/a 134-136 Crosby St. – SoHo Cast-Iron Historic District. A cast-iron store building designed by Samuel A. Warner and built in 1883-84. Application is to replace a painted wall sign installed without Landmarks Preservation Commission permits.

WHEREAS, the sign previously on the building covered the whole side wall of the building, and was a vinyl sign, and

WHEREAS, the proposed sign is reduced to 20' x 16' in muted colors with a 1' black border and is actually a painted sign, more in character with the former style of signs in the districts, and

WHEREAS, the sign advertises a store in the area at 529 Broadway,

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the reduced sign at 600-602 Broadway.

Vote: Unanimous, with 35 Board members in favor.

Item 5 – 767 Greenwich St. – Greenwich Village Historic District. Laid over to Oct. 18 meeting.

Item 6 – 228 West 10 St. – Greenwich Village Historic District. An apartment house built in 1877. Application is to install signage. Zoned R6.

WHEREAS, this building has a small commercial establishment on the ground floor, and

WHEREAS, the proposed bracket sign is 20" x 18", wood, and painted with a maize background and brown lettering with a tiny horse, and

WHEREAS, it was pointed out by the committee that the sign should perhaps be relocated to the other side of the small awning, thus not blocking any sightlines from the window on the adjacent building,

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the small bracket sign for 228 West 10 St., but would suggest that it be relocated so as not to obstruct sightlines from the window of the adjacent building.

Vote: Unanimous, with 35 Board members in favor.

Public Hearing on proposed Greenwich Village Historic District Extension and Weehawken Street Historic District.

WHEREAS, the Landmarks Preservation Commission has carved out two proposed Historic Districts in the Far West Village – Greenwich Village Historic District Extension consisting of 36 buildings in the three blocks bounded by Christopher St., Greenwich St., Perry St. and Washington St. and Weehawken St. Historic District including 14 buildings covering both sides of Weehawken St., 177 Christopher St., 305 West 10 St. and 398 West St. – the total covering about 1/4 of the area of the Far West Village, and

WHEREAS, it was indicated that a few additional buildings or spaces are to be designed later – Westbeth, 159 Charles St., the Keller Hotel, the Devoe Paint building on Horatio St., 354 West 11 St., 370 & 372 West 11 St., and the cobblestone street at Charles Lane (but not the buildings abutting it), and

WHEREAS, CB#2, Man. feels this is a start toward our desire to have larger portions of the Far West Village protected by Historic District designations,

THEREFORE, BE IT RESOLVED CB#2, Man. supports the proposal to designate the Greenwich Village Historic District Extension and the Weehawken St. Historic District but will continue to advocate for a greater area to be designated and will be collecting data on additional buildings and areas which we will be submitting to the Commission for consideration.

Vote: Unanimous, with 35 Board members in favor.

Int. No. 705 – Bill Perkins bill on Landmarks

Purpose of the bill is to increase the transparency of the Landmarks Preservation Commission procedures. The additional proposals by Perkins include (3) directing the Commission to hold a public hearing if there is a majority vote of the Council, and (4) requiring the Commission to calendar a public hearing if a property is eligible to be listed on the NYS register of Historic Places. After discussion, the Landmarks committee drafted the following additions to the Perkins bill:

WHEREAS, Councilman Bill Perkins has suggested some additions to the current legislation concerning the Landmarks Preservation Commission, and

WHEREAS, CB#2, Man. has discussed the bill, and would recommend the following amendments be added

The Commission, before it calendars individual buildings or districts for proposed landmark designation, shall be required to make a presentation to the affected Community Board, unless immediate calendaring is required to prevent demolition of the building.

The Commission must entertain and respond to requests from a Community Board for designation of individual buildings as landmarks or areas as Historic Districts.

THEREFORE, BE IT RESOLVED that CB#2, Man. would recommend that the City Council consider these additions to Int. No. 705.

Vote: Unanimous, with 35 Board members in favor.

