

FULL BOARD MINUTES

DATE: November 17, 2005
TIME: 6:30 P.M.
PLACE: NYU Law School, Vanderbilt Hall
40 Washington Square South, Room 220

BOARD MEMBERS PRESENT: Steve Ashkinazy, Helene Burgess, Maria Passannante Derr, Chair, Community Board #2, Manhattan (CB#2, Man.) John Martin Diaz, Doris Diether, Harriet Fields, Arthur Harris, Garth Harvey, Anne Hearn, Brad Hoylman, Susan Kent, Raymond Lee, Aubrey Lees, Don MacPherson, Rosemary McGrath, Philip Mouquinho, Patrick Munson, Rick Panson, Ronald Pasquale, Anthony Perrotta, David Reck, Robert Riccobono, Robert Rinaolo, Mark Rosenwasser, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Shirley H. Smith, Sean Sweeney, Wilbur Weder, Betty Williams.

BOARD MEMBERS EXCUSED: Lawrence Goldberg, Don Lee, Edward Ma, Dr. John Maggio, Judy Paul, Melissa Sklarz, Richard Stewart, Michael Xu, Carol Yankay.

BOARD MEMBERS ABSENT: Elizabeth Gilmore, Edward Gold.

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; Council Member Alan Gerson's office; Council Member Margarita Lopez' office; Kate Seeley-Kirk, Council Member Christine Quinn's office; Luther Harris, Christabel Gough, Susan Furman, Robert Levine, Jessie McNab, Jane Predmore, Barry Predmore, Katherine Welch, Kathleen Brandt, Fredda Seidenbaum, Leslie Kipp, Ian Dutton, Gloria Sylvestro, John Ricker, Lois Rakoff, Jon Reitich, Elon Kenchington, Donato Savoie, Joel Brooks, Louise Symonds, Lauren Gelby, Steven Greenberg, Rene Logeais, Jeff Paige, Rosemary Murray, Mieke Dulfly, Kristin Wynn, Alan Tichman, Susan Goren, Frank Collierius, Sharon Woolums, Jean-Louis Bourgeois, Erin Bogart Johnson, George Evageloui, Jean-Paul Solomonoff, Crystal Yakacki, Jerome Poynton, Gil Horowitz, Eve Cholmar, Lee Schwartz, Daniel Rottenstrilm, Zella Jones, Patricia Joyce, Jennifer Monan, Fusun Ateser, Ross Shatto, Pat McGettrick, Mary Johnson, Michael Anzio, Eddie Selman, Helen Bergstein, Nina Reznick, Stephen Wyden, Bill Murawski, Joel Kupferman, Charles L. Walker, A. Baskin, John Mineka, Steve Seltzer, Tina Dorio, Drita Ftera, Ray Brizzi, David Sands, Keith Lisy, Susanne Dickerson.

MEETING SUMMARY

Meeting Date – November 17, 2005
Board Members Present – 31
Board Members Excused– 9
Board Members Absent - 2

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II. PUBLIC SESSION

Non-Agenda Items

Washington Square Park

Ross Shatto, Joel Brooks, A. Baskin, Jean-Louis Bourgeois, George Evageliou, Jean-Paul Solomonoff, Luther Harris, Christabel Gough, Joel Kupferman, Pat McGerrick, Michael Anzio, Helen Bergstein, Nina Reznick, Stephen Wyden, Bill Murawski, John Minera, Gil Horowitz, Charles L. Walker, Fusun Ateser, Rene Logeals, Steve Seltzer, Tina Dorio, Susan Furman, Jim Reitich, Kristin Wynn, Jeff Paige, Drita Ftera, Susan Goren, Ray Brizzi, Kathleen Brandt, David Sands, Keith Lisy, Suzanne Dickerson, Ian Dutton, Gloria Sylvestro, Alan Tichman, Jesse McNab, Patricia Joyce, Eve Cholmar, and Crystal Yakacki spoke against the park renovations.

Mary Johnson, and Lauren Gelber spoke in favor of the park repair.

Eddie Selman, Jerome Poynton, and Sharon Woolums spoke in favor of the repair but against the park plan.

Community Announcement

Lois Rakoff, BAMRA, spoke regarding an upcoming Medicare prescription forum

NYC Comptroller's Office

John Ricker made a general announcement.

Teen Club at Jefferson Market Library

Fredda Seidenbaum spoke in favor of the proposal.

McBurney YMCA

Jennifer Monan spoke regarding community events.

Institutions Items

NYU Versus Union Dispute

Joel Brooks, Daniel Rottensteilm, Patricia Joyce, Mieke Dulfly, and Crystal Yakacki spoke in support of ASOC/UAW Local 2110.

Landmarks & Public Aesthetics Items

470 Broome St. LPC Application

Donato Savoie, representing the applicant, spoke in favor of the application.

