



COMMUNITY BOARD No. 2, MANHATTAN

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**REVISED
FULL BOARD MINUTES**

DATE: December 20, 2007
TIME: 6:30 P.M.
PLACE: P.S. 130, 143 Baxter Street, Auditorium

BOARD MEMBERS PRESENT: Steve Ashkinazy, Keen Berger, Tobi Bergman, Carter Booth, Sigrid Burton, Lisa Cannistracci, Maria Passannante Derr, Doris Diether, Harriet Fields, Elizabeth Gilmore, Edward Gold, Lawrence Goldberg, David Gruber, Jo Hamilton, Anne Hearn, Brad Hoylman, Chair, Community Board #2, Manhattan (CB#2, Man.), Zella Jones, Amanda Kahn, Susan Kent, Arthur Kriemelman, Raymond Lee, Edward Ma, Ke-Wei Ma, Jason Mansfield, Jane McCarthy, Rosemary McGrath, Philip Mouquinho, Judy Paul, Lois Rakoff, Annie Vanrenterghem-Raven, David Reck, Rocio Sanz, Arthur Z. Schwartz, James Solomon, Shirley H. Smith, Sean Sweeney, Naomi Wender, Carol Yankay, Elaine Young

BOARD MEMBERS EXCUSED: Ian Dutton, Sheelah Feinberg, Don MacPherson, Erin Roeder, Wendy Schlazer, Shirley Secunda

BOARD MEMBERS ABSENT: Leonard Cecere, Christine Lindemann, Robert Riccobono, Richard Stewart

BOARD STAFF PRESENT: Bob Gormley, District Manager, and Florence Arenas, Community Coordinator

GUESTS: Erin Drinkwater, Congressman Jerrold Nadler's office; Senator Tom Duane, Crystal Gold-Pond, Senator Tom Duane's office; Matt Viggiano, Senator Martin Connor's office; Grey Elam, Council Speaker Christine Quinn's office; Matt Borden, Assembly Member Deborah Glick's office; Hunter Johansson, Manhattan Borough President Scott Stringer's office; Paul Nagle, Council Member Alan Gerson's office; Kate Mikuliak, Council Member Rosie Mendez's office; John Ricker, NYC Comptroller's office; Lolita Jackson, Mayor's Office of Community Affairs, Douglas Davis, Henry Miller, Becky Ferguson, Carol Prud'homme Davis, Mary Ann Lee, Josefina Nunez, Joseph Rodriguez, Sonia Rodriguez, Rosa Rivas, Chris Van Mees, Cassandre Griffin, Shane Shelley, Michael Auerbach, Inna Shats, Matt Creed, Mattt Kregman, Joe Wehner, Marlon Orr, Joseph Fratta, Daniel Bari, Jerry Magliaro, Gabriella Mlynargle, Afruza Beci Begum, Giovanni Duca, Alissa Wagner, Lincoln Mayne, John Freeman, Laura La Fauce, Souk Ling Lai, Joseph Auld, Frank Guglielmo, Russell Moss, Vincent De Carluccio, Lynn Pacifico, Irene Kaufman, Jessie McNab, Jen Hong, Elizabeth Adams, Luis Pauliio, Susana Polanco, Jasper Li, S. Hurwitt, Janet Freman, Geoff Lee, Edy Selman, Luke Henry, P.O. Sonny Stellman, P.O. M. O'Neil, P.O. W. Keck, D.I. G. Yee, Emily DePalo, Maria Lee, Michael Fagan, Rhea Sohne Vadher, Elizabeth Palma, Andrew Harris, Davide Gentile, Tony Hosri, Joan Bender, Barbara Casalini, Frances Casalini, Joshua DeLaCruz, Eunice Lee, Eve Dunlop, John Casalino, Maria Estevez, Ernest Magliato, Stuart Moy, M.R. Olos, Eva Cortes, Jessica Fish, Elissa Dunlop, Jaesun Celebre, Andrew Weber, Gary Parker, Stephen Wyden, Susana Cagler, Mitchel Cohen, Kazusa Jibiki, David Moore, Thomas Krajewski, Clyde Thayer, Justin Yu, Richard Degen, Robin Goldberg

MEETING SUMMARY

Meeting Date – December 20, 2007
Board Members Present – 39
Board Members Excused– 6
Board Members Absent - 4

I. SUMMARY AND INDEX

ATTENDANCE	1
MEETING SUMMARY	1
SUMMARY AND INDEX	2
PUBLIC SESSION	2
ADOPTION OF AGENDA	3
ELECTED OFFICIALS' REPORTS	3
ADOPTION OF MINUTES	3
EXECUTIVE SESSION	3
STANDING COMMITTEE REPORTS	3
BUSINESS	3
ENVIRONMENT	10
LANDMARKS AND PUBLIC AESTHETICS	11
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	16
SOCIAL SERVICES & EDUCATION	17
STREET ACTIVITY & FILM PERMITS	18
TRAFFIC AND TRANSPORTATION	20
WATERFRONT	20
ZONING AND HOUSING	21
NEW BUSINESS	22
ROLL CALL	23

II. PUBLIC SESSION

Non-Agenda Items

Vendor Issues

Lolita Jackson, Manhattan Director of the Mayor's Community Affairs Unit, spoke regarding this issues.

Permit Parking

Geoff Lee from Chinatown, spoke in favor of the installation of "No Permit Parking" signage.

St. Vincent's Hospital Project

Mary Ann Lee, Edy Selman, Maria Lee, spoke regarding the upcoming project. Jusin Yu, Irene Kaufman spoke in favor of the upcoming project. Richard Begen signed up but did not speak regarding the park.

Mulberry St. Mall

John Casalnuovo signed up but did not speak regarding the mall and traffic congestion

Various Items

Robin Goldberg signed up but did not speak regarding liquor licenses and overdevelopment.

Washington Square Park

Mitchel Cohen signed up but did not speak regarding the park renovations. Jessie McNab spoke against the approval to relocate the fountain.

Business Items

Cantaloupe, LLC d/b/a Lovely Day, 196 Elizabeth St.

Kazusa Jibiki, Principal, and John Freeman spoke in favor of the proposed alteration application.

Joan Bender spoke in favor of the resolution recommending denial of the alteration.

Douglas Davis spoke against the alteration.

David Moore, Matt Klregman, Shane Shelley, Alissa Wagner, Andrew Harris, Lincoln Mayne, Matt Creed and Michael Auerbach, signed but did not speak but were in favor of the alteration.

Thomas Krajewski, Clyde Thayer, Joseph Rodriguez, signed but did not speak but was against the proposed alteration.

Social Services and Education

Education

Keen Berger, signed up but did not speak regarding an upcoming public hearing for schools.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Erin Drinkwater, Congressman Jerrold Nadler’s office

Senator Tom Duane reported on various issues.

Crystal Gold-Pond, Senator Tom Duane’s office

Matt Viggiano, Senator Martin Connor’s office;

Matt Borden, Assembly Member Deborah Glick's office

Hunter Johansson, Manhattan Borough President Scott Stringer’s office;

Grey Elam, of Council Speaker Christine Quinn's office

Paul Nagle, Council Member Alan Gerson’s office.

Kate Mikuliak, Council Member Rosie Mendez’s office.

John Ricker, NYC Comptroller’s office;

V. ADOPTION OF MINUTES

Adoption of October minutes and distribution of November minutes.

VI. EXECUTIVE SESSION

1. **Chair's Report** Brad Hoylman reported

2. **District Manager's Report** Bob Gormley reported.