OCTOBER 2005 2ND MEETING

Item 7 – 515 Broadway – SoHo Cast Iron Historic District. A Queen Anne style store & warehouse building designed by Samuel A. Warner & built in 1884-84. Application is to legalize the installation of storefront infill in non-compliance with Certificate of Appropriateness 04-1029 (LPC04-0956).

WHEREAS, the color for the front of the store, green and beige, have been approved by landmarks staff, and

WHEREAS, the applicant will be moving the transom line up to match the existing one, and

WHEREAS, there is diamond plate on the sidewalk which will remain and entry on a slant to make the entrance handicapped accessible, and the width of the door is also handicapped accessible, and

WHEREAS, the existing cast iron columns as designed are only partially visible outside the store front, and the rest of the columns are inside the store but visible,

THEREFORE, BE IT RESOLVED CB#2, Man. feels that the columns should be outside the storefront and completely visible as they are on other buildings in the SoHo Historic district, but CB#2, Man. recommends approval of the rest of the proposal.

Vote: Unanimous, with 35 Board members in favor.

Item 8 – 297 West 4 St. – Greenwich Village Historic District. A bakery, dwelling & stable built by J.S. Smith in 1910-II. Application is to replace the front and rear facades and construct a rooftop addition. Zoned R6.

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 failed to appear before the Community Board nor did he contact us for a layover,

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

Vote: Unanimous, with 35 Board members in favor.

Item 9 – 29 Bethune St. – Greenwich Village Historic District. A Greek Revival style rowhouse built in 1836. Application is to alter the roof and construct dormers, and install a cornice.

WHEREAS, the proposal calls for repairing the existing oversized chimneys and replacing the tarred roof with the correct tin roof, and

WHEREAS, the applicant will recreate the details of trim between the top floor windows, and

WHEREAS, the proposal calls for dormers on the front and rear roof sections, and

WHEREAS, this house is one of a series of Greek Revival houses on this street, none of which have dormers on the front of the roof, and

WHEREAS, dormer windows are usually found on Federal style houses rather than Greek revival houses,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of other parts of the proposal but recommends denial of the dormer windows on the front of this building.

Vote: Unanimous, with 35 Board members in favor.

Item 10 – 767 Greenwich St. – Greenwich Village Historic District. A residence designed by Helmut Jacoby with Leonard Feldman & Associates & built circa 1965. Application is to alter the front and rear facades & to install a rooftop bulkhead & railing. Zoned C1-6.

WHEREAS, this 1965 building is only in the Historic District because it was grandfathered when the District was created, and

WHEREAS, this building, which was formerly a garage, is now residential, and

WHEREAS, the proposal is to replace the current garage door with a three section smoked glass window mimicking a garage door and set back slightly from the front wall like a garage door might be, and

WHEREAS, the rooftop addition included a stair bulkhead to make the roof and the small pool accessible, and neither of them are more than minimally visible from the street, and

WHEREAS, the proposal also includes replacing the current railing fence with a wooden one and moving it forward to the front edge of the roof,

THEREFORE, BE IT RESOLVED CB#2, Man. does not object to the changes in the door to window and rooftop changes, but recommends denial of the proposal to move the fence closer to the front of the roof.

Vote: Unanimous, with 35 Board members in favor.

Tunnel Garage, 520-526 Broome St. a/k/a 51-55 Thompson St.

WHEREAS, at the Zoning Committee meeting of Community Board #2 a proposal was heard to demolish the Tunnel Garage building & construct a new building on this site, and

WHEREAS, a number of neighboring residents came to the Landmarks Committee requesting that the Community Board contact the Landmarks Preservation Commission to have the building designated a landmark, and

WHEREAS, the Art Deco Tunnel Garage at 520-526 Broome St./51-55 Thompson St. was built in 1922, five years before the completion of the Holland Tunnel, and

WHEREAS, the designer of the Tunnel Garage was prize-winning architect H.O. Hamilton, and

WHEREAS, some of the fine detailing on the building is now covered with ads and signage, still visible is the building name, "Tunnel Garage," across the front of the building, the date plaque above the entrance, and the patterned brickwork and terra cotta on the building, and

WHEREAS, the curved corner still exists and it is believed a terra cotta medallion of an old automobile also still exists above this curved corner;

THEREFORE, BE IT RESOLVED CB#2, Man. requests the Landmarks Preservation Commission to seriously consider this building at 520-526 Broome St. for landmarks designation as soon as possible to prevent its untimely demolition.