Sidewalks, Public Facilities & Access Items

BBL Investors, LLC d/b/a The Corner Shop, 643 Broadway

Lee Schwartz, and Eve Cholmar spoke against the proposed sidewalk café.

172 Bleecker St. Restaurant, Inc., d/b/a Café Espanol, 172 Bleecker St.

Zella Jones spoke against the sidewalk café renewal.

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 September minutes, and distribution of October minutes.

VI. EXECUTIVE SESSION

1. **Chair's Report** Maria Passannante Derr reported
2. **District Manager's Report** Arthur Strickler reported.

STANDING COMMITTEE REPORTS

BUSINESS

1. CGM GH LLC & Hotel Gansevoort Group LLC, 18 9th Avenue, NYC 10014

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

WHEREAS, this application is for alteration of an On Premise license in the Gansevoort Hotel, located in a 13 story building at W. 13th Street, for (1) an additional 6 foot service bar in the hotel's existing roof garden area, (2) a 7'10" stand-up bar in the enclosed penthouse loft of the hotel roof area, and (3) a 16' stand-up bar in the hotel's existing spa and beauty area, located in the hotel basement; capacity in the 2,500 s.f. spa and beauty area is 72 persons; capacity and square footage of the roof area is to remain unchanged; and

WHEREAS, the applicant stated (1) that the aim is to facilitate service and minimize milling about and noise by patrons in the roof garden area and penthouse loft area in search of beverage service; the roof areas will in no way be increased in capacity, square footage or use, and (2) the intent is to create an exclusive spa and beauty lounge, reservations required, catering to a sophisticated clientele with a likely desire for the option of alcoholic beverage service; there will no impact to the community from the spa and beauty area, as it in no way opens directly onto the street level; patrons must enter and exit the area from within the hotel via elevators or stairs; and

WHEREAS, the applicant demonstrated ample concern for and willingness to work with the community; the community's concerns are primarily in the area of noise impact; the applicant has not had a sound violation since June of 2004; detailed plans were presented and explained to the committee and the community; and

WHEREAS, community members appeared in opposition to this application; the applicant has addressed the community's concerns to the best of its ability; the applicant has demonstrated willingness to work with the community and to maintain open communications in this regard, resulting in a reduction of community opposition to this application; and

WHEREAS, it is the opinion of the committee that the alterations applied for should in no way result in a negative impact on the community; and

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of the alterations to the On Premise license of **CGM GH LLC & Hotel Gansevoort Group LLC, 18 9th Avenue, NYC 10014.**

Vote: Passed, with 29 Board members in favor, and 2 in opposition.

2. 99 South Rest. Corp. d/b/a The Garage, 97-99 7th Avenue South, NYC 10014

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for transfer of an On Premise license, pursuant to purchase, for a 5,000 s.f. restaurant, located in a commercial building between Christopher and Bleecker Streets, with 120 table seats and 1 bar with 50 seats; and

WHEREAS, the applicant stated that the hours of operation are 12:00 p.m.–2 a.m.; music is live and as background; and

WHEREAS, the applicant stated there are plans to include an outdoor café but not a backyard garden; and

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

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **99 South Rest. Corp. d/b/a The Garage, 97-99 7th Avenue South, NYC 10014.**

Vote: Passed, with 29 Board members in favor, and 2 recusals (R. Rinaolo, M. P. Derr).

3. 150 RFT Varick Corp., 150 Varick Street, NYC 10013

WHEREAS, the applicant's principals, attorney and security consultant appeared before the committee; and

WHEREAS, this application is for a new On Premise license pursuant to the purchase of a 4,000 s.f. nightclub, currently operating as Flow, new trade name to be determined, located in a commercial building off Van Dam Street, with 90 table seats, 2 bars with 30 seats, and a capacity of 400; and

WHEREAS, the applicant stated that the hours of operation will be 5:00 p.m.–4 a.m.; music will be by D.J and live entertainment; 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

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **150 RFT Varick Corp., 150 Varick, NYC 10013.**

Vote: Unanimous, with 31 Board members in favor.

4. Lafayette Street Partners, LLC d/b/a Chinatown Brasserie, 380 Lafayette Street, NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for transfer of an On Premise license, pursuant to purchase of a 12,000 s.f., 2 floor restaurant, formerly Time Café, located in a commercial building off of Great Jones Street, with 270 table seats and 2 bars with 21 seats; and

WHEREAS, the applicant stated that the proposed hours of operation are 10:00 a.m.–1 a.m., Sunday–Tuesday, 10:00 a.m.–3 a.m., Wednesday–Saturday; music is background; and

WHEREAS, the applicant stated there are plans to include an outdoor café but not a backyard garden; and

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

WHEREAS, members of the community and community groups spoke out strongly in favor of the application; and

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of transfer of an On Premise license to **Lafayette Street Partners, LLC d/b/a Chinatown Brasserie, 380 Lafayette Street, NYC.**

Vote: Unanimous, with 31 Board members in favor.

