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Bob Gormley, *District Manager*



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COMMUNITY BOARD No. 2, MANHATTAN

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Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

FULL BOARD MINUTES

DATE: June 23, 2011
TIME: 6:00 P.M.
PLACE: P.S. 3, 490 Hudson Street, Auditorium

BOARD MEMBERS PRESENT: Steve Ashkinazy, Keen Berger, Tobi Bergman, Carter Booth, Anita Brandt, William Bray, Sigrid Burton, Richard Caccappolo, Denise Collins, Terri Cude, Maria Passanante Derr, Doris Diether, Robert Ely, Sheelah Feinberg, Joshua Frost, Gideon Gil, Elizabeth Gilmore, Alison Greenberg, Sasha Greene, David Gruber, Jo Hamilton, Chair, Community Board #2, Manhattan (CB#2, Man.), Anne Hearn, Brad Hoylman, Susan Kent, Edward Ma, Jason Mansfield, Alison McGonigle-Nelson, Florent Morellet, Judy Paul, Lois Rakoff, David Reck, Rocio Sanz, Maury Schott, Arthur Z. Schwartz, Shirley Secunda, Chenault Spence, Richard Stewart, Antony Wong, Elaine Young

BOARD MEMBERS EXCUSED: Susanna Aaron, Heather Campbell, Lisa Cannistraci, Arthur Kriemelman, Evan Lederman, Raymond Lee, Jane McCarthy, Alexander Meadows, Robert Riccobono, Robin Rothstein, Wendy Schlazer, Sean Sweeney

BOARD MEMBERS ABSENT: None

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

GUESTS: Katie Smith, Congressman Jerrold Nadler's office; Laura Morrison, Senator Tom Duane's office; Mary Cooley, Senator Daniel Squadron's office; Sandy Myers, Lin Zeng, Man. Borough President Scott Stringer's office; Sarah Malloy-Good, Assembly Member Deborah Glick's office; John Ricker, NYC Comptroller's office; Noah Isaacs, Council Speaker Christine Quinn's office; Jasmin Torres, Council Member Rosie Mendez's office; Jake Itzkowitz, Council Member Margaret Chin's office; Richard Flood, Chief Jim Tracy, Maurice LaBonne, Jay Hyams, Gil Horowitz, Anne Kjellberg, Irene Kaufman, Alfred Gonzales, Bill Gerstel, Jessica Harvey, Miguel Acevedo, Joseph Ruscito, Josie Mullin, Gerrie Nussdorf, Chris McGine, Nick Gottlieb, Lisa Siegman, Sammy Simpson, Shino Tanikawa, Olga Piantieri, Evette Stark Katz, Marjorie Colt, Carol F. Yost, Derek Sanders, Georgette Fleischer, Timothy B. Rossa, Dixie Beckham, Marna Lawrence, Susan Perry, Timothy Luncford, John Cannizzo,

MEETING SUMMARY

Meeting Date – June 23, 2011
Board Members Present – 38
Board Members Excused – 12
Board Members Absent 0

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	4
EXECUTIVE SESSION	4
ELECTION OF OFFICERS	4
STANDING COMMITTEE REPORTS	4
LANDMARKS AND PUBLIC AESTHETICS	4
PARKS & OPEN SPACE	13
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	14
SLA LICENSING	17
SOCIAL SERVICES, & EDUCATION	36
STREET ACTIVITY & FILM PERMITS	37
ST. VINCENT'S OMNIBUS	38
TRAFFIC AND TRANSPORTATION	50
WATERFRONT	54

II. PUBLIC SESSION

Non-Agenda Items

Whitney Museum at Gansevoort

Richard Flood, from the museum, updated the Full Board regarding the upcoming project.

Budget Cuts

Nick Gottlieb spoke regarding the City's proposed budget cuts.

Budget Cuts to NYC Fire Department

Chief Jim Tracy spoke regarding an upcoming rally to save Ladder Company 8.

Various Public Announcements

Lois Rakoff made several announcements: 1) men's shelter @ 1st Avenue and 30th Street; 2) a forum on June 30th regarding Medicaid and You; and 3) The Washington Square Music Festival free summer concert series in Washington Square Park.

SLA Licensing Items

La Esquina, 106 Kenmare aka 199 Lafayette St.

Marna Lawrence, Timothy Rosser, and Georgette Fleischer spoke against the renewal of the liquor license for the above applicant.

Derek Sanders, the applicant, spoke in favor of the renewal of his liquor license.

The Cubby Hole, 281 W. 12th St.

Joseph Rascito spoke against the liquor license renewal for the above applicant.

803 Kava LLC, d/b/a Kava Café, 803 Washington St.

Marjorie Colt spoke against the liquor license renewal for the above applicant.

Social Services and Education

P.S.3

Lisa Siegman, Principal, welcomed everyone to the school.

Bill Gerstel, Robert Ely, Chris McGinne, Sammy Simpson and Jessica Harvey spoke regarding space limitations and overcrowding at the school.

Education/Schools

Shino Tanikawa spoke regarding education. Ann Kjellberg and Irene Kaufman spoke regarding schools.

Denis Collins, Alfred Gonzales spoke against the proposed teacher layoffs.