STANDING COMMITTEE REPORTS

BUSINESS

1. Cantaloupe, LLC d/b/a Lovely Day, 196 Elizabeth St. (Prince and Spring Streets), NYC.

WHEREAS, the applicant re-appeared before the committee, the **application having been previously denied**; and,

WHEREAS, this application is for an alteration to an existing On Premise license for an Asian restaurant d/b/a Lovely Day in a mixed use building located on Elizabeth between Prince and Spring Streets, with 25 table seats and 1 bar with 7 seats and a maximum legal capacity of 72 persons; to add an **875 s.f. basement dining area with 8 tables with 32 seats and 1 bar with 8 seats; and**

WHEREAS, the applicant stated the hours of operation are 12:00 p.m. – 11:00 p.m. Sunday – Thursday, 12:00 p.m. – 12:00 a.m. Friday and 12:00 p.m. – 12:00 a.m. Saturday; there will be a sidewalk café application but not a backyard garden; music will be background only; and,

WHEREAS, the applicant has revised the floor plan to include wheel-chair accessibility; and removed the benches located in front of the main entrance; and,

WHEREAS, over 30 letters were written in support and 295 members of the community (over 255 from the neighborhood) signed a petition fully supporting the applicant’s alteration plans; and,

WHEREAS, over 25 members of the community appeared in full support of the applicant, citing the value of the restaurant in the Nolita neighborhood; and,

WHEREAS, over 25 letters were written in opposition and 300 members of the community (over 230 from the neighborhood) signed a petition opposing the alteration to an on premise license at 196 Elizabeth Street d/b/a Lovely Day; and,

WHEREAS, a few members of the community appeared in strong opposition; citing quality of life concerns; citing potential building and safety issues; noise and overcrowding issues on a residential block; and close proximity of other similar licensed establishments on Elizabeth Street and neighboring streets; and,

WHEREAS, the applicant did not adequately address quality of life concerns brought up by residents at the previous appearance and at this appearance; and,

WHEREAS, Paul Nagle from Councilman Alan Gerson's office appeared to state that the Councilman made an attempt to facilitate discussions between the parties but was unsuccessful; and Councilman Gerson remains neutral at this stage; and,

WHEREAS, New York State Senator Martin Connor submitted a letter requesting a denial for alteration to the on premise license at 196 Elizabeth Street d/b/a Lovely Day; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial to the proposed alteration of an On Premise license for **Cantaloupe, LLC d/b/a Lovely Day, 196 Elizabeth St.**

Vote: Passed, with 32 Board members in favor, and 7 in opposition.

2. JZ Food & Wine, LLC, 47 8th Avenue (Jane Street and Horatio Street), NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an alteration to an existing Restaurant Beer and Wine license for a 1,400 s.f. Spanish restaurant d/b/a Pasita in a mixed use building on 8th Avenue between Jane and Horatio Streets, with 42 table seats and no bars, and maximum legal capacity of 74 persons; **to install a front counter on the premise**; and,

WHEREAS, the applicant stated the hours of operation are 4:00 p.m. – 2:00 a.m. seven days a week; there will not be a sidewalk café application nor a backyard garden; music will be background only; and,

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

THEREFORE, BE IT RESOLVED that CB2, Man. recommends approval of the proposed alteration of an On Premise license to **JZ Food & Wine, LLC, 47 8th Avenue.**

Vote: Unanimous, with 39 Board members in favor.

3. Artifact 54 Inc., 54 Watts St., (MacDougal and 6th Avenue) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an On Premise license for a bar and restaurant within a Hotel lobby and rear patio, located in a 2,600 s.f. premise in a 19-story commercial (Hotel) building located on Watts Street between Varick Street and 6th Avenue, with 64 table seats, 1 bar with 6 seats and a maximum legal capacity of 74 persons; and,

WHEREAS, the applicant stated the hours of operation are 6:00 a.m. – 12:00 p.m. and 5:00 p.m. – 1:00 a.m. seven days a week; there will not be a sidewalk café application nor a backyard garden; music will be background only; and,

WHEREAS, the applicant has agreed to prohibit use of velvet ropes and prohibit hotel guests from carrying alcoholic beverages outside the licensed area; and,

WHEREAS, the glass enclosed rear patio (approximately 20' x 60') will have a retractable roof and lies adjacent to the residential buildings on this block; and,

WHEREAS, an alley door leading to a gated private alley connects directly to the rear yards of residential buildings; and,

WHEREAS, the applicant stated the intended use of the alley door would be for staff only; and,

WHEREAS, a dispute exists between applicant and the owners of neighboring residential buildings as to the legal right of applicant to use lot-line doors and the alley which provides residents entrance to their properties; and,

WHEREAS, The Director of Facilities from The Door, a publicly funded youth organization wrote a letter to the committee expressing concern about the use of the rear yard and requested a layover; and,

WHEREAS, members of the community appeared to express their concerns with the use of the retractable roof and the alley door; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial to the proposed On Premise license to **Artifact 54 Inc., 54 Watts St.**, unless the applicant (1) agrees to keep the retractable roof closed at all times; (2) **prohibits use of the alley door (unless applicant proves a legal right to alley access for staff only)**; and (3) these conditions relating to the retractable roof, the alley door and fourth “whereas” clause must be incorporated into the “Method of Operation” on the SLA On Premise license; and,

BE IT FURTHER RESOLVED that CB2, Man. strongly recommends that the SLA conduct a 500-foot rule hearing with the applicant and members of the community to determine if licensing this Hotel lobby and rear patio is in the public interest.

Vote: Passed, with 38 Board members in favor, and 1 recusal (T. Bergman).

4. FT 17 Cleveland Pl., LLC, 17 Cleveland Pl., (Kenmare and Spring) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for transfer of an On Premise license for an Italian wine bar and café d/b/a Bar Veloce, located in a 700 s.f. premise in a mixed use building located on Cleveland Place between Kenmare and Spring Streets, with 25 table seats, 1 bar with 13 seats and a maximum legal capacity of 50 persons; and,

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 3:00 a.m. seven days a week; there will not be a sidewalk café nor a backyard garden; music will be background only; and,

WHEREAS, the applicant has been previously licensed at this location d/b/a Bar Veloce and d/b/a Room 4 Dessert; due to contractual default by the purchaser of Room 4 Dessert, the license has been transferred back to the applicant d/b/a Bar Veloce; and,

WHEREAS, members of the community appeared in opposition, citing quality of life concerns intrinsic to another licensed establishment, including noise and overcrowding issues in a residential area, traffic concerns in the saturated neighborhood, and the close proximity to other licensed establishments; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends approval of the proposed alteration of the On Premise license to **FT 17 Cleveland Pl., LLC, 17 Cleveland Pl.;** and,

BE IT FURTHER RESOLVED that CB2, Man. strongly recommends that the SLA conduct a 500-foot rule hearing with the applicant and members of the community to determine if transferring this license is in the public interest.

Vote: Unanimous, with 39 Board members in favor.

5. Caffe Vetro, Inc., 200 Mott St., (Kenmare and Spring) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an upgrade from a Restaurant Beer and Wine license to an On Premise license for an Italian café d/b/a Epistrophy, located in a 800 s.f. premise in a mixed use building located on Mott Street between Kenmare and Spring Streets, with 38 table seats, 1 bar with 8 seats and a maximum legal capacity of 46 persons; and,

WHEREAS, the applicant stated the hours of operation are 11:00 a.m. – 12:30 a.m. Sunday – Thursday and 12:00 p.m. – 2:00 a.m. Friday and Saturday; in light of community concerns, applicant stipulated to reduce the hours to 12:00 a.m. closing Sunday – Thursday; 1:30 a.m. closing Friday and Saturday; and an 11:30 p.m. close for the sidewalk café Seven Days A Week; there is currently a sidewalk café but not a backyard garden; music will be background only; and,

WHEREAS, the applicant has been operating with a Restaurant Beer and Wine license since 2005 with no violations on record; and,

WHEREAS, members of the community appeared in opposition citing quality of life concerns intrinsic to another full liquor licensed establishment, including noise and overcrowding issues in a residential area, traffic concerns in the saturated neighborhood, and the close proximity to other licensed establishments; and,

WHEREAS, a member of the community appeared in opposition citing impassable areas in front of the restaurant establishment; and,

WHEREAS, the applicant has agreed to keep the sidewalk area passable at all times and noise at a moderate level; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the proposed upgrade to an On Premise license for **Caffe Vetro, Inc., 200 Mott St.**, unless those conditions agreed to by applicant relating to the third and seventh “whereas” clauses above are incorporated into the “Method of Operation” on the SLA On Premise license; and,

BE IT FURTHER RESOLVED that CB2, Man. strongly recommends that the SLA conduct a 500-foot rule hearing with the applicant and members of the community to determine if upgrading this license is in the public interest.