5. Silc NYC, Inc., 416 W. 13th Street, NYC

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 **Silc NYC, Inc., 416 W. 13th Street, NYC**, and requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step is not avoided and that the concerns of the community be fully heard.

Vote: Unanimous, with 31 Board members in favor.

6. El Sayed II Corp., d/b/a Horus, 510 LaGuardia Place, NYC 10012

WHEREAS, the applicant failed to appear before the committee; and

WHEREAS, the applicant sent a letter requesting a layover of consideration of the application until December; this letter was received 1 day before the scheduled hearing of the application; such request was not granted; and;

WHEREAS, the committee has received complaints that Horus is already operating with alcohol for sale at 510 LaGuardia Place; and;

WHEREAS, the committee investigated and found Horus to indeed be operating with a fully stocked liquor bar and what appears to be a framed SLA On Premise license on display above said bar; and;

WHEREAS, said license is unlikely to be valid, as CB2 Manhattan has not recommended approval or denial of an On Premise license for **El Sayed II Corp., d/b/a Horus, 510 LaGuardia Place**; and;

WHEREAS, **El Sayed II Corp., d/b/a Horus, 510 LaGuardia Place** appears to be operating in violation of the New York State Alcoholic Beverage Control Law; and;

THEREFORE, BE IT RESOLVED that CB#2, Man. strongly objects to the issuance of an On Premise license to **El Sayed II Corp., d/b/a Horus, 510 LaGuardia Place, NYC 10012**; and;

BE IT FURTHER RESOLVED that CB#2, Man. calls on the SLA to investigate the allegations of illegal sale of liquor by **El Sayed II Corp., d/b/a Horus, 510 LaGuardia Place, NYC 10012**, or in the alternative, inform CB2 Manhattan as to why such sales were authorized under the Alcoholic Beverage Control Law.

Vote: Passed, with 30 Board members in favor, and 1 recusal (R. Rinaolo).

7. Aria Group Foods, Ltd, 181 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 Psychic Café, in a mixed-use building off of 7th Avenue South, for the space on the floor above Aria health food restaurant; the space is to be a 700 s.f. coffee bar/lounge, with 45 table seats and 1 bar with 10 seats; and

WHEREAS, the applicant stated that the hours of operation will be 4 p.m.–2 a.m., Sunday–Thursday, and 4 p.m.–4 a.m., Friday and Saturday; music is background only; there are no plans to include an outdoor café or a backyard garden; and

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

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Aria Group Foods, Ltd, 181 W 10th Street, NYC 10014**.

Vote: Unanimous, with 31 Board members in favor.

8. The Local LLC, d/b/a The Spotted Pig, 314 W. 11th Street, NYC 10014

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for alteration of an On Premise license, in the location currently licensed as The Spotted Pig, for an addition of a floor above that currently occupied, bringing the operation to a 3,300 s.f. restaurant, located in a mixed use 3 story building off of Greenwich Street, with 92 table seats and 2 bars with 18 seats; and

WHEREAS, the applicant stated that the hours of operation will be 12 p.m. – 2 a.m. weekdays and 11 a.m. – 2a.m. weekends; music is background only; 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

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **The Local LLC, d/b/a The Spotted Pig, 314 W. 11th Street, NYC 10014.**

Vote: Passed, with 29 Board members in favor, and 2 in opposition.

LANDMARKS AND PUBLIC AESTHETICS

1ST NOVEMBER MEETING

Item 6 – 102-106 Wooster St. – SoHo Cast Iron Historic District. A store & warehouse building designed by DeLemos & Cordes & built in 1890-99. Application is to alter entrance steps.

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 31 Board members in favor.

Item 7 – 476 Broadway a/k/a 38 Crosby St. – SoHo Cast Iron Historic District. A store & loft building designed by Robert Maynicke & built in 1902-03. Application is to raise the parapet,

WHEREAS, this proposal is to raise the existing 36’ parapet to one 50” high in order to make the roof area useable for recreation space, and

WHEREAS, the zoning requires a certain amount of recreation space for tenants if there are more than 15 units in the loft building, and

WHEREAS, the building originally had 16 JLWQA in the building, but apparently they were grandfathered, but when more units were added it triggered the need for the recreation space, and

WHEREAS, the applicant claimed the brick to be used matched the original, but he had no samples with him,

THEREFORE, BE IT RESOLVED CB#2, Man. does not object to the addition of height of the parapet wall or the rearrangement of the roof equipment at 476 Broadway provided the brick color actually matches the original.

Vote: Unanimous, with 31 Board members in favor.