St. Vincent's Omnibus

Proposed St. Vincent's Campus Redevelopment Project by North-Shore L.I. Jewish Health System

Dr. Gil Horowitz and Evette Stark Katz, spoke in favor of the proposal.

Carol Yost spoke against the proposal by North-Shore L.I. Jewish Health System.

Dr. Gerrie Nussdorf spoke in favor of restoring a full service hospital and a real emergency room.

Dixie Beckham spoke in favor of a hospital at the site and against the Rudin apartments.

Timothy Luncford spoke in favor of a new hospital.

Susan Perry spoke regarding a hospital at the site.

John Cannizzo spoke regarding the development of green space at Village Square, formerly St. Vincent's Hospital.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Katie Smith, Congressman Jerrold Nadler's office

Laura Morrison, Senator Tom Duane's office

Mary Cooley, Sen. Elect Daniel Squadron's office;

John Ricker, NYC Comptroller's office;

Sandy Myers, Man. Borough President Scott Stringer's office

Sarah Malloy-Good, Assembly Member Deborah Glick's office

Noah Isaacs, of Council Speaker Christine Quinn's office

Jake Itzkowitz, Council Member Margaret Chin's office;

Jasmin Torres and Samuel Morales, Council Member Rosie Mendez's office,

V. ADOPTION OF MINUTES

Adoption of April minutes and distribution of May minutes.

VI. EXECUTIVE SESSION

1. **Chair's Report** Jo Hamilton reported

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

3. Election of Officers for the Ensuing Term

The following Board members were elected as Officers of CB#2, Man. for the ensuing term:

Brad Hoylman– Chair

Robert E. Riccobono – 1st Vice Chair

Alison Greenberg– 2nd Vice Chair

Antony Wong– Treasurer

Susan Kent– Secretary

Keen Berger - Assistant Secretary

All positions were uncontested, except for Assistant Secretary, in which Keen Berger was elected over Lois Rakoff by a vote of 21 to 14.

STANDING COMMITTEE REPORTS

LANDMARKS AND PUBLIC AESTHETICS

1ST LANDMARKS MEETING

1 - LPC Item:15 - 54 Great Jones Street (Bowery)– NoHo Historic District Extension. An Italianate style multiple dwelling with store built c. 1851. Application is to install a wall sign. Zoned M1-1B

Whereas, the justification for an inappropriate vinyl sign offered by the applicant is that a painted sign would accentuate defects present on the wall of this old building, but that a vinyl sign would hide them; but

Whereas, the substantial income generated by an advertising sign will surely enable the owner to afford a re-pointing or parging of the wall. This improvement would thus enable the applicant to use the preferred traditional material, paint, instead of the proposed vinyl; and

Whereas, section 74-711 of the Zoning Resolution provides a substantial benefit, namely, a change of use, to an applicant who adheres to a preservation program for a building. If this applicant wants a substantial benefit, namely, a source of continuing revenue not available to most properties in historic districts, it is not unreasonable to ask that at least some minor preservation work be performed in exchange, especially one that would facilitate the utilization of a more appropriate treatment, namely, paint, instead of the proposed trendy vinyl; and

Further, whereas, the proposed sign itself detracts from the building and the district, with its choice of palette and font, its busyness, as well as its percentage of text within the overall advertising; now

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

Further, be it resolved that CB#2, Man. recommends the applicant repair the deteriorating wall that has been neglected, before it falls into worse disrepair.

Vote: Unanimous, with 38 Board members in favor.

2 - LPC Item: 16 - 740-744 Broadway, aka 2 Astor Place – NoHo Historic District A Beaux-Arts style lofts building designed by Francis H. Kimball and built in 1910-12. Application is to install new storefront infill, signage and awnings.

Whereas, the awnings and window signs are appropriate within the LPC guidelines; and

Whereas, the proposed storefront is an improvement; and

Whereas, this building would surely benefit from a Master Plan; now

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

Further, be it resolved that CB#2, Man. recommends the adoption of a Master Plan to govern future applications.

Vote: Unanimous, with 38 Board members in favor.

3 - LPC Item:17 - 88 MacDougal Street – MacDougal-Sullivan Gardens Historic District A rowhouse built in 1844 and remodeled in the neo-Federal style by Hyde and Joannes in the 1920's. Application is to paint the front facade.

Whereas, the applicant provided sufficient precedents and current examples within the district to justify painting the brick façade black; now

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

Vote: Unanimous, with 38 Board members in favor.

4 - LPC Item:18 - 527 Hudson Street – Greenwich Village Historic District A vernacular building built in 1858. Application is to construct a roof railing, deck, pergola, and skylight.

Whereas, we object to the substantial visibility of the trellised solar panels, since they are quite noticeable from Greenwich and Charles Street. The committee asked the applicant why it was not set back farther to hide it from view. The applicant responded that a hot tub on the roof was planned and it required privacy, so it needed to be set back; and

Whereas, the railings on the front and the north sides would be quite visible from the street; and

Whereas, the skylight lantern, although visible, did not detract from the building; now

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

Further, be it resolved that CB#2, Man. recommends that the trellised solar panels be set back ten feet from the west wall, which would conceal it from view; and that the north and front railings be set back six feet and not so flush as proposed.

Vote: Unanimous, with 38 Board members in favor.