Vote: Unanimous, with 39 Board members in favor.

6. ALN Restaurant, Inc., 128 Mulberry St., (at Hester Street), NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for alteration to an existing On Premise license **to remove one serving bar** in a 3,000 s.f. Italian restaurant d/b/a Giovanna’s in a mixed use building on the corner of Mulberry and Hester Streets, with 70 table seats and 2 bars with no seats, and maximum legal capacity of 70; and,

WHEREAS, the applicant stated the hours of operation are 9:00 a.m. – 1:00 a.m. seven days a week; there is currently a sidewalk café but not a backyard garden; music will be background only; and,

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

THEREFORE, BE IT RESOLVED that CB2, Man. recommends approval of the proposed alteration by eliminating one of the licensed On Premise bars of **ALN Restaurant, Inc., 128 Mulberry St.**

Vote: Unanimous, with 39 Board members in favor.

7. Jane Street Hospitality, LLC, 113-115 Jane Street a/k/a 505-507 West St., (at West Street), NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an On Premise license for a bar/restaurant within a Hotel lobby, basement and roof garden, located in an accumulative 7,250 s.f. premise on the corner of Jane and West Streets, with collectively 120 table seats, 3 bars with 36 seats and a maximum the legal capacity pending the issuance of a new Certificate of Occupancy; and,

WHEREAS, the applicant stated the hours of operation are 6:00 a.m. – 4:00 a.m. seven days a week; there will not be a sidewalk café application nor a backyard garden; music will be background only; and,

WHEREAS, the amended Certificate of Occupancy will be issued by the New York City Department of Buildings prior to the use of the On Premise license; and,

WHEREAS, several members of the community, including neighboring residents stated their support for the applicant and voiced no objection to the roof garden; and,

WHEREAS, several members of the community neighboring the newly developed Bowery Hotel in NoHo (owned and operated by the applicants) stated their support for the applicant citing their willingness to reach out to the community at all times; and

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

THEREFORE, BE IT RESOLVED that CB2, Man. recommends approval of an On Premise to **Jane Street Hospitality, LLC, 113-115 Jane Street a/k/a 505-507 West St.**

Vote: Unanimous, with 39 Board members in favor.

8. Bowery Time LLC, 354 Bowery, (between 3rd and 4th Streets) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for transfer of an On Premise license, pursuant to purchase by new ownership, for a continental restaurant and lounge d/b/a Marion's Restaurant located in a 4,000 s.f. premise in a mixed use building located on Bowery between 3rd and 4th Streets, with 105 table seats, 2 bars with 24 seats and a maximum legal capacity of 139 persons; and,

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 4:00 a.m. seven days a week; there will not be a sidewalk café nor a backyard garden; music will be DJ and background only; and,

WHEREAS, the applicant has stated that no operational changes will be made to the establishment and the original owner is remaining on staff; and,

WHEREAS, the applicant has agreed to obtain all certificates, permits and related documents, including but not limited to the Certificate of Occupancy and Public Assembly Permit, if required. All certificates, permits and related documents, or exemption from said requirements (shown via letter from the governing agency) will be provided to Community Board 2 prior to the use of the On Premise license; and,

WHEREAS, members of the community appeared in support of the applicant; and,

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

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial to the proposed transfer of an On Premise license for **Bowery Time LLC, 354 Bowery**, unless those conditions agreed to by applicant relating to the fourth and fifth “whereas” clauses above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

9. RRBV Associated LLC, 290 Hudson St., (between Spring and Dominick Streets) NYC.

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for transfer of an On Premise license, pursuant to purchase, for an Asian/Fusion restaurant, located in a 2,000 s.f. premise in a commercial building located on Hudson between Spring and Dominick Streets, with 60 table seats, 1 bar with 8 seats and a maximum legal capacity of 74 persons; and,

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 12:00 a.m. Monday – Thursday, 5p.m. – 1:00 a.m. Friday – Saturday and closed on Sundays; there will not be a sidewalk café nor a backyard garden; music will be background only; and,

WHEREAS, no one appeared in opposition from the community; and, transfer of an On Premise license to **RRBV Associated LLC, 290 Hudson St.**

Vote: Unanimous, with 39 Board members in favor.

10. Von Design Ltd., d/b/a Von, 3 Bleecker Street, (Elizabeth and Bowery streets) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an alteration to an On Premise license bar/restaurant d/b/a Von's located in a 2,500 s.f. premise in a mixed use building located on Bleecker between Elizabeth and Bowery Streets, with 138 table seats, 2 bars with 20 seats and a maximum legal capacity of 200 persons, said capacity reached via expansion into newly acquired adjacent space; and,

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 2:00 a.m. Sunday – Tuesday and 5:00 p.m. – 4:00 a.m. Wednesday – Saturday; there will not be a sidewalk café nor a backyard garden; music will be background only; and,

WHEREAS, the applicant has agreed to obtain all certificates, permits and related documents, including but not limited to a Certificate of Occupancy and a Public Assembly Permit, that are required by New York State and City regulations. All certificates, permits and related documents will be provided to Community Board 2 prior to the use of the On Premise license; and,

WHEREAS, members of the community appeared in support of the applicant; and,

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

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial to the proposed alteration of an On Premise license for **Von Design Ltd., d/b/a Von, 3 Bleecker Street**, unless those conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

11. Rehandari, LLC d/b/a Ara Wine Bar, 24 Ninth Ave., (13th and 14th Streets) NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for alteration to an On Premise license in an Indian inspired bar/restaurant d/b/a Ara Wine Bar located in a 560 s.f. premise in a mixed use building located on Ninth Avenue between 13th and 14th Streets, with 21 table seats, 1 bar with 6 seats and a new maximum legal capacity of 237 persons, via addition of **a 2460 s.f. vault bar/restaurant area with 24 tables with 173 seats and 1 bar with 12 seats** via expansion into adjacent vault space ; and,

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 2:00 a.m. Sunday – Wednesday and 5:00 p.m. – 3:00 a.m. Thursday - Saturday; there will not be a sidewalk café nor a backyard garden; music will be background only; and,

WHEREAS, the applicant has agreed to prohibit use of velvet ropes; and,

WHEREAS, the applicant has agreed to utilize the 9th Avenue entrance as the primary entrance and exit to the establishment; and,

WHEREAS, the applicant has agreed to prohibit use of the space beneath the sidewalk as a patron waiting area; and,

WHEREAS, the applicant has agreed to have a menu and food items available at all times of operation in the vault area; and,

WHEREAS, the applicant has agreed to cure any outstanding building code violations prior to the use of the On Premise license; and,

WHEREAS, the applicant has agreed to abide by the regulations associated with all New York City departments and safety organizations including but not limited to Department of Buildings, Department of Transportation, Landmarks Commission and Fire Department; and will obtain all required certificates, permits and related documents, including but not limited to the Certificate of Occupancy and Public Assembly Permit. All certificates, permits and related documents will be provided to Community Board 2 prior to the use of the On Premise license; and,

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

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial to the proposed alteration of an On Premise license for **Rehandari, LLC d/b/a Ara Wine Bar, 24 Ninth Ave.**, unless those conditions agreed to by applicant relating to the fourth, fifth, sixth, seventh, eighth and ninth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 39 Board members in favor.