Item 8 – 297 West 4 St. – Greenwich Village Historic District A bakery, dwelling & stable built by J. J. Smith in 1910-11. Application is to replace front & rear facades and construct a rooftop addition. Zoned R6. (This is a part of the building 293 West 4 St. heard about 2 months ago.)

WHEREAS, the proposal is to add one floor to the building plus a small penthouse at the rear of the building, and

WHEREAS, the proposal also completely redesigns the façade of the building, changing it from a 19th century townhouse to a completely different style, and

WHEREAS, this new design eliminates the colored shingles, replacing them with white brick, changes the windows on all floors to industrial looking windows with horizontal glass panels and enlarging them, changing the façade at the cellar level and apparently retaining the metal railing around this area, and

WHEREAS, the proposed design bears no resemblance to the other section of the building previously approved by the Landmarks Preservation Commission except for the height of the addition, and

WHEREAS, the proposed design is completely inappropriate to this location or even elsewhere in this Historic District,

THEREFORE, BE IT RESOLVED that although CB#2, Man. has no objection to the height of the building or the small rooftop addition, it strongly opposes approval of this design for 297 West 4 St.

Vote: Unanimous, with 31 Board members in favor.

Item 9 – 101 7th Ave. So. a/k/a 70 Grove St. – Greenwich Village Historic District. A building designed by Small & Schuman, built in 1899 & altered in 1919. Application is to replace storefront infill & signage installed without Landmarks Preservation Commission permits, & alter the ground floor façade. (CB#2 passed a resolution on this property in Sept. 2005 and this is a revised design.)

WHEREAS, this building & storefront were previously considered by CB#2, Man., and

WHEREAS, at that time CB#2, Man. recommended approval of that application because the existing storefront was in such poor & shabby condition, and

WHEREAS, the Landmarks Preservation Commission decided that the applicant could do better and requested that the revised design come back to the Community Board, and

WHEREAS, the new design is much superior to the former one, with the window raised higher and the sign panel above it made smaller, and

WHEREAS, the storefront is now wood and goes up higher and the former multiple doors have been replaced by two doors with the rest of the storefront simplified by the one large window, and

WHEREAS, a small blade sign has been added to the storefront, 18” x 24”, and the lighting has been installed behind the panels,

THEREFORE, BE IT RESOLVED CB#2, Man. finds this new design much superior to the former one submitted to us and recommends its approval for 101 7th Ave. So.

Vote: Passed, with 30 Board members in favor, and 1 recusal (R. Rinaolo).

Item 10 – 37-39 7th Ave. – Greenwich Village Historic District. An Italian Renaissance style apartment house designed by Charles Kreymborg & Son & built in 1924. Application is to legalize the installation of storefront infill without Landmarks Preservation commission permits.

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 Committee, nor did he contact us for a layover,

THEREFORE, BE IT RESOLVED Community Board #2 recommends denial of this application for 37-39 7th Ave. in the absence of this important step in the review process.

Vote: Unanimous, with 31 Board members in favor.

Item 11 – 738 Broadway – NoHo Historic District. An Italianate style warehouse designed by John Warren Ritch & Evan Griffiths & built in 1867. Application is to remove fire escape, alter the front and rear facades, replace windows & construct a rooftop addition.

WHEREAS, this application is to restore the façade on this lovely old building, and

WHEREAS, the missing urn on the roof façade which had been missing has been found and will be reinstalled, and

WHEREAS, the rooftop addition is sloped back from the façade and starts 20’ back so it is not visible from the street and it has two taller buildings on either side blocking the sightlines to the street, and

WHEREAS, the later addition fire escape will be removed to expose the façade of the building more completely, and

WHEREAS, the new windows are appropriate for the building and will be painted green, and

WHEREAS, the faced color will match the existing marble and the front columns on the first floor will be replicated around the subway entry,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of these changes to 738 Broadway.

Vote: Unanimous, with 31 Board members in favor.

2ND NOVEMBER MEETING

Item 5 – 470 Broome St. – SoHo Cast Iron Historic District. A Renaissance Revival style warehouse designed by Griffith Thomas & built in 1867. Application is to install new storefront infill.

WHEREAS, the application is to paint the cast iron & trim on this corner building black. and

WHEREAS, the application calls for cutting a new door into the Greene St. side of the building, replacing one of the windows, and

WHEREAS, the application involves removing paint from the limestone, and replacing the current balanced fire escape ladder with a new drop ladder,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of the fire escape ladder, removal of the paint from the limestone, and creating a new door on the Greene St. façade at 470 Broome St., but

BE IT FURTHER RESOLVED that CB#2, Man. feels that the black paint, although appropriate for the accents on the building, is not appropriate on the cast iron columns which should match the rest of the building.

Vote: Unanimous, with 31 Board members in favor.