5 - LPC Item:19 - 48-50 West 8th Street - Greenwich Village Historic District

A pair of Queen Anne style flats houses built in 1876. Application is to replace windows.

Whereas, the aluminum windows proposed as a replacement for the historical wooden windows are acceptable on these two contiguous buildings; but

Whereas, a careful review of the schematics reveal that the proposed windows would not be in the same position as the originals, nor have the same profile, and provide a track to accommodate window screens; now

Therefore, be it resolved that CB#2, Man. recommends approval of aluminum as a replacement for the wood; but,

Further, be it resolved that CB#2, Man. recommends that the new windows should be in the same location as the original windows, and should share the same profile. Nor should there be any accommodations for screens, which would clutter the façade.

Vote: Unanimous, with 38 Board members in favor.

6 - LPC Item:20 - 49 West 8th Street – Greenwich Village Historic District A Greek Revival style rowhouse built in 1845 and altered in the early 20th century to accommodate stores at the first two floors. Application is to install signage.

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 38 Board members in favor.

7 - LPC Item: 21 - 335-339 Bleecker Street (Christopher/W.10) - Greenwich Village H.D.

A brick building built in 1861. Application is to install new storefront infill and a storefront cornice.

Whereas, the proposed bulkhead is a bit high, but the proposal overall has a nice “old” feeling to it, although not specifically mirroring historical Village storefronts. However, it is preferable to see an applicant err on the side of tradition than trendiness; but

Whereas, the proposed cornice is a problem. If not actually the original cornice, it certainly reflects the simple cornice one would expect to see in a building of this period. In attempting to extend the more elaborate cornice of the adjacent storefront at 335 Bleecker, the proposal actually sacrifices some historicity; and

Whereas, the residential door should be painted black in order to harmonize with the rest of the storefront. The current red color would draw undue attention to the door; now

Therefore, be it resolved that CB#2, Man. recommends approval of the storefront fenestration and treatment, but with the door being painted black; but,

Further, be it resolved that in order to retain more historical accuracy, the proposed cornice should simply be cleaned, and not be a replication of the less authentic cornice of the adjacent building.

Vote: Unanimous, with 38 Board members in favor.

8 - LPC Item: 22 - 21-33 7th Avenue, aka 175 West 12th Street - Greenwich Village H.D.
A brick apartment house, built in 1962-1963. Application to replace storefront infill and signage.

Whereas, the proposal cleans up and improves the look of the building; now

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

Vote: Unanimous, with 38 Board members in favor.

9 - LPC Item :23 - 137 7th Avenue South- Greenwich Village Historic District
A commercial building with storefronts designed by Charles A. Platt Partners and built in 1999. Application is to alter the front facade, install signage, an awning, and exterior lighting.

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 38 Board members in favor.

10 - LPC Item:24 - 1 Jane Street, aka 115-119 Greenwich Avenue - Greenwich Village H.D.
Laid Over

11 - LPC item: 25 – 61 Greenwich Avenue (Mulry Square) – Greenwich Village Historic District
An empty lot. Application is to construct a new building for housing the ventilation plant for subway lines. Zoned C2-6. LAID OVER AT LPC

Whereas CB#2, Man. has been working with MTA NYC Transit (NYCT) for three years to encourage them to design a façade to house a new subway ventilation plant at Mulry Square that is appropriate to the Greenwich Village Historic District; and

Whereas CB#2, Man. thanks NYCT for being open to consider changes based on our ongoing concerns that this building is in an important location and therefore especially requires a sensitive design, is grateful that NYCT has responded to the community by incorporating the significant 9/11 tiles into the design, and thanks them for taking this important step of bringing the project before the Landmarks Preservation Commission (LPC) for further input; and

Whereas the “new building guidelines” outlined in the 1969 LPC Greenwich Village Designation Report in the section “Policies of the Commission”, page 27, state:

“The architect should take into account his surroundings, including the adjoining buildings and those across the street and along the entire block front. The new building should relate well to its neighbors in terms of materials that are used, the architectural proportions, the size and shape of the windows and the details on the front of the building, such as the exterior lighting and other features. Essentially the most successful new design in an Historic District will be the simplest. The architects should avoid the use of too many different materials and the creation of bizarre effects”; and

Whereas adjacent to the proposed building are brick town houses built in the late Greek Revival period with double-hung sash windows with muntins and simple, flush lintels above; the neighboring buildings have stores at street level and are crowned by a continuous, bracketed cornice; and across the street are nine brick houses that were built as a row and today, despite modernizations, retain a satisfying uniformity in heights and window alignments; and

Whereas the existing buildings adjacent to the site and across the street on Greenwich Avenue are logical architectural references for the proposed building’s massing, storefront-type design, cornice and window placement (in keeping with the LPC’s “new building guidelines,” cited above); and

Whereas the corner site is located at the intersection of two major thoroughfares (Seventh Avenue South and Greenwich Avenue) and is a triangular lot, typically only found in New York City’s historic neighborhoods, a significant corner where the mass of the building should act as a bookend of the block; and

Whereas the proposed design is lower in height than the neighborhood’s typical nineteenth century row houses, and the proposed stair tower on Seventh Avenue South is shown rendered as concrete, not in the architectural vocabulary of the historic district; and

Whereas the proposal’s rendering shows four windows across the width and two rows above the ground level with an alignment, placement and treatment on the proposed building that does not meet the design criteria cited above, for example:

- Three floors of windows above the ground level, not the two proposed in the rendering, are typical to the street and historic district.
- The windows are placed horizontally too far apart from one another, altering the historic ratio of the brick to windows openings, and the location of the rows of windows is too low on the façade.
- The effect is that of a horizontal building, not typical of the neighborhood or street.