Vote: Unanimous, with 35 Board members in favor.

PARKS, RECREATION, OPEN SPACE & WATERFRONT

Parks and Waterfront Resolution on Washington Square Park.

SEE EXHIBIT I ATTACHED.

This resolution failed and a new resolution was submitted. See below.

SUBSTITUTE PARKS RESOLUTION

WHEREAS, on April 21, 2005, CB#2, Man. overwhelmingly approved (35 to 5) and adopted a resolution addressing the planned renovation of Washington Square Park (the Plan); and,

WHEREAS, due to ongoing discussions over the plan, City Council members Alan Gerson and Christine Quinn entered into negotiations with the Parks Department to address proposed modifications to the Plan; and,

WHEREAS, Council members Gerson and Quinn have reached an agreement with the Parks Department which primarily addresses design features in Phase II of the Plan; and,

WHEREAS, an application for approval of the Plan is pending in front of the Arts Commission that addresses the relocation and conservation of the Holly and Garibaldi statues as well as of the fountain; and,

WHEREAS, the Landmarks Preservation Commission has overwhelmingly approved (7-1) Phase I of the Plan which includes raising of the plaza to grade level and moving of the fountain and other park features; and,

WHEREAS, in response to the April 21, 2005 resolution, the Parks Department has drafted more than sixty (60) construction documents relating to the plumbing, lighting, stone restoration and other aspects of Phase I of the Plan; and,

WHEREAS, any Phase II changes, such as those regarding the performance stage, mounds, dog runs, playground and playground expansion, are likely to return to LPC for further review; and,

WHEREAS, although there is overwhelming support for the Plan from CB#2, Man. members of the community, local community organizations and the Landmarks Preservation Commission, many people in the community have voiced concerns regarding various aspects of the Plan; and

WHEREAS CB#2, Man.'s immediate concern is that work on Phase I of the Plan begin as soon as possible, preferably no later than Spring 2006;

THEREFORE, BE IT RESOLVED as follows:

1 – CB#2, Man. applauds and extends its appreciation to Council members Alan Gerson and Christine Quinn for their efforts to resolve issues of concern to the community regarding the Plan, and looks forward to ongoing discussions of Phase II with them; and,

2 - CB#2, Man. further appreciates the commitment of the Parks Department to continue with the Plan, even if elements of the design are modified by the Landmarks Preservation Commission or the Arts Commission, and its willingness to work with elected officials and community representatives to modify Phase II of the Plan; and,

3 - CB#2, Man. reaffirms its position as stated in the April 21, 2005 resolution ... “ to approve the start of work on Phase I as is in the Plans presented to the Board ...” ; and,

4 – CB#2, Man. calls for the expeditious completion of the permit process by the Parks Department, Landmarks Commission and Arts Commission so that construction can begin on Phase I no later than spring 2006; and,

5 – CB#2, Man. supports the agreement negotiated by Council members Gerson and Quinn with the Parks Department and outlined on October 6, 2005 regarding:

- a. A permanently elevated concert stage.
- b. Design of large and small dog runs.
- c. Fence height.
- d. Younger and older children's playgrounds.
- e. Gaming areas.
- f. Salvaging all healthy trees presently within the park, replacing any trees lost as a result of renovation and not lessening amount of flowers.
- g. Providing access for children and adults with disabilities.
- h. Prioritizing renovation of bathroom facilities.
- i. Highlighting the park's history.
- j. Reducing permits for commercial events and those with amplified sound.
- k. Consultation of CB#2 and Council Members when “namings” in the park are sought.
- l. Renovation process.
- m. Representation of CB#2 and Council Members in a conservancy, if established.
- n. Creation of a Washington Square Park Task Force with representatives and/or designees of CB#2, the elected officers in whose districts the park is located and individuals designated by those elected officials, the Washington Square Park Council, and the Washington Square Association.