Item 6 - 133 West 4 St. – Greenwich Village Historic District. A neo-Grec style house built in 1879 by Charles Hadden. Application is to construct a rooftop addition and to remove a portion of the rear façade. Zoned R7-2. (Church house for United Methodist Church.)

WHEREAS, the application is to convert this building to residential use, and

WHEREAS, the application is to:

- Restore the front door & fence,
- Create matching windows in the front of one over one panes,
- Add a partial top floor to the building set back 20’ from the front wall,
- Reconstruct the rear façade of the building 5’ back from the rear lot line (required for residential use),
- Create partial balconies at the rear of the building with lattice-work trim,
- Create an additional lot line window on each side of the building,

THEREFORE, BE IT RESOLVED CB#2, Man. finds the changes proposed for 133 West 4 St. are appropriate and recommends approval of the application.

Vote: Unanimous, with 31 Board members in favor.

Item 7 – 33 Barrow St. a/k/a 73 Seventh Ave. So. – Greenwich Village Historic District. A two-story building designed by Samuel H. Brooks & built in 1927. Application is to install signage & lighting.

WHEREAS, this small corner store plans to make use of the 2nd story, now used for storage, for an Internet Café, and

WHEREAS, this proposal is to attach lettering for signage above the 2nd story windows and light them with gooseneck lights painted green, and

WHEREAS, this building contains a Haagen Daz store on the first floor which is currently using the 2nd floor for storage, and

WHEREAS, this building is already overloaded with signage – a large Haagen Daz sign above the store lit with gooseneck lights, two neon signs inside the store window, signs on all 4 sides of the curbside garbage can, a free-standing sign on the sidewalk, and signs in the 2nd floor windows, and

WHEREAS, the proposed sign mounted on the cornice of the building contains not only the name of the Café but other information such as computer address, and there is to be an additional sign over the door leading to the 2nd floor, and

WHEREAS, this building is directly next to Greenwich House, a community facility,

THEREFORE, BE IT RESOLVED CB#2, Man. does not object to the Internet sign, if only the name of the establishment is shown, and does not object to the sign over the door or the gooseneck lights, provided the other signage on this small building at 33 Barrow St. is dramatically reduced.

Vote: Unanimous, with 31 Board members in favor.

Item 8 - 4 Charles St. – Greenwich Village Historic District. A Greek Revival style rowhouse built in 1845-46. Application is to construct a rooftop addition and alter the rear facade.

WHEREAS, this building is a three story and basement building, the basement currently occupied by El Charro Espanol restaurant, and

WHEREAS, the building is in poor condition with peeling paint and sills, and no cornice, and

WHEREAS, this is an extensive proposal involving;

- Restoring the current front door and iron work and side lights,
- Replacing the current one over one windows with two over two windows,
- Replacing the missing cornice in a style approved by the Landmarks Commission,
- Removing the present canopy for the restaurant and installing a flat sign on the building,
- Changing the rear façade by adding a stair bulkhead & mechanicals on the roof & creating a roof deck.
- Installing larger windows at the rear of the building.

WHEREAS, work on the roof will not be visible from the front of the building but will be visible from the rear because the house backs up to a driveway for the building on the adjacent lot to the rear,

WHEREAS, the proposal also contemplates removing the stucco and the distinctive small tile roof from the restaurant façade,

THEREFORE, BE IT RESOLVED CB#2, Man. feels the repairs to this building are appropriate and should be approved, but hopes it will be possible to keep the distinctive stucco front and ornamental tile roof above the entrance to the restaurant at 4 Charles St.

Vote: Unanimous, with 31 Board members in favor.

Item #9 – 57 Greenwich Ave. – Greenwich Village Historic District. A Greek Revival style residence built in 1844-45. Application is to legalize the installation of an awning without Landmarks Preservation Commission permits.

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 application before the public hearing,” and

WHEREAS, the applicant failed to appear before the Community Board committee, not did he contact us for a layover,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends denial of this application for 57 Greenwich Ave. in the absence of this important step in the review process.

Vote: Unanimous, with 31 Board members in favor.

Item #10 – 809 Washington St. – Gansevoort Market Historic District.

A freight trucking depot designed by Boorhees, Walker, Foley & Smith, built in 1938 and altered in 1950 by Jarry Leibowitz. Application is to alter the façade & install a new storefront.

WHEREAS, the application is to alter the façade of this industrial building for a flower shop by installing full length windows on the Gansevoort St. façade and a long narrow horizontal window and glass door on the Washington St. façade, and

WHEREAS, the metal and glass awning is to be continued across the building, and

WHEREAS, the column at the corner will be replaced but enclosed inside the glass windows instead of on the outside, and

WHEREAS, the materials and assembly were too confusing, and

WHEREAS, the design does not reflect the streetscape of the Gansevoort Historic District, and

WHEREAS, this location is an important site in the Gansevoort Market, being on the corner fronting onto two streets,

THEREFORE, BE IT RESOLVED CB#2, Man. is not in favor of this design and recommends that the Landmarks Preservation Commission deny this application for 809 Washington St.