Whereas the proposed design indicates window openings with clear glass, revealing a blank concrete surface behind the façade, resulting in *the use of too many different materials and the creation of bizarre effects* contrary to the LPC Guidelines cited above; and

Whereas the proposed design at the ground floor shows a low, continuous horizontal, unbroken band of tile space without vertical dividers that is not contextual in appearance, proportion or treatment, yet directly across the street from the site on Greenwich Avenue is a corner building that exemplifies what a typical commercial infill storefront looks like in this district; and

Whereas what appears to be a wide expanse of empty sidewalk fronting the new structure is an ideal location for a small park-like installation of greenery, and NYCT has indicated a commitment to installing greenery and street furniture if maintenance responsibility is taken over by others, e.g., a community group or non-profit organization;

Therefore be it resolved that to maintain the streetscape and visual uniformity, the proposed building façade should be continuous, at least as tall as the others on the block, and not set back above the third floor; and

Be it further resolved that to insure the protection of the quality and character of the neighborhood, double-hung sash windows with muntins should be installed with tinted glass; and

Be it further resolved that adding a third floor (not stepping back the building), raising the rows of windows to align with the adjacent properties and adding real windows would more nearly meet LPC design criteria; and

Be it further resolved that the new building should use the surrounding storefronts for inspiration and as a historic reference, without necessarily reproducing an actual storefront. The proposed design should have elements like piers and bays, display areas that can be referenced in easy-to-maintain relief (perfect for the tile display), transoms, bulkheads, a sign band and continuous cornice; and

Be it further resolved that the cornice separating the ground floor storefront and upper floors should be raised to match the elevation of the ground floor of the adjacent buildings. This alignment will improve the overall proportions of the proposed building, including the window placement above the ground floor; and

Be it further resolved that NYCT is asked to work with the community as the plan is being refined to develop an integrated greening and street furnishing scheme that can be incorporated holistically during construction, while at the same time establishing a maintenance plan and entity; and

Be it further resolved that the design of the proposed building need not duplicate the historic architecture, obviously this is a new building, but rather reflect the configuration and proportions prevalent in this historic district of nineteenth century buildings. Greenwich Village architecture is significant because buildings of different designs are uniform in their use of materials, scale and architectural details. The neighboring streets offer a mixture of styles, yet there is visual harmony within the historic area. Any building not cohesive in these group qualities would seriously affect the appearance of the street and negatively impact the neighborhood; and

Be it further resolved that two renderings of an approach more in keeping with the precepts outlined above are submitted for consideration herewith of a building façade wrapping around the entire fan plant and concealing it completely, incorporating a design, materials and proportions that are sensitive to its surroundings and contextual to the Historic District, providing a respectful backdrop for displaying the 9/11 memorial tiles significant to this site, and likely the least expensive alternative; and

Be it finally resolved that CB#2, Man. asks LPC to draw upon their vast experience in guiding the design of new structures in historic districts, and urges NYCT to make changes to their proposed design that incorporate the points suggested above.

Vote: Unanimous, with 38 Board members in favor.

12 - LPC Item: 26 - 2 Fifth Avenue - Greenwich Village Historic District A brick apartment house designed by Emery Roth & Sons and built in 1951-52. Application is to replace brick throughout the facades.

Whereas, this proposal will improve and preserve the building, at tremendous cost to the owners; now

Therefore, be it resolved that Community Board 2 recommends approval of this application.

Vote: Unanimous, with 38 Board members in favor.

2ND LANDMARKS MEETING

1. Item 15 – 463 Broome St. – SoHo Cast Iron Historic District. A store designed by Henry Fernbach & built in 1867. Application is to remove a skylight at the rear elevation.

Whereas, the application is to replace the current slanted skylight at the rear of the building by building up the rear brick wall to approximately the height of the upper most point of the present skylight and installing skylight in three sections, one of which will be operable, on the newly created flat roof.

Whereas, the applicant asserted that the existing skylight has deteriorated to the extent that it cannot be repaired.

Whereas, this proposal will increase the height of the rear and side walls from 8’ at their lowest point to 11’ with the new brick matching the existing brick in design,

Whereas, the proposed alterations would remove an important, historic architectural element integral to the design of the building designed for light industry,

Whereas, replacement of the existing skylight with a new one, matching in design the existing skylight and installed in its place would preserve the design integrity of the building

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposal for 463 Broome St.

Vote: Unanimous, with 38 Board members in favor.

2. Item 16 – 2-6 West 4 St. aka 693-697 Broadway – NoHo Historic District. A Beaux-Arts style store & office building designed by William C. Frohne & built in 1908. Application is to install storefront infill & signage.