12. Hudson Yard Catering, LLC, 273 Mulberry Street a/k/a 295 Lafayette St., 1st Floor (off Houston Street) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for a Catering license for a 10,000 s.f. premise on the 1st Floor of the commercial Puck Building located on Lafayette Street off Houston Street, to be used as a contracted event space to temporary lessees; there will be 500 seats available for receptions and a maximum legal capacity of 1,000 persons; and,

WHEREAS, the applicant stated that the hours of operation will be determined by the temporary lessee but will not extend beyond 4:00 a.m.; music will live, DJ and Background; there are no plans for a sidewalk café nor a backyard garden; and,

WHEREAS, the applicant has agreed to minimize congestion in the building delivery space on the Mulberry Street side of the building and keep the sidewalk on Mulberry Street passable and has agreed to control the drop-off and pick-up traffic on Lafayette Street during events to maintain order safety and sidewalk access; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial to the proposed transfer of a Catering license for **Hudson Yard Catering, LLC, 273 Mulberry Street a/k/a 295 Lafayette St., 1st Floor**, unless those conditions agreed to by applicant relating to the fourth “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license; and,

BE IT FURTHER RESOLVED that CB2, Man. strongly recommends that the SLA determine licensing the operation does not violate the prohibition of a licensed establishment within 200’ of a School or Place of Worship.

Vote: Unanimous, with 39 Board members in favor.

13. Hudson Yard Catering, LLC, 273 Mulberry Street a/k/a 295 Lafayette St., 7th Floor (off Houston Street) NYC.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for transfer of an On Premise license for an Italian wine bar and café d/b/a Bar Veloce, located in a 700 s.f. premise in a mixed use building located on Cleveland Place between Kenmare and Spring Streets, with 25 table seats, 1 bar with 13 seats and a maximum legal capacity of 50 persons; and,

WHEREAS, the applicant stated the hours of operation are 5:00 p.m. – 3:00 a.m. seven days a week; there will not be a sidewalk café nor a backyard garden; music will be background only; and,

WHEREAS, the applicant has been previously licensed at this location d/b/a Bar Veloce and d/b/a Room 4 Dessert; due to contractual default by the purchaser of Room 4 Dessert, the license has been transferred back to the applicant d/b/a Bar Veloce; and,

WHEREAS, members of the community appeared in opposition, citing quality of life concerns intrinsic to another licensed establishment, including noise and overcrowding issues in a residential area, traffic concerns in the saturated neighborhood, and the close proximity to other licensed establishments; and,

THEREFORE, BE IT RESOLVED that CB2, Man. recommends approval of the proposed alteration of the On Premise license to **FT 17 Cleveland Pl., LLC, 17 Cleveland Pl.**; and,

BE IT FURTHER RESOLVED that CB2, Man. strongly recommends that the SLA conduct a 500-foot rule hearing with the applicant and members of the community to determine if transferring this license is in the public interest.

Vote: Unanimous, with 39 Board members in favor.

14. 202 Centre Corp., 202 Centre St., 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 CB2, Man. strongly recommends denial of an On Premise liquor license to **202 Centre Corp., 202 Centre St., NYC** **and requests that the SLA send this applicant back to CB2 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 39 Board members in favor.

ENVIRONMENT

9/11 Health and Compensation Act of 2007 (H.R. 3543)

Whereas, Representatives Jerrold Nadler, Carolyn Maloney and Vito Fossella introduced the 9/11 Health and Compensation Act of 2007 (H.R. 3543) on September 17, 2007, and

Whereas, H.R. 3543 has been referred to the House Energy and Commerce and House Judiciary Committees, and

Whereas, H.R. 3543 has bi-partisan support and as of November 2, 2007, had 63 co-sponsors from various states, and

Whereas, Mayor Bloomberg has expressed his strong support for this proposed legislation and at a March 21, 2007 congressional hearing called for federally funded long term monitoring and treatment for all whose health was harmed by 9/11-related exposures and for reopening the September 11th Victims Compensation Fund <http://www.nytimes.com/2007/03/22/nyregion/22bloomberg.html>, and

Whereas, H.R. 3543 has the support of Manhattan Borough President Scott Stringer, New York State Senators Martin Connor and Tom Duane, New York State Assembly Speaker Sheldon Silver, Assembly Member Deborah Glick, New York City Council Members Alan J. Gerson and Rosie Mendez, and

Whereas, the purpose of H.R. 3543 is “to amend the Public Health Service Act to extend and improve protections and services to individuals directly impacted by the terrorist attack in New York City on September 11, 2001; and for other purposes” and the latest version (57 pages) can be found at <http://www.govtrack.us/data/us/bills.text/110/h/h3543.pdf>, and

Whereas, H.R. 3543 would establish the World Trade Center Health Program within the National Institute for Occupational Safety and Health (NIOSH) to provide medical monitoring and treatment for WTC-Related Conditions, and

Whereas, eligible persons would include:

- Emergency responders and recovery and clean up workers (including those who are Federal employees) who responded to the terrorist attack on the World Trade Center on September 11, 2001, and
- Residents, students, area workers and other building occupants in New York City who were directly and adversely affected by such attacks, and

Whereas, H.R. 3543 would also authorize funding for the Centers of Excellence (FDNY monitoring and treatment program, Mt. Sinai coordinated consortium, and World Trade Center Environmental Health Center at Bellevue Hospital), research on WTC conditions, community education and outreach, and uniform data collection, and

Whereas, H.R. 3543 would create a deadline extension for certain claims under the September 11 Victim Compensation Fund of 2001, and

Whereas, CB1 passed this resolution on November 20, 2007;

Therefore, be it resolve that Community Board 2 wholeheartedly supports the 9/11 Health and Compensation Act of 2007 (H.R. 3543), which would provide necessary services to those directly

affected by the terrorist attack in New York on September 11, 2001, including those who lived, worked, volunteered and attended school in Lower Manhattan.

Vote: Unanimous, with 39 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

2ND NOVEMBER LANDMARKS

1 - 496 Broadway LAID OVER

2 - 327 Canal Street (Mercer/Greene) SoHo Cast-Iron Historic District Application is to construct a rear-yard addition.

Whereas, the addition is not visible from the street and does not obscure any of the original rear façade at the third floor level; and

Whereas, it does not detract from the building or the District; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

3 – 476 Broome Street a/k/a/ 62 Wooster Street - SoHo Cast-Iron Historic District

Application is for the LPC to issue a report to the CPC regarding Modification of Use pursuant to Section 74-711 of the Zoning Resolution

Whereas, the extent of restorative work is very commendable and extensive, sparing no detail or expense in showing respect for the building, the historic district and the paradigms of 74-711, and not paying mere lip service to it as we see in some applications under this zoning statute; and

Whereas, as per our usual admonition, we remind the applicant that approval by the Landmarks Committee should influence in no way the decision of the Zoning Committee when this application appears before it later on; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

4 – 640 Broadway a/k/a 172 Crosby Street - NoHo Historic District

Whereas, we do not approve of a railing that intrudes into the sidewalk and distracts from the building and the historic district; and

Whereas, the example offered by the applicant as precedent – a similar railing on Bond Street – was not evidenced as original historic material; and

Whereas, even if the Bond Street railing is original, one exception should not make the rule for an entire district; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 39 Board members in favor.

5 - 76 Washington Place- withdrawn

6 – 20 East 9th Street (west side of University Place) (The Brevoort East) Greenwich Village H.D. Application is to replace storefronts.

Whereas, it is commendable that work is being done to unify and improve this unsightly facade; but

Whereas, we do not approve leaving the two vents that extend from ground to transom bar; and

Whereas, all vents, including the two large vents, should be relocated to the transom bar; and

Whereas, let it be noted by the enforcement officer at the Commission that the Chase Bank adjacent to this work on the corner appears to have a plethora of illegal signage; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application; but

Further, be it resolved that the two large vents be included in the project; and

Further, be it resolved that CB#2, Man. recommends LPC issue a master plan to cover all the storefronts in this mishmash of a facade.

Vote: Unanimous, with 39 Board members in favor.