Vote: Unanimous, with Board members in favor.

Item #13 – 12 Astor Place – NoHo Historic District. A neo-Grec style factory & printing office designed by Griffith Thomas & built in 1875-76. Application is to install signage.

WHEREAS, this building currently houses Astor Wine & Liquor and is being altered to accommodate a Walgreen's drug store, and

WHEREAS, the applications is to:

- Open an additional door on Lafayette St.
- Remove the blue paint on the façade and iron work
- Restore the bricks
- Repaint the ironwork & limestone in the original limestone color
- Remove the roll-down gates
- Install three smaller awnings over the entrances

WHEREAS, the colors and restoration of the building are appropriate, and

WHEREAS, the current large Astor Wine sign is grandfathered and Walgreen's will continue that sign, merely changing the wording,

THEREFORE, BE IT RESOLVED Community Board #2 recommends approval of the application for 12 Astor Place.

Vote: Unanimous, with 31 Board members in favor.

Two additional resolutions were discussed and approved by the committee.

Jefferson Market Library

WHEREAS, the library is now considering interior changes to the building, and

WHEREAS, the scaffolding outside the building has been there for quite some time with no work being done to repair the façade of this individually landmarked building, and

WHEREAS, such a prominent building with its interesting history deserves repairs to be made in a timely manner to assure that the building will continue to be a lovely and important landmark in the Greenwich Village Historic District,

THEREFORE, BE IT RESOLVED CB#2, Man. requests the Landmarks Preservation Commission to use its influence to convince the involved persons and agencies to proceed immediately with the necessary work so that the scaffolding can be removed and the Jefferson Market Library building be returned to its prestigious position.,

Vote: Unanimous, with 31 Board members in favor

Gansevoort Market Historic District

WHEREAS, a somewhat larger Gansevoort Market Historic District has been nominated for listing in both the State and National Registers of Historic Places, and

WHEREAS, this proposal will be considered by the New York State Review Board on Nov. 30, and

WHEREAS, this proposal is in line with the recently designated Gansevoort Market Historic District established by the Landmarks Preservation Commission,

THEREFORE, BE IT RESOLVED CB#2, Man. endorses the proposal for inclusion of the Gansevoort area in the State and National Registers of Historic Places.

(SEE ATTACHED MAP – EXHIBIT I).

Vote: Unanimous, with 31 Board members in favor.

Washington Square Park

This was discussed by the committee and it was voted that a letter be sent to the Landmarks Preservation Commission specifically requesting that if that agency is going to be reviewing the altered plans on Washington Square Park, that community Board #2 be given adequate time to also review and comment on the changes before the LPC takes action on the revised plans.

No vote was taken on this item. Will be brought before the Executive Committee.

PARKS, RECREATION, OPEN SPACE & WATERFRONT

1. Petrosino Square Green Market – Application for a Temporary Use Authorization to Real Food LLC for operation of a specialty food market on the west side of Petrosino Square, beginning June 2002:

WHEREAS:

1. It has been proposed that the Parks Department issue an authorization for Real Food LLC to operate a specialty food market on the west side of Petrosino Square, utilizing one lane of Lafayette Street.
2. The proposal has the support of Friends of Petrosino Square and the Project for Public Spaces.
3. The proposed market would benefit the neighborhood, would bring life to Petrosino Square by attracting positive activities to the park, would bring new foot traffic to local businesses, and will not disrupt traffic flow.
4. The renovation of Petrosino Square is long awaited and hopefully will be spurred by new interest in the Square created by the food market.

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends the issuance of a Temporary Use Authorization to Real Food LLC for the operation of a specialty food market at Petrosino Square, and it is further

RESOLVED that CB#2, Man. calls upon the Parks Department and Council Member Gerson to take the steps necessary to move forward with the planned renovation of Petrosino Square.

Vote: Unanimous, with 31 Board members in favor.

2. The Ferryboat Yankee – The Ferryboat Yankee, which has been docket at Pier 25 in Tribeca since 1990, has to move during the three-year demolition and reconstruction of that pier. The boat is a private residence, which is available for public use. The Yankee wants to move to the south side of Pier 40, where it would take up about one-third of the south side. The three small boating groups on the south side of Pier 40 are opposed.