Whereas, this is a revised plan for the Duane-Reade store which the Committee had heard a short time ago, and

Whereas, the applicant took the comments of the Committee and revised his plans, and

Whereas, the Committee had suggested a bulkhead for the storefronts instead of having them extend down to the sidewalk, and the applicant now has proposed a bulkhead 24” high and a raised molding at the windows, and

Whereas, the mullions on the storefront windows now are the same as those on the second floor, making the design more in keeping with the rest of the building, and

Whereas, the change in the signage does not distract from the overall design of the storefronts,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the changes for 2-6 West 4 St.

Vote: Unanimous, with 38 Board members in favor.

3. Item 17 – 30 Charlton St. – Charlton-King-Van Dam Historic District. An eclectic Georgian style apartment building built in 1927. Application is to legalize façade alterations & installation of windows, light fixtures, & intercom boxes, all without LPC permits, and to install through-wall air conditioning units.

5. Item 19 – 7 Cornelia St. – Greenwich Village Historic District. A residential building with a commercial ground floor built in c 1873 with major alterations completed in 1944 and 2007-09. Application is to install a bracket sign.

9. Item 23 – 137 7th Ave, So. aka 137-141 7 Ave. So. – Greenwich Village Historic District. A commercial building with storefronts designed by Charles A. Platt Partners & built in 1999. Application is to alter the front façade, install signage, an awning, and exterior lighting.

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 that CB#2, Man. strongly recommends denial of the applications for 30 Charlton St. and 7 Cornelia St. and 137 7th Ave, So. in the absence of this important step in the review process.

Vote: Unanimous, with 38 Board members in favor.

4. Item 18 – 1 Jane St. aka 115-119 Greenwich Ave. – Greenwich Village Historic District. An apartment building designed by Charles Kreyborg & built in 1938-39. Application is to replace windows.

Whereas, this building is a prominent structure at the corner of Jane St. & Greenwich Ave. with a variety of windows on the various facades, some double-hung windows and some casement windows, and

Whereas, the proposal is to replace all the windows with double-hung windows, the number of these windows totaling approximately 146 windows – with 10 casement windows at the rear of the building, 11 casement windows in the Jane St. courtyard, 10 casement windows on the Jane St. façade, 5 casement windows on the Greenwich Ave. façade and 5 casement windows at the corner, and

Whereas, the casement windows on the Jane St. and Greenwich Ave. facades, especially the ones on the corner are a very visible identification for the building, and even though an attempt is being made to duplicate the look of the present windows, they take away from the design of the building, especially the ones at the corner,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed new windows for 1 Jane St. & suggests that the current windows be repaired as necessary.

Vote: Unanimous, with 38 Board members in favor.

6. Item 20 – 108 7 Ave. So. – Laid over.

7. Item 21 – 45 Barrow St. – Laid over.

8. Item 22 – 13-15 Sheridan Sq. – Greenwich Village Historic District. An apartment house with neo-Federal style details designed by John Wooley & built in 1924. Application is to alter the marquee.

Whereas, the current marquee has been hit several times by trucks trying to navigate the sharp turn in the street here, and

Whereas, the proposal is to shorten the length of the current marquee extension over the sidewalk by 5’, reducing the amount of extension from the building from 21’3” to 16’, and

Whereas, all the other aspects of the marquee will be retained – the name moved over so that it is still the same placement on the shorter marquee, and the metal medallions and all the other aspects of the marquee retained, including the way it is currently attached to the building, and the details repaired and restored,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 13-15 Sheridan Square.

Vote: Unanimous, with 38 Board members in favor.

9. Item 24 – 527 Hudson St. – Greenwich Village Historic District. Vernacular building built in 1858. Application is to reconstruct the façade.

Whereas, this application deals only with floors 2, 3 and 4 of the building, and

Whereas, the proposal is to replace the bricks which have been damaged by water and time with bricks as closely like the original is possible, with the paint removed, and

Whereas, in order to prevent similar damage in the future, waterproofing will be installed behind the wall and window lintels, and

Whereas, the window lintels which are currently brownstone will be replaced with concrete colored to replicate the brownstone, and

Whereas, the current cornice is in need of repainting, and the applicant has stated he will see if the original color of the cornice can be determined, and will make the new color of the cornice match that color,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of this application for 527 Hudson St.

Vote: Unanimous, with 38 Board members in favor.

11. Item 26 – 421 West 13 St. – Gansvoort Market Historic District. A neo-Renaissance style warehouse building, designed by Hans E. Meyer & built in 1901-02. Application is to legalize the installation of a bracket sign, illuminated signage & exterior lighting without LPC permits.

Whereas, the applicant made certain alterations to the building without LPC permits, ie 6 lanterns and signage and lighting and

Whereas, the current application has altered some of these former alterations, such as reducing the number of lanterns from 6 to 4 lanterns, replacing the previous sign with a new blade sign 18” x 2-1/4” set 10’ above the sidewalk in line with Dept. of Buildings requirements, and reducing the signs with back-lighting to just one such sign,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the application for 421 West 13 St.

Vote: Unanimous, with 38 Board members in favor.

PARKS, RECREATION & OPEN SPACE

A resolution supporting an installation and event series at Soho Square

Whereas, a detailed proposal was submitted to create a temporary structure in Soho Square for a student project; and

Whereas, the structure will have no roof; and

Whereas, the event will not interfere with public use of the park and will attract and engage park visitors; and

Whereas, Hudson Square Connection has proven itself to be a responsible and community responsive group; and

Whereas, the project will contribute to the institutional goals of Hudson Square Connection and the Columbia University program while contributing interest and activity to a park that does not get much use;

THEREFORE BE IT RESOLVED that CB#2, Man. supports this project and urges the Parks Department to expedite its permit process in all appropriate ways.