7 – 60 West 9th Street (5th/6th) - Greenwich Village H.D. Application is to redesign the façade and construct a rooftop addition

Whereas, the work proposed for the front façade is exquisite and the owner must be commended for the extent of work and the commitment to historic preservation, (seeking nothing in return – like a 74-711 zoning modification – just doing it gratuitously in order to return the historic building to its original condition); and

Whereas, the large atelier window is appropriate; but

Whereas, despite the statement of the architect, it is our belief that the existing cornice is the original cornice and may be the cornice that appears in the tax photo. Its simplicity would be an appropriate cornice for a Greek Revival building of 1837. On the other hand, the proposed cornice has an 1870s design with the cornice broken into threes with attached corbels; and

Whereas, we recommend removal of the proposed pilasters on the side of the basement door, as there is no historical precedent for them and we further recommend continuation of the coursing to the end of the door frame; and

Whereas, the design of the fence is appropriate for 1837 but the frets at the base should use the correct Greek Revival key pattern as opposed to the single-key pattern that is proposed; but

Whereas, in the rear façade, the north window on the parlor floor should remain in the current configuration, that is, open down to the floor level; and, further

Whereas, there was not enough information regarding the rooftop addition presented to us to reach an informed decision; and

Whereas, members of the community appeared or wrote in opposition to the rooftop addition; now

Therefore, be it resolved that CB#2, Man. applauds the applicant for the extensive restoration and recommends approval of the front façade work, provided the recommendations that we suggest above are incorporated; but

Further, be it resolved that CB#2, Man. recommends denial of the rear façade unless the parlor window remain intact, and

Further, be it resolved that CB#2, Man. recommends denial of the proposed rooftop addition.

Vote: Unanimous, with 39 Board members in favor.

8 – 52 West 11th Street (5th/6th) Greenwich Village H.D. Application is to construct a rooftop addition, alter the rear façade and excavate the rear yard.

Whereas, we like the work proposed for the rear façade, but there should be better separation of the parlor floor from the floor below, perhaps by articulating it better with a band of masonry, since such a division actually exists within the interior; and

Whereas, the presence of the penthouse would ruin the exemplary work done on the rear facade below it; and

Whereas, the proposal to excavate the rear yard to build a below-grade swimming pool in the basement was met with shock by members of the community board; and

Whereas, although the architect assured us that care would be taken to ensure that such a deep excavation would be done with the greatest of care and responsibility, he was not even aware of the directive TPPN –

1088, a protocol issued by DOB meant to ensure the integrity and safety of historic buildings within the proximity of any excavation work; and

Whereas, the excavation would surely destroy a neighbor's beautiful old flowering crabapple tree that is a mere feet or two from the proposed excavation, such flora being an indispensable part of the "hole of the doughnut", so important in the Greenwich Village Historic District; and

Whereas, if every homeowner were to excavate the backyard, the hole in the doughnut would indeed just be a vast hole, literally; and

Whereas, given the number of buildings that have been damaged or destroyed by adjacent excavation, there is real and grave concern that this gross excavation could cause the adjacent buildings to collapse; now

Therefore, be it resolved that CB#2, Man. recommends approval of the rear façade but recommends better articulation in between the parlor and ground floor; and

Further, be it resolved that CB#2, Man. recommends denial of the penthouse since it would then ruin the exemplary work done on the rest of the rear façade below; and

Further, be it resolved that CB#2, Man. recommends in the strongest possible manner denial of the excavation of the back yard.

Vote: Unanimous, with 39 Board members in favor.

9 – 60 Perry Street

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

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

Therefore, be it resolved that CB#2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Unanimous, with 39 Board members in favor.

10 – 61 Bank Street – Laid over.

11 – 116 Perry Street (Greenwich/Hudson) Greenwich Village H.D. Application is to legalize the replacement of a window installed without LPC permits.

Whereas, this seems like an honest mistake by the applicant, who actually reported the violation himself to the LPC; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application if the applicant rectifies his error by adding exterior wooden casings to the window to match the others in the building.

Vote: Unanimous, with 39 Board members in favor.

12 – 685 Washington– Laid over

13 – 95 Horatio Street, 521-531 and 533 and 535 West Street, 84-88, 90-92 and 94-98 Gansevoort Street, 802-816 Washington Street - Gansevoort H.D. Application is to alter the ground floor, and to install storefront infill, barrier-free access ramps, and signage.

Whereas, there was a split vote at the Landmarks Committee level on the appropriateness of this application; and

Whereas, basically, the application respects the various styles of the six different buildings; and

Whereas, we are glad the meat racks are being retained but we would like to see a base at the bottom of the windows; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

1ST DECEMBER LANDMARKS MEETING

1. 150 Spring Street (Wooster/West Broadway) SoHo Cast-Iron H.D. Application is to replace a storefront and signage installed without LPC permits.

Whereas, the applicant is doing fairly extensive work on the façade, the detailing, the fenestration and the cornice; and

Whereas, this is a magnificent example of a property owner restoring and improving the building, not because of a self-interested *quid pro quo* 74-711 application, but for the sole reason of beautifying the building and the historic district; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application and commends the applicant for such a commitment to historic preservation.

Vote: Unanimous, with 39 Board members in favor.

2. 496 Broadway (Broome/Spring) SoHo H.D. Application is to install new storefront infill.

Whereas, the proposed work of exposing the cast-irons columns and restoring the water table and corbel, among other restorative work, improves the building and the district; and

Whereas, we appreciate the tasteful signage and lack of lighting; but

Whereas, although this is on Broadway, a fairly wide street where long banners would not be as visibly intrusive as on a narrow side street, the applicant could not provide the exact size of the proposed banner, which appeared fairly long; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application but questions the size of the banner.

Vote: Unanimous, with 39 Board members in favor.

3. – 56 Charles Street - Greenwich Village Historic District Application is to construct a rear yard addition.

Whereas, this application was put on the community board calendar inadvertently by the office staff this month although it had been heard before; and

Whereas, as a matter of fact, this is the third time it was calendared (the first time the applicant failed to appear and the second time it was denied) and each of the three times several neighbors attended and patiently waited the entire meeting to hear and object to this application, ruining their evening for what they considered a very important issue; and

Whereas, we feel this dogged determination indicates an unusual intensity against a proposed application; now

Therefore, be it resolved that CB#2, Man. reiterates again a recommendation of denial for this application, particularly in light of the degree of community opposition; and

Further, be it resolved that as a result of the perseverant opposition of the community, we urge the commission to cast a cold and critical eye when deciding this proposal.

Vote: Unanimous, with 39 Board members in favor.

4. – 33 West 8th Street (6th/5th) Greenwich Village Historic District Application is to install storefront infill

Whereas, the attempt to unify the storefront, although not perfect, is appropriate and an improvement; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

5. – Fireboat Pier House on Gansevoort Peninsula – Hudson River Park

Whereas, there was some initial confusion whether this quaint and wonderful old wooden fire house at the tip of Pier 53 on Gansevoort Peninsula is currently on the NYS Register of Historic Places, and

Whereas, although it may have been on the Register, it is no longer; and

Whereas, this firehouse is so iconic, unique and important to the New York waterfront that it was selected to grace the cover of a new book by Greenwich Village preservationists, *Maritime Mile*; and

Whereas, representatives of the Hudson River Park, its park design team and the NYFD courteously attended hearings at both the Landmarks Committee and Waterfront Committee although it was not required; and

Whereas, they explained that the old firehouse, as delightful as it may be, resembling an maritime structure that one would expect to see on a charming New England or Long Island Sound wharf is not suitable for today's firefighting equipment; and that in the course of rebuilding the rotting pier the Fire Department was going to replace the old structure with a new, larger, modern structure capable of assisting the firefighters and the new fireboat we are about to have placed at Pier 53; but

Whereas, we disagree that the only solution is just to obliterate this attractive and historic structure from our waterfront, because such a decision would be truly an irreparable disaster and loss for future generations; and

Whereas, there are other creative solutions for fertile minds; now

Therefore, be it resolved that recommends building the modern facility but preserving the existing firehouse, as the old lighthouse at the foot of the George Washington Bridge is preserved, by simply moving this historic structure to another location on the pier, perhaps along side the old fire boat, the John J. Harvey, and that the fireboats being decommissioned be preserved so that all will continue to serve as an echo of the past for years to come, delighting young and old alike; and

Further, be it resolved that the HRPT consider adaptive re-use of the firehouse and boat, by incorporating them into a maritime or firefighting museum or educational facility.