WHEREAS:

1. The Ferryboat Yankee is a historic Ellis Island ferry, which has been docked at Pier 25 since 1990

2. The demolition and reconstruction of Pier 25 requires that the Yankee be relocated for three years.
3. The Hudson River Park Act requires the protection of historic vessels in Hudson River Park, and the location of historic vessels at various piers was anticipated when the park EIS was prepared.
4. The south side of Pier 40 is an inappropriate location for the permanent docking of large vessels since its open vista of New York Harbor presents sweeping views of New York Harbor and is a precious resource of Greenwich Village.
5. The boating groups, which launch human-powered boats off the south side of Pier 40, are opposed to the relocation of the Yankee to the south side of Pier 40.
6. The Hudson River Park Trust has five miles of waterfront, with numerous piers, at which it could temporarily relocate the Yankee, none of which have been offered.
7. Pier 54 at 14th Street, or the west or north sides of Pier 40, would be appropriate locations for the Yankee.

THEREFORE, BE IT RESOLVED:

1. That CB#2, Man. calls upon the Hudson River Park Trust to make its best efforts to find a new location for the Yankee until construction at Pier 25 is completed, and that it not eschew its responsibility to preserve historic vessels in Hudson River Park.
2. That CB#2, Man. recommends any of the following as appropriate locations:
 - a. Pier 54.
 - b. Pier 40 – north side or west side.
3. That CB#2, Man. agrees that if appropriate fendering needs to be installed to make one of these locations ready, during the period of time that such work is underway, the Yankee be allowed to dock on the south side of Pier 40.
4. That CB#2, Man. reiterates its strongly held position that large vessels not be docked on the south side of Pier 40, that no commercial marina be built on the south side of Pier 40, and that the vista on the south side of Pier 40 be protected.

Vote: Unanimous, with 31 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. Application for revocable consent for David Ellis Real Estate, L.P. to construct and /or maintain and use: Vault on Southeast corner of 675 Hudson St.

The applicant agreed to hold this request over until the December Meeting.

2. Application for revocable consent to construct and/or maintain and use: Pipes and conduits located at 10 Washington Place west of Greene St.; 2) Waverly Place; and 3) a public walkway south of West 4th Street and east of LaGuardia Place.

The applicant withdrew the request until further notice.

3. NEW Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café by BBL Investors, LLC d/b/a/ The Corner Shop, 643 Broadway, with 4 tables& 8 Seats DCA#1213553

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

WHEREAS, this restaurant is located on the north west corner of Bleecker St. and Broadway; and

WHEREAS, there were numerous members from the community who voiced serious reservations as to the negative impact such a café would have on the already existing congestion on that corner; and

WHEREAS, there are two adjacent and five neighboring residential buildings who are already experiencing loud noise from said cafe when sidewalk doors are open; and

WHEREAS, applicant has reached out to the community and made an honest effort to soothe the neighbors concerns; and

WHEREAS, the local residents have acknowledged his efforts but remain unsatisfied with the prospect of a sidewalk café at this location; and

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends **DENIAL** of a TWO YEAR revocable consent to operate an unenclosed sidewalk café by BBL Investors, LLC d/b/a/ The Corner Shop, 643 Broadway, with 4 tables & 8 Seats DCA#1213553

Vote: Unanimous, with 31 Board members in favor.

4. NEW Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café by 191 Grand Restaurant Corp. d/b/a/ Novella, 191 Grand Street, New York, N.Y. 10013, with 11 tables and 26 seats. DCA #1213603

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

WHEREAS, this restaurant is located at the south east corner of Grand and Mulberry Streets; and

WHEREAS, there was no opposition from the community;

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends **APPROVAL** of a TWO YEAR revocable consent to operate an unenclosed sidewalk café by 191 Grand Restaurant Corp. d/b/a/ Novella, 191 Grand Street, New York N.Y., 10013, with 11 tables and 26 seats. DCA #1213603

Vote: Unanimous, with 31 Board members in favor.

5. RENEWAL Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café by 172 Bleecker St. Restaurant Inc. d/b/a/ Café Espanol, 172 Bleecker St., New York, N.Y. 10012, with 3 tables and 6 seats. DCA # 0920629

WHEREAS, there was no opposition from the community

WHEREAS, the owner appeared before the committee; and

WHEREAS, this restaurant has been at this location for many years; and

WHEREAS, there are no complaints on file against this establishment; and

WHEREAS, this restaurant has also had a side walk café for many years with no problems with the community; and

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends **APPROVAL** of a TWO YEAR revocable consent to operate an unenclosed sidewalk café by 172 Bleecker St. Restaurant, Inc. d/b/a/ Café Espanol, 172 Bleecker St., New York, N.Y. 10012, with 3 tables and 6 seats. DCA # 0920629

Vote: Unanimous, with 31 Board members in favor.

TRAFFIC AND TRANSPORTATION

Request for a hotel loading zone in front of the SoLita SoHo Hotel on the South side of Grand Street between Lafayette and Centre Streets.