Vote: Unanimous, with 38 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

Renewal App. for revocable consent to operate an Enclosed sidewalk café for:

1. 74 Seventh LLC, d/b/a Centro Vinoteca, 74 Seventh Ave. South (SW corner of Barrow St.), with 13 tables & 42 seats, DCA# 1233131

Block:587 Lot:56 Lot Frontage:56' Lot Depth:41 Year Built:1910(estimated)

Number of Floors:2= Residential Units:0 Total # of Units:1 Zoning:C2-6

Landmark Building: Yes Historic District: Greenwich Village

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant was present, and

Whereas, this café has been operated by this applicant for several years with no known issues, and

Whereas, the committee asked that a planter with an evergreen which stands beyond the north corner of the café restricting the traffic flow between it and the street light pole at the corner be moved and the applicant agreed,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Enclosed sidewalk café for **74 Seventh LLC, d/b/a Centro Vinoteca, 74 Seventh Ave. South (SW corner of Barrow St.), with 13 tables & 42 seats, DCA# 1233131**

VOTE: Unanimous, with 38 Board members in favor.

Renewal App. for revocable consent to operate an Unenclosed sidewalk café for:

2. T. Hospitality, Inc. d/b/a Sea, 835 Washington St. aka 39 Little West 12th St. (NE corner of Little W. 12th St.), with 29 tables & 58 seats, DCA# 1190801

Block:645 Lot:62 Lot Frontage:25' Lot Depth:103.25 Year Built:1900

Number of Floors:2 Residential Units:0 Total # of Units:1 Zoning:M1-5

Landmark Building: Yes Historic District: Gansevoort Market

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant was present, and

Whereas, this café has been operated by this applicant for several years with no known issues,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **T. Hospitality, Inc. d/b/a Sea, 835 Washington St. aka 39 Little West 12th St. (NE corner of Little W. 12th St.), with 29 tables & 58 seats, DCA# 1190801**

VOTE: Unanimous, with 38 Board members in favor.

Renewal App. for revocable consent to operate an Unenclosed sidewalk café for:

3. Two Bacalhaus Inc. d/b/a Pao, 322 Spring St. with 16 tables & 32 seats, DCA# 0957079 (addition)

Block:595 Lot:73 Lot Frontage:18.75' Lot Depth:40.33 Year Built:1900(estimated)
Number of Floors:4 Residential Units:3 Total # of Units:4 Zoning:C6-2A

Whereas, the area was posted, community groups notified and there was one community member present regarding this application, and the applicant was present, and

Whereas, this café has been operated by this applicant for several years with no known issues, and CB2 Board member and nearby resident David Reck verified the applicant has consistently been an excellent neighbor,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Two Bacalhaus Inc. d/b/a Pao, 322 Spring St. with 16 tables & 32 seats, DCA# 0957079**

VOTE: Unanimous, with 38 Board members in favor.

Modification/Assignment of Consent for App. for revocable consent to operate an unenclosed sidewalk cafe for:

4. Akram Restaurant Management, Inc. d/b/a Da Gennaro, 129 Mulberry St. (NW corner of Hester St.), with 19 tables & 38 seats, DCA# 1249523

Block:236 Lot:31 Lot Frontage:25' Lot Depth:60 Year Built:1900(estimated)
Number of Floors:5 Residential Units:8 Total # of Units:9 Zoning:C6-2G

Whereas, the area was posted, community groups notified and there was one community member present regarding this application, and the applicant and her representative, Michael Kelly, were present, and

Whereas, this application is for expansion of an existing café and the agenda for this meeting inaccurately listed the original 13 tables and 26 seats instead of the expanded 19 tables and 38 seats, and

Whereas, this café has been noted by several committee members who have documented this with photographs taken at multiple times to consistently violate its seating plan by extending tables to the corner of the building at Hester Street leaving as little as 3 or 4 feet of sidewalk between the tables and the corner streetlight pole, and

Whereas, the restaurant staff has no other way to serve those misplaced tables but use the remaining sidewalk, and

Whereas, there is almost always an additional staff member haranguing pedestrians to eat at the restaurant further blocking the corner and wait staff consistently using the public sidewalk all along the café to serve rather than restricting service to the designated service aisles, and

Whereas, the applicant claims that this is not happening when the committee clearly witnesses it happening on virtually a daily basis, and

Whereas, one member of the public spoke in favor of the restaurant with the argument that while the restaurant does do this they should not be penalized because other operators on Mulberry Street break the same rules, and

Whereas, DCA appears to be either incapable of or unwilling to bring this applicant into compliance, and

Whereas, the committee feels strongly that rewarding this applicant with additional tables and chairs without evidence of improvement in compliance by the applicant and her staff would be unacceptable,

THEREFORE BE IT RESOLVED that CB#2, Man. **STRONGLY** recommends **DENIAL** of this application for a MODIFICATION/ASSIGNMENT OF CONSENT App. for revocable consent to operate an Unenclosed sidewalk café for **Akram Restaurant Management, Inc. d/b/a Da Gennaro, 129 Mulberry St. (NW corner of Hester St.), with 19 tables & 38 seats, DCA# 1249523**

VOTE: Unanimous, with 38 Board members in favor.