Vote: Unanimous, with 39 Board members in favor.

2ND DECEMBER LANDMARKS MEETING

1 - 61 Bank Street (Bleecker/W. 4th) – Greenwich Village H.D. A Greek Revival style rowhouse built in 1840, with a backhouse built in 1841. Application is to construct rooftop and rear additions, alter the passageway and rear facades, and excavate the courtyard.

Whereas, the scope of preservation and restorative work is singularly extraordinary, with no expense spared to improve the two buildings; and

Whereas, it is highly commendable for a property owner to expend so much effort and money solely for a preservation purpose without asking anything in return, such as the quid pro quo we see so often in 74-711 applications; but

Whereas, the proposal to excavate the entire backyard to connect the basement of the two buildings, and then laying new topsoil on the roof of this newly extended basement causes concern, since we do not approve excavations of this scope because they often damage the property in question and/or adjacent properties; but

Whereas, the applicant is well aware of Building Department preservation protocols like TPPN 10/88 and promised to use the best engineering firms; and

Whereas, the applicant also agreed to pay for the engineering survey and recording of the adjacent properties, a sign of good faith and good will; now

Therefore, be it resolved that Community Board 2 highly commends the applicant for the preservation work undertaken on the property, which will add to the character of the building and the district: and

Further, be it resolved that Community Board 2 recommends approval of this application in regards to the work on the two buildings; but

Further, be it resolved that CB#2, Man. believes that excavation is not preservation, and recommends denial for excavation of the backyard, although we are convinced of the sincerity of the statements of the applicant in promising not to damage any historic structures.

Vote: Unanimous, with 39 Board members in favor.

2 - 22 Washington Square North (MacDougal/5th) Greenwich Village H.D. A Greek Revival style rowhouse built in 1835-36. Application is to construct a rooftop addition and alter the rear facade.

Whereas, the proposed rooftop addition is minimally visible; and

Whereas, the removal of the exterior stairway which is visible from MacDougal Alley will benefit the building; and

Whereas, the masonry and other work will unify the look of the rear of the building; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application; and

Vote: Unanimous, with 39 Board members in favor.

3 – 60 Perry Street (Bleecker/W. 4th) Greenwich Village Historic District. Application is to demolish the entrance vestibule and construct a stoop.

Whereas, although the majority of the committee recognized that commendably the applicant was restoring the historical stoop, some appreciated the existing handsome vestibule entrance and saw no reason for removing it to make way for the stoop, although it seemed more like a building vestibule for an Upper East Side townhouse; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. App. to NYCDOT for revocable consent for: Handicap access ramp, 60 Macdougall St.; Cook Center for Learning at St. Anthony School

Whereas, the area was posted, contiguous neighborhood associations alerted by e-mail and there were no community members present or delivering of a written opinion, and

Whereas, the Cook Center for Learning will house up to 100 handicapped students and there is no handicapped entrance currently at this site, and,

Whereas, the Cook Center for Learning has a 10 year lease which began in September, 2007, and

Whereas, the plan presented proposes a double ramp as the most efficient means of accommodating up to 100 handicapped students entering and leaving the school, and

Whereas, the current sidewalk has a width 8' 6," and the double ramp will reduce the public portion of the sidewalk to 5'2" width, and.

Whereas, CB2 Sidewalks welcomes the presence of a school for this purpose, and would like to accommodate handicapped facilities, we have concern for the welfare or older residents with mobility issues passing at this site as well,

Therefore, be it resolved that CB#2 Manhattan APPROVES the NYCDOT for revocable consent for Handicap access ramp, 60 Macdougall St.; Cook Center for Learning at St. Anthony School, CONDITIONAL UPON the legalities and regulations of the City Planning Commission and the Department of Transportation regarding minimum sidewalk requirements.

Vote: Unanimous, with 39 Board members in favor

2. App. to DCA for revocable consents for: Newsstand @ northwest corner of Prince St. & Broadway

Whereas, the area was posted, contiguous neighborhood associations alerted by e-mail and two letters of objection, one from the SoHo Alliance representing a group of SoHo residents and property owners, and

Whereas, there is extreme congestion at this intersection on all corners, and

Whereas, there are additionally two subway entrances and exits on the west corners that have greatly reduced sidewalk access, (see photographs in the addendum, and

Whereas, upon inquiry at the Department of Consumer Affairs it was determined that applicants and not the City choose sites for Newsstands, and

Whereas, there are possibly other locations to the East of the intersection of Broadway and Houston Sts. and the subway entrances where no other newsstands are in close proximity, where the community may welcome a newsstand,

Therefore, be it resolved that CB#2 Manhattan DENIES App. to DCA for revocable consents for a Newsstand @ northwest corner of Prince St. & Broadway.

Vote: Unanimous, with 39 Board members in favor.

3. New App. for revocable consent to operate an Enclosed sidewalk café for BacBars Group, LLC d/b/a Bayard's Alehouse, 533 Hudson St. a/k/a 116 Charles St., with 14 tables & 32 seats, DCA# 1248153;

Whereas, the area was posted, contiguous neighborhood associations alerted by e-mail and no community members attended and no letters were received, and

Whereas, the applicant/owner appeared before this committee, and

Whereas, this applicant did not appear before CB#2 Sidewalks in March and the application was denied on the basis of lack of appearance before the committee, and

Whereas, there were certain requirements in the repair and restoration of this previously operated enclosed sidewalk café made by both the City Planning Commission and the Landmarks Commission in April 2007 that have now been satisfied,

Therefore, be it resolved that CB#2 Manhattan APPROVES New App. for revocable consent to operate an Enclosed sidewalk café for: BacBars Group, LLC d/b/a Bayard's Alehouse, 533 Hudson St. a/k/a 116 Charles St., with 14 tables & 32 seats, DCA# 1248153.

Vote: Passed, with 37 Board members in favor and 2 in opposition.

4. App. to DCA for revocable consents for: Newsstand@ southwest corner University Pl. & East 14th St.;

WHEREAS, the area was posted, contiguous neighborhood associations alerted by e-mail and no community members attended and no letters were received, and,

WHEREAS, this proposed newsstand location is 30' to the South of the Southwest corner of University Place and 14th St., and on a sidewalk that is greater than 20' in width, (see photographs in the addenda), and

WHEREAS, this proposed newsstand will be placed opposite a blank wall and not close to any entrances or exits, further preventing possible sidewalk congestion,

THEREFORE BE IT RESOLVED THAT CB#2 Manhattan APPROVES the App. to DCA for revocable consents for: Newsstand @ southwest corner University Pl. & East 14th St.

Vote: Passed, with 36 Board members in favor and 3 in opposition.

SOCIAL SERVICES AND EDUCATION

The Door

Whereas, Community Board Two has studied the concerns related to the youth on the pier at Christopher Street for several years, including listening to many groups and urging a solution that responds to the needs of the many individuals involved in this issue

Whereas, the DOOR has worked with the youth on the piers over the summer of 2007, as recommended by the LGBT and Youth Committees of Community Board 2 and as part of a multifaceted proposal by Councilmember Christine Quinn and

Whereas, the neighborhood groups and the 6th precinct agree that the DOOR has been helpful in reducing noise, petty crime, and other problems from the youth, and

Whereas, the DOOR outreach staff talked with approximately 600 unique individuals at the waterfront, in thousands of conversations, and 208 individuals from that outreach came to the DOOR for health, education, or counseling services, and

Whereas, continued funding for this outreach is discretionary from Councilmember Quinn, secure through September 2008

Therefore, be it resolved, that Community Board Two commends The DOOR and Councilmember Quinn for work thus far and

Be it further resolved that CB2 urges continued and increased funding for the DOOR for this important work, making it part of the regular city budget.