6 - CB#2, Man. further recommends that all Phase II issues of the Plan be set aside and reserved for further discussion during the Phase I construction process, so that adequate time, full disclosure of all documents and a dialogue among the community can take place.

Vote: Passed, with 18 in favor, 15 opposed and 1 abstention.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

Application for revocable consent for: Reconstruction of a stoop in a Landmarked District, at 65 Bedford Street, New York, New York 10014.

WHEREAS, the applicant appeared before the committee; and

WHEREAS, the applicant agreed to work around the lunch hour activity between 12:00 P.M. and 2:00 P.M. of the neighboring Restaurant(Snack); and

WHEREAS, a sidewalk shed will be erected so as to minimize noise, dust and disturbance to the adjacent buildings; and

WHEREAS, the architect appeared and agreed to return the “NO PARKING SIGN” to its original location which had been moved by owner in a previous sidewalk repair; and

WHEREAS, no one from the community appeared to oppose said reconstruction;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends approval of reconstruction of a stoop in a Landmarked District, at 65 Bedford Street, New York, N.Y. 10014, provided that the applicant has obtained NYC Landmarks Preservation Commission. Approval.

Vote: Unanimous, with 35 Board members in favor.

1. NEW application to NYCDCA for revocable consent to operate an unenclosed sidewalk café for ASC, Inc. d/b/a Costa Azzurra, 134 Mulberry St., New York, N.Y. 10013, between Hester and Canal Streets, with 6 Tables & 12 Seats, DCA #1208521

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

WHEREAS, this restaurant is located between Canal and Hester Streets; and,

WHEREAS, there is sufficient passageway for pedestrian safety; and,

WHEREAS, there is no opposition from the community; and

WHEREAS, this application is actually an assignment of consent; and

WHEREAS, there are no outstanding violations; and

WHEREAS, there has been a sidewalk café at this location for many years;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to ASC, Inc. d/b/a Costa Azzurra, 134 Mulberry St., New York, N.Y. 10013, between Hester and Canal Streets, with 6 Tables & 12 Seats, DCA #1208521.

Vote: Unanimous, with 35 Board members in favor.

2. NEW Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café by Gadberry Pizza, Inc., d/b/a Bleecker Street Pizza, 69-71 Seventh Avenue South New York, N.Y. 10014, with 4 tables and 8 seats DCA#1183527

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

WHEREAS, this pizzeria is located at the northeast corner of 7th Avenue South and Bleecker Streets where three streets (Bleecker, Barrow and Seventh Avenue South) intersect; and

WHEREAS, this corner due to its configuration creates a curve rather than a right angle corner, allowing traffic to flow at a higher rate of speed than normal; and

WHEREAS, this corner, due to its dangerous nature has twice been listed on the Register of Community Board 2’s Budget Request for traffic calming devices and for the installation of bollards of an appropriate historic design; and

WHEREAS, these requests having been turned down by the City due to Capital funding restraints have resulted in a status quo dangerous condition; and

WHEREAS, there is a history of car accidents, i.e. vehicles “jumping” the curve at this intersection; and

WHEREAS, there are several letters from Community Groups opposing this application; and

WHEREAS, there was community representation at the meeting opposing this application; and

WHEREAS, this applicant was denied an application for a sidewalk café at this location in January of this year and proceeded to put tables and chairs out on the sidewalk with no license regardless of said denial; and

WHEREAS, there exists highly congested pedestrian traffic at this corner particularly, at lunch time, during the week, and on weekends;

THEREFORE, BE IT RESOLVED that CB#2, Man. strongly recommends DENIAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Gadberry Pizza, Inc., 69-71 Seventh Avenue South New York, N.Y. 10014, with 4 tables and 8 seats.

Vote: Unanimous, with 35 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Proposal for Stop Sign at Corner of Washington and Horatio Streets.