New App. for revocable consent to operate an unenclosed sidewalk cafe for:

5. Super Noodle Inc. d/b/a Old Town Hot Pot, 70 7th Ave. South (NW corner of Commerce St), with 13 tables & 27 seats, DCA# 1391722

Block:587 Lot:61 Lot Frontage:38.71' Lot Depth:28.56 Year Built:1950
Number of Floors:1 Residential Units:0 Total # of Units:1 Zoning:C2-6
Landmark Building: Yes Historic District: Greenwich Village

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's representative James Wang, was present, and

Whereas, the print supplied with the application was drawn with two major errors on it:

- two sidewalk grates were drawn 3 feet further out on the sidewalk than they are
 - the side street sidewalk of Commerce Street was drawn 4 feet wider than it is which effectively shows more space on the corner than there is both of which would allow a larger café than is legal,
- and

Whereas, the committee suggested the plan might be brought into compliance with the loss of only 1 table and 3 seats, or 2 tables and 5 seats depending on new measurements, by angling both the north and south ends of the café more sharply than shown on the print,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **DENIAL** of this application for a NEW App. for revocable consent to operate an Unenclosed sidewalk café for **Super Noodle Inc. d/b/a Old Town Hot Pot, 70 7th Ave. South (NW corner of Commerce St), with 13 tables & 27 seats, DCA# 1391722**

UNLESS DCA ensures the applicant files a print for the café correcting the two issues noted above and reducing the café seating to either 12 tables and 24 seats or 11 tables and 22 seats depending on the measurements on the corrected print.

VOTE: Unanimous, with 38 Board members in favor.

6. St. Jude Enterprises, LLC d/b/a Benito One, 174 Mulberry St. (btw Grand St & Broome St), with 4 tables & 8 seats, DCA# 1394721

Block:471 Lot:34 Lot Frontage:26.08' Lot Depth:99.75 Year Built:1900(estimated)
Number of Floors:7 Residential Units:16 Total # of Units:17 Zoning:C6-2G

Whereas, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant was present, and

Whereas, this café has been operated by a previous applicant for several years with few known issues, and

Whereas, the applicant was reminded that the plan for the café was dependent on service taking place from the designated service aisle between the two tables and not from the public sidewalk at the end of the tables,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **APPROVAL** of this application for a NEW App. for revocable consent to operate an Unenclosed sidewalk café for **St. Jude Enterprises, LLC d/b/a Benito One, 174 Mulberry St. (btw Grand St & Broome St), with 4 tables & 8 seats, DCA# 1394721**

VOTE: Unanimous, with 38 Board members in favor.

SLA LICENSING

1. Brio Bar Corp. d/b/a Bahr Che, 26 Astor Place NYC 10003

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of a Beer and Wine license to add 6 tables and 12 chairs to their outside space that is within the property line in a mixed-use building on Astor Place between Lafayette and Broadway (block #544 / lot # 7502); and,

Whereas, the applicant stated the hours of operation for the exterior seating is Sunday through Saturday from 12:00 p.m. to 10:00 p.m. and that all tables and chairs will be brought in by 10:00 p.m.; and,

Whereas, there was no community opposition but a petition with 32 signatures in support of this application was presented; and,

Whereas, the applicant has agreed to the following stipulations for the outside seating:

1. Hours of operation are Sunday through Saturday from 12:00 p.m. to 10:00 p.m.
2. There will be no music outside.
3. Service to the outside area will occur only through areas within the applicant's direct leased premise, which was indicated to be a door that leads directly to the outdoor area from the premise and not the rear service door.

Whereas, the applicant will provide update plans of interior and exterior changes which will be necessary to accommodate access to the outside seating through the doorway which leads from the premise directly to the outdoor area; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** of this alteration to the Beer and Wine license for **Brio Bar Corp. d/b/a Bahr Che, 26 Astor Place NYC 10003** unless all stipulations agreed to in the 5th Whereas clause in this resolution are incorporated into the “Method of Operation”.

Vote: Unanimous, with 38 Board members in favor.

2. CGP Enterprises, Inc., 41 E. 11th St, aka 95 University Pl., NYC 10003

Whereas, the applicant re-appeared before the committee; and,

Whereas, this is an application for a full service restaurant specializing in Greek food; and,

Whereas, this application is for a new Beer and Wine license in a mixed-use building (block #563 and lot #1) on University Place between 11th and 12th Street for a 3,700 s.f. restaurant with 17 tables and 50 seats, 1 bar with 7 seats, and a maximum legal capacity of 60 persons; and,

Whereas, the applicant stated the hours of operation are from Sunday from 8:00 a.m. to 11:00 p.m., Monday through Thursday from 8:00 a.m. to 12:00 a.m. and Friday and Saturday from 8:00 a.m. to 1:00 a.m.; there is no sidewalk café or backyard garden and music will be background only; and,

Whereas, the applicant had originally submitted an application for a full on-premise license in the preceding month, but had withdrawn that application to meet with local community members and the local neighborhood association; and,

Whereas, the applicant met with the neighborhood associations and other community members and created the following stipulations that are to be included by CB#2, Man.:

STIPULATIONS

Hours of operation: On each Sunday through Thursday night, the Operator shall close no later than 12:00 Midnight . On each Friday and Saturday night, (more correctly referred to as Saturday and Sunday morning) the Operator shall close no later than 1:00AM .