WHEREAS, the SoLita SoHo Hotel is continuously grappling with tour buses idling in front of its establishment for over 45 minutes at a time on a daily basis; and

WHEREAS, as a result, hotel guests have no access to unload their belongings, creating an inconvenient and unsafe situation.

THEREFORE, BE IT RESOLVED, that CB#2, Man. , recommends changing the existing parking regulation in front of the SoLita SoHo Hotel, 159 Grand Street, on the South side of Grand Street, between Lafayette and Centre Streets from “No Parking; 8 a.m. – 6 p.m., except Sundays,” to “Hotel Loading Zone/No Standing.”

Vote: Unanimous, with 31 Board members in favor.

ZONING AND HOUSING

1. 568 Broadway Board of Standards and Appeals special permit application to allow a physical culture establishment in a commercial building in an M1-5B zoning district for a term of up to ten (10) years.

WHEREAS; The area was posted and there was no opposition to this application, and;

WHEREAS, The proposed usage is consistent and compatible with the other legal uses in this building and in the surrounding buildings, And,

WHEREAS; The health club will be accessed from an entrance that is directly from the sidewalk and separate from other building entries which is appropriate for this usage;

THEREFORE BE IT RESOLVED, that CB#2, Man. is satisfied that the applicant has met the requirements for this special permit, and,

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports this application for a Board of Standards and Appeals special permit for a Physical Culture Establishment at this location for a term not to exceed ten years.

Vote: Unanimous, with 31 Board members in favor.

2. 100 Varick St. (Block 477, Lots 35 and 42) Board of Standards and Appeals variance application pursuant to Section 72-21 to allow a residential building in a M1-6 district.

WHEREAS; Despite the M1-6 zoning there are many existing residential buildings in the immediate area though most of the residential buildings are of a smaller scale than this proposed building, And;

WHEREAS; Most of the nearby area that was rezoned in the recent Hudson Square Rezoning was changed from M1-6 to C6-2A and there are several as of right buildings currently under construction in the rezoned area at an FAR of 6.02, And;

WHEREAS; Recent Board of Standards and Appeals variances that have been granted in this M1-6 district were approved at a significantly lower FAR than 10, And;

WHEREAS; After discussion with the Community Board, the applicant offered a compromise and agreed to a Floor Area Ratio of 8.0, And;

WHEREAS; There is an existing Light and Air Easement that limits the height of any building on this site to 80 feet and the applicant is in the process of negotiation to remove the easement, And;

WHEREAS; There is a unique situation of a common alley that runs behind several buildings on this block and the applicant has met with the concerned property owners and resolved the issue of the use of the alley and has redesigned the proposed emergency egress be so that it exits directly to the street, And;

WHEREAS; This area has been the source of many problems from night clubs and rowdy bars and the applicant has offered to ban an eating and drinking establishment on the ground floor, And;

WHEREAS; The applicant is considering the possibility of residential use on the ground floor, And;

WHEREAS; CB#2, Man. recognizes that the site is a small lot that does present a valid hardship and the additional costs of building next to the subway are significant for a project of this size, And,

THEREFORE BE IT RESOLVED That CB#2, Man. supports the construction of a building with a Floor Area Ratio of 8.0 at this location, And;

BE IT FURTHER RESOLVED, That CB#2, Man. supports the proposed residential use at this location, And

BE IT FURTHER RESOLVED, That CB#2, Man. notes that the proposed building can not be built until the existing Light and Air Easement is removed, And;

BE IT FURTHER RESOLVED, That CB#2, Man. requests that the ground floor use be restricted to Use Group 6 and that no eating and drinking establishment be allowed at this location, And;

BE IT FURTHER RESOLVED, That CB#2, Man. has no objection if the applicant changes the ground floor to residential use, 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, And,

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: Passed, with 28 Board members in favor, 2 in opposition, and 1 abstention.

NEW BUSINESS

Graduate Student Strike at New York University

SEE ATTACHED – EXHIBIT II

This resolution failed. See substitute resolution below.

New York University and Labor Dispute

WHEREAS, there currently exists a labor dispute between New York University (NYU) and the teaching assistants who are represented by the United Auto Workers Union, and

WHEREAS, CB#2, Man. holds several of it's Committee meetings as well as it's Full Board meeting at NYU facilities, and

WHEREAS, some Board members are uncomfortable crossing the picket lines to attend their respective meetings, and

THEREFORE BE IT RESOLVED that CB#2, Man. decided not to involve the Board in this labor dispute, and

THEREFORE BE IT FURTHER RESOLVED that CB#2, Man. has decided not to hold any of its meetings at NYU facilities until this labor dispute is settled.

Vote: Unanimous, with 31 Board members in favor.

Respectfully submitted,

Robert Rinaolo
Secretary
Community Board #2, Manhattan