Vote: Unanimous, with 39 Board members in favor.

STREET ACTIVITY & FILM PERMITS

1. Support of Various 2008 Multi-Block Street Fair Permit Applications:

WHEREAS, the Multi-Block street fair permit applications listed below are applications for renewals; and,

WHEREAS, the sponsors of the proposed street fairs below appear to meet the requirements of Chapter 1-03(b) the Rules of the Office of the Mayor Community Assistance Unit, Street Activity Permit Office Relating to Applications, Fees, Charges for street fairs (the “Street Activity Permit Office Rules”), in that each such sponsor is a “community based, not-for-profit organization, association or the like, which has an indigenous relationship to the specific street or the community or both, for which the event is proposed and which demonstrates that it has the support of the community and is willing to take full advantage for the conduct of the event.

WHEREAS, there is no community opposition to such applications; and,

THEREFORE BE IT RESOLVED, that CB#2, Man., approves the 2008 multi-block street fair permit applications on the dates and at the locations listed below:

1. 3/30 – Waverly Block Association, Waverly Place bet. Macdougall & Christopher Sts.
2. 4/19 – Friends of Jackson Square, Greenwich Ave. bet 6th & 7th Aves.
3. 4/26 – Police Athletic League, University Pl. bet. 8th & 13th Sts.
4. 4/27 – Bailey House/AIDS Resource Center, Christopher St. bet 7th Ave. & Greenwich Ave.
5. 5/3 – Delta Phi Fraternity, West 4th St. bet. Lafayette St. & Washington Square East.
6. 5/4 – Old St. Patrick’s Cathedral, Broadway bet. Houston & Howard Sts.
7. 5/18 – Greenwich Village Youth Council, Bleecker St. bet Bank & Christopher Sts.
8. 5/31 – Caring Community, Washington Square North bet. University Pl. & 6th Ave.
9. 6/7 - 6th Precinct Community Council, Bleecker St. bet. 7th and 8th Aves.
10. 6/14, 7/12, and 8/23 – Our Lady of Pompeii Church, Carmine & Bleecker Sts. bet. Varick St., 6th Ave. & 7th Ave.
11. 6/21 – Village Reform Democratic Club, Waverly Place bet. Broadway & 5th Ave.
12. 6/22 – Christopher East Block Association, Christopher St. bet. 7th & Greenwich Aves.
13. 5/24-26, 5/31, 6/1 – Washington Square Outdoor Art Exhibit, University Place bet. 13 & 3rd Sts., Washington Place to Mercer St.
14. 6/28 – Bleecker Area Merchants and Residents Association (BAMRA), Bleecker St., bet. 6th Ave. & Broadway.
15. 7/20 – Int’l AIDS Prevention Initiative/The Names Project, Broadway bet. Houston & Howard Sts.
16. 7/26 – Federation to Preserve the Greenwich Village Waterfront and Great Port, Greenwich Ave. bet. 6th & 7th Aves.
17. 7/26 – The Children’s AID Society, Bleecker St. bet. Broadway & 6th Ave.
18. 7/27 – Friends of LaGuardia, La Guardia Place bet. 4th & Houston St.
19. 8/2 - Stonewall Democratic Club, Waverly Place bet. Broadway & 5th Ave.
20. 8/9 - Visiting Neighbors, University Place bet. Waverly Place & 14th St.

21. 8/16 – Village Committee for Jefferson Market Area, Inc., Greenwich Ave. bet. 6th & 7th Aves.
22. 8/30-9/1, 9/6&7 – Washington Square Outdoor Art Exhibit, University Place bet. 13th & 3rd Sts., Washington Place to Mercer St.
23. 8/31 – Greenwich Village/Chelsea Chamber of Commerce, Broadway bet. 8th & 14th Sts.
24. 9/6 - Washington Square Block Association, West 4th St. bet. 6th Ave & Washington Square East.
25. 9/20 Village Center for Care, Bleecker St., bet. 7th & 8th Aves.
26. 9/27 – Congress of Racial Equality, Broadway bet. Waverly Place & 14th St.
27. 10/11 – United Methodist Church of Greenwich Village, W. 4th St. bet. 6th Ave & Washington Square East.
28. 10/18 Village Independents, Greenwich Ave. bet. 6th & 7th Aves.
29. 10/19 Washington Square Village Tenants Assoc., Bleecker St. bet Lafayette St. & La Guardia Pl.
30. 11/1 - Gay & Lesbian Independent Democrats, 4th St. bet Washington Square East & Lafayette St.
31. 11/8 – St. Joseph Church, Washington Place bet. Grove & Macdougall Sts.
32. 11/8 – Independent Downtown Republican Club, University Pl. bet. Waverly Pl. & 14th St.

The following applications are subject to review by the Community Affairs Unit to determine that they meet the requirements of Chapter 1-03(b) the rules of the Office of the Mayor’s Community Affairs Unit Street Activity Permit Office:

11. 6/21 – Village Reform Democratic Club, Waverly Place bet. Broadway & 5th Ave.
19. 8/2 - Stonewall Democratic Club, Waverly Place bet. Broadway & 5th Ave.
28. 10/18 Village Independents, Greenwich Ave. bet. 6th & 7th Aves.
30. 11/1 - Gay & Lesbian Independent Democrats, 4th St. bet Washington Square East & Lafayette St.
32. 11/8 – Independent Downtown Republican Club, University Pl. bet. Waverly Pl. & 14th St.

Vote: Passed, with 30 Board members in favor and 9 recusals (S. Ashkinazy, K. Berger, M.P. Derr, B. Hoyalman, S. Kent, L. Rakoff, D. Reck, R. Sanz, A. Schwartz)

2. Support of the 2008 Multi-Block Street Fair Permit Application for St. Joseph’s School, Washington Place bet. 6th Ave. & Grove on 3/29/08

WHEREAS, the multi-block street fair permit application listed below is an application for renewal; and,

WHEREAS, the sponsors of the proposed street fairs below appear to meet the requirements of Chapter 1-03(b) the Rules of the Office of the Mayor Community Assistance Unit, Street Activity Permit Office Relating to Applications, Fees, Charges for street fairs (the “Street Activity Permit Office Rules”), in that each such sponsor is a “community based, not-for –profit organization, association or the like, which has an indigenous relationship to the specific street or the community or both, for which the event is proposed and which demonstrates that it has the support of the community and is willing to take full advantage for the conduct of the event.

WHEREAS, there is community support and opposition to the application, as indicated below:

In Opposition: Village Alliance on the grounds that there are only 3 children in the school;

In Support: Christine Economos (community resident) who stated that the school was populated after the renovation and is operational.

THEREFORE BE IT RESOLVED, that CB#2, Man., supports the multi-block street fair permit application of St Joseph’s School, Washington Place bet. 6th Ave. & Grove St. on 3/29/08.

Vote: Unanimous, with 39 Board members in favor.

3. Support of the “Lay Over” of Various 2008 Multi-Block Street Fair Permit Applications:

WHEREAS, the multi-block street fair permit applications listed below are applications for renewals:

4. 4/20 the Sierra Club multi-block), Broadway bet. Houston & Grand Sts.
18. 6/29 – Stonewall Veterans Association (multi-block), Washington St. bet. Christopher & Houston Sts.
25. 8/9 – Log Cabin Republican Club, Greenwich St. bet. 6th & 7th Aves.
34. 10/18 – TR Group Republican Club (multi-block), Waverly Pl. bet. Broadway & Macdougall St.

WHEREAS, The Sierra Club, Log Cabin Republicans and TR Republican Club do not have offices or

address within the community nor have they demonstrated a nexus to the community and the manner in which the net proceeds of their street fair benefits the community in the form of programs, humanitarian endeavors and/or charitable contributions; and,

WHEREAS, Stonewall Veteran’s Associations application states that \$5,000.00 of the net proceeds is donated to “Veterans” but it is not clear as to the manner and to whom these donations are made.