WHEREAS, the intersection at the corner of Washington and Horatio Streets is an increasingly perilous intersection, as automobile and pedestrian traffic have dramatically risen in the last couple of years because of new restaurants, businesses and hotels which have opened and are planning to open; and

WHEREAS, a nursery school is in the immediate area and a popular new children's playground has recently opened on the Hudson River Park, both of which generate increased foot and stroller traffic; and

WHEREAS, the local community has witnessed numerous automobile accidents at the location, and is organizing a grassroots campaign for a stop sign, including creating a website (www.horatiostopsign.com) and collecting dozens of petition signatures from area residents.

THEREFORE, BE IT RESOLVED, that CB#2, Man. urges NYCDOT to enhance the safety of the neighborhood and slow the flow of automobile traffic by installing a stop sign at the corner of Washington and Horatio Streets.

Vote: Unanimous, with 35 Board members in favor.

2. Proposed "No Parking" sign in front of St. Joseph's (Washington Place and Sixth Avenue).

WHEREAS, St. Joseph's church, an important and longstanding community institution, has numerous functions, including weddings and funerals, where attendees are forced to park illegally in front of the church for drop-offs or pick-ups, thus creating an unsafe situation; and

WHEREAS, currently there are two parking meters in front of the church;

THEREFORE, BE IT RESOLVED, that CB#2, Man., supports removing the two parking meters in front of St. Joseph's church (Washington Place and Sixth Avenue) and installing "No Parking" signs in their place in order to facilitate pick-ups and drop-offs and increase safety.

Vote: Unanimous, with 35 Board members in favor.

ZONING AND HOUSING

520-532 Broome St (Block 489, Lots 1 and 41) (Tunnel Garage) Board of Standards and Appeals variance application pursuant to Section 72-21 to allow an eight-story, mixed-use building in an M1-5B zoning district with residential uses on floors two through eight, ground floor retail uses, and a 117-space public parking garage cellar.

WHEREAS; The applicant meet once with the community and there are still many outstanding community concerns, And,

WHEREAS; The community has not had enough time to organize & access the information and to discuss the application with the applicant, And,

WHEREAS; The Community Board would prefer to take additional time to address community concerns however, due to timing of this application, the Community Board must issue a resolution, And,

WHEREAS; Great concern was expressed that the new construction might effect the foundations of the surrounding buildings, And,

WHEREAS; There appears to be alternative massing designs that would not block most of the lot line windows, And,

WHEREAS; There are decorative historic elements on the existing façade that are worth preserving, And,

WHEREAS; Maintaining the underlying FAR of 5.0 is in context with the neighborhood, And,

WHEREAS; This application proposes to retain most of the parking, And,

WHEREAS; The applicant has stated that there will be no advertising signs on the new building, And,

WHEREAS; This area has been the source of many problems from night clubs and rowdy bars,

THEREFORE BE IT RESOLVED That CB#2, Man. opposes this application unless the following conditions are met:

- The applicant should engage in continued discussion with the community and adjust the design as much as possible to address community concerns.
- The massing should be redesigned to accommodate as many lot line windows as possible.
- Every effort should be made to preserve the historic elements of the existing façade.

BE IT FURTHER RESOLVED, That CB#2, Man. supports the proposed residential use at this location, maintaining the FAR at 5.0, and the retention of most of the parking, And;

BE IT FURTHER RESOLVED, That CB#2, Man. requests regular construction coordination meetings with the community as this project progresses, And,

BE IT FURTHER RESOLVED, That CB#2, Man. requests that that every effort be made to minimize the impacts of construction and that the contractor must carefully inspect the subsurface excavation and use seismic monitors to protect the surrounding buildings.

BE IT FURTHER RESOLVED, That CB#2, Man. requests that all pile foundations be drilled not hammered and that the underpinning of the surrounding buildings be carefully monitored.

Vote: Unanimous, with 30 Board members in favor, 4 in opposition, and 1 abstention.

NEW BUSINESS

Respectfully submitted,

Robert Rinaolo, Secretary
Community Board #2, Manhattan