THEREFORE BE IT RESOLVED, that CB#2, Man., lay over the following 2008 multi-block street fair permit applications in order to give the applicants an opportunity to appear before the committee and demonstrate, their nexus to the community and the manner in which the net proceeds of their street fair benefits the community in the form of programs, humanitarian endeavors and/or charitable contributions:

- 4. 4/20 the Sierra Club multi-block), Broadway bet. Houston & Grand Sts.
- 18. 6/29 – Stonewall Veterans Association (multi-block), Washington St. bet. Christopher & Houston Sts.
- 25. 8/9 – Log Cabin Republican Club, Greenwich St. bet. 6th & 7th Aves.
- 34. 10/18 – TR Group Republican Club (multi-block), Waverly Pl. bet. Broadway & Macdougall St.
Vote: Unanimous, with 39 Board members in favor.

4. “No Comment” of Multi -Block Street Activity Permit for Application #9: Friends of CB2, Broadway bet. 8th & 14th Sts. on 5/11/08

WHEREAS, there was opposition from the Village Alliance; and

WHEREAS, there was support for this application from the Washington Square Association; and

WHEREAS, it is inappropriate for Community Board 2, as a sponsor, to comment on the Friends of CB2 multi-block street activity permit application;

THEREFORE BE IT RESOLVED, that CB#2, Man., declines to comment the Friends of CB#2, Street Activity Permit Application.

Vote: Unanimous, with 39 Board members in favor.

TRAFFIC AND TRANSPORTATION

Support of a Study by DOT to Mitigate Traffic Speed and Promote Pedestrian Safety on Washington Sq. S. (W. 4th St. bet. Broadway & 6th Ave.):

Whereas, vehicular traffic frequently travels at high speeds along Washington Sq. S., rushing to get through the traffic light at LaGuardia Pl. while it’s green, and thereby endangering pedestrians trying to cross the street; and

Whereas, along this stretch vehicular traffic is often sparse, enabling it to move even more speedily, rarely slowing down, let alone stopping, for crossing pedestrians who are numerous in this area; and

Whereas, Sullivan and Thompson Sts., which lead respectively toward and away from Washington Sq. S., dead-end at the southern end of Washington Sq. Park, making it difficult for pedestrians to discern where to cross and creating the illusion of a long, open speedway, which is worsened by the dangerous and confusing timing of the traffic light at LaGuardia Pl. (also dead-ending at the park);

Therefore, be it resolved that CB#2, Man. requests that the New York City Department of Transportation (DOT) conduct a study of traffic speed conditions on Washington Sq. S. and related traffic impacts up to Sixth Ave. (Ave. of the Americas) to the west and Broadway to the east, looking at a range of both short- and long-term solutions to mitigate traffic speed and improve pedestrian safety, such as additional and differently timed traffic lights, “Stop” and “Yield to Pedestrians” signs, high-visibility crosswalks, speed humps, sidewalk widening and other traffic calming strategies; and

Be it further resolved that CB2 requests that, at the completion of this study, DOT present their findings and recommendations to CB2.

Vote: Unanimous, with 39 Board members in favor.

WATERFRONT

Reconstruction of FDNY Marine Building at Pier

Whereas, there was some initial confusion whether the quaint and wonderful old wooden fire house at the tip of Pier 53 on Gansevoort Peninsula is currently on the NYS Register of Historic Places, and

Whereas, although it may have been on the Register, it is no longer; and

Whereas, this firehouse is so iconic, unique and important to the New York waterfront that it was selected to grace the cover of a new book by Greenwich Village preservationists, Maritime Mile; and

Whereas, representatives of the Hudson River Park, its park design team and the NYFD courteously attended hearings at both the Landmarks Committee and the Waterfront Committee, although it was not required; and

Whereas, they explained that the old firehouse, as delightful as it may be, resembling an maritime structure that one would expect to see on a charming New England or Long Island Sound wharf is not suitable for today's firefighting equipment; and that in the course of rebuilding the rotting pier the Fire Department was going to replace the old structure with a new, larger, modern structure capable of assisting the firefighters and the new fireboat we are about to have placed at Pier 53 but

Whereas, we disagree that the only solution is just to obliterate this attractive and historic structure from our waterfront, because such a decision would be truly an irreparable disaster and loss for future generations; and

Whereas, there are other creative solutions for fertile minds; now Therefore, be it resolved that Community Board 2 recommends building the modern facility but preserving the existing firehouse, as the old lighthouse at the foot of the George Washington Bridge is preserved, by simply moving this historic structure to another location on the waterfront, perhaps alongside the old fire boat, the John 1. Harvey, and that the fireboats being decommissioned be preserved so that *all* will continue to serve as an echo of the past for years to come, delighting young and old alike; and

Further, be it resolved that the HRPT consider adaptive re-use of the firehouse and boat by incorporating them into a maritime or firefighting museum or educational facility.

Vote: Unanimous, with 39 Board members in favor.

ZONING AND HOUSING

1. Citywide Text Amendments Proposed by the New York Chapter of the American Institute of Architects N080110 ZRY

WHEREAS; This Text Amendment is a relatively minor proposal, And;

WHEREAS; This application is intended to address zoning problems related to small and irregular lots of which there are many in Community Board 2, And;

WHEREAS; The proposed Amendments do not increase allowable floor area, And;

WHEREAS; The application would allow flexibility to encourage variety and design, allow for shorter buildings, and allow for floor plan flexibility and efficiency, And;

WHEREAS; The proposal would tend to eliminate some of the BSA Variance applications that Community Board 2 gets for small irregular lots.

THEREFORE BE RESOLVED, that Community Board #2 supports this application **for a Citywide Text Amendments Proposed by the New York Chapter of the American Institute of Architects N080110 ZRY**

Vote: Unanimous, with 39 Board members in favor.

2. 813-815 Broadway (Block: 563; Lots: 33 & 34) BSA # 197-05-BZ Revised Plans for a Board of Standards and Appeals variance application pursuant to Section 72-21 to allow a new 40-unit residential building with commercial uses on the ground floor, to utilize residential floor area beyond the maximum permitted for residential uses, and a bulk variance to permit the height and setback regulations to be modified.

WHEREAS; Community Board #2 was asked by the 10th Street Block Association to reconsider this application so that they could express their opposition, And,

WHEREAS, Council Member Mendez expressed concern that the developer failed to prove that the site presents any hardship what so ever in that it is a standard size site that is well located, And;

WHEREAS; The Applicant was informed of the Committee meeting and stated that a representative would attend the meeting, however, no representative of the Applicant attended, And;

WHEREAS, The 10th Street Block Association submitted current data that shows that commercial rents in the area are significantly higher than the Financial Analysis indicates, And;

WHEREAS, The viability of the current commercial rental market indicates that an as of right commercial building would be financially feasible, And;

THEREFORE BE IT RESOLVED, that Community Board #2 has reconsidered its position based on new evidence submitted and withdraws its resolution of November 15th, 2007, And;

BE IT FURTHER RESOLVED, that Community Board #2 opposes this application for a Board of Standards and Appeals variance application pursuant to Section 72-21 to allow a new 40-unit residential building with commercial uses on the ground floor, to utilize residential floor area beyond the maximum permitted for residential uses, and a bulk variance to permit the height and setback regulations to be modified.

Vote: Unanimous, with 39 Board members in favor.

3. Citywide Stairwells Text Amendment

WHEREAS, The City of New York adopted a new Building Code that will increase the required width of stairwells in residential buildings taller than 125 feet from 36 inches to 44 inches, And;

WHEREAS, The purpose of the amendment is to retain the existing allowable floor area for apartments while accommodating the stricter fire safety standards for stairwells in tall residential buildings;

THEREFORE BE IT RESOLVED, that Community Board #2 supports this application for a **Citywide Stairwells Text Amendment.**

Vote: Unanimous, with 39 Board members in favor.

NEW BUSINESS

Respectfully submitted,

Susan Kent, Secretary
Community Board #2, Manhattan