Soundproofing: The Operator shall use its best efforts to ensure that noise does not emanate from the Establishment in any direction and meets or exceeds New York City noise code.

Front door: The Operator shall construct a double door vestibule that prevents noise from escaping onto the sidewalk. The Operator shall cause the doors to remain in a closed position. The Operator shall not operate any outdoor speakers or sound amplification and shall not deliberately direct any sound outside of the Establishment.

Upon request, the Operator shall hang a sign outside the establishment, which shall be legible from 20 feet away, instructing patrons to keep the noise down and to respect the neighbors.

Windows: The Operator shall use its best efforts to ensure that noise does not emanate from the windows. The Operator shall not permit the windows to be left in an open position. If any windows are to be replaced the Operator shall replace said windows with non- operable windows.

Security: The Operator shall cause a general manager to be present at the Establishment during all hours of operation.

Music: The Operator shall not permit DJs or live music in the Establishment. Only background music at a reasonable level shall be permitted.

Promoters: The Operator shall not use outside promoters or allow promoted third party events at the Establishment.

Dancing: The Operator shall not permit dancing in the Establishment.

Sanitation: The Operator shall not store garbage or garbage dumpsters outside of the Establishment. The Operator shall construct a refrigerated room to store the garbage and will store all garbage in said refrigerated room.

Outdoor Seating: The Operator will not establish any outdoor seating or seek to obtain permission for any outdoor seating including but not limited to any unenclosed sidewalk cafe permit.

Lighting: The Operator shall not install lighting that could disturb residents living around the Establishment. This includes but is not limited to neon, flashing lights, flood up-lighting, etc.

Steering: The Operator shall not attempt to steer the public from the sidewalk into the Establishment. The Operator shall not distribute any fliers on the sidewalk or street.

Drink Specials: The Operator shall not offer any discounted drinks at any time. All drinks will always be sold at full price.

Kitchen: The Operator shall cause the kitchen to stay open serving a full menu until closing.

Meetings: Upon request, the Operator shall make available the general manager to attend meetings with representatives of the community.

Basement: The Establishment's basement shall not be used to seat or serve patrons.

Whereas, the applicant submitted a petition with 361 signatures in support of the new restaurant; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** of the new Beer and Wine license for **CGP Enterprises, Inc., 41 E. 11th St, aka 95 University Pl., NYC 10003** unless all stipulations agreed to in the 5th Whereas clause in this resolution are incorporated into the "Method of Operation".

Vote: Unanimous, with 38 Board members in favor.

3. B & Y Restaurant Group, LLC 323 West Broadway, NYC 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application for a full service Kosher restaurant; and,

Whereas, this application is for a new Full On Premise license, in a mixed use building (block 228 / lot 11) on West Broadway between Canal and Grand Street, for a total of 3,139 s.f. with 60 tables and 134 seats and 1 bar with 5 seats, there will be no sidewalk café and no back yard garden, and a maximum legal capacity of 139 persons inside; and,

Whereas, the applicant stated the hours of operation are Sunday through Thursday from 11:00 a.m. to 12:30 a.m. and Friday from 11:00 a.m. to 1:30 a.m. and Saturday from Sundown to 1:30 a.m.; there will be no sidewalk café and no backyard garden; music will be quiet background only; and,

Whereas, this location falls under the legal settlement agreement between the Wooster & Grand, Inc. and the New York State Liquor Authority, New York County Index No. 106061/96 which states that any establishment within 500 feet from 72 Grand Street that intends to use the premises as a late night drinking establishment or bar must not be open any later than 12:30 a.m. on the weekdays and 1:30 a.m. on the weekends; and,

Whereas, there were 2 community speakers who came in support of this application; and,

Whereas, the applicants have agreed to the following stipulations:

1. Hours of Operation are Sunday through Thursday from 11:00 a.m. to 12:30 a.m. and Friday from 11:00 a.m. to 1:30 a.m. and Saturday from Sundown to 1:30 a.m.
2. No public use of the rooftop.
3. All windows and doors will be closed by 10:00 p.m.
4. Venting on rooftop will be corrected if any community complaints.
5. To manage all crowd control outside premises.
6. Any change in ownership or principals or corporation must require a review before the CB#2, Man.'s SLA committee.
7. To obtain all proper certificates, including but not limited to a new Certificate of Occupancy and a Public Assembly permit for the proposed use.

Whereas, there are 22 licensed establishments within 500 feet of the location; and,

Whereas, the “Kosher” aspect of the application is a unique addition to the community; and,

Whereas, CB#2, Man. request that the SLA conduct a 500 ft. rule hearing; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** of the On Premise license for **B & Y Restaurant Group, LLC 323 West Broadway, NYC 10012**; **unless** all stipulations agreed to in this resolution in the 7th Whereas clause are incorporated into the “Method of Operation”.

Vote: Unanimous, with 38 Board members in favor.

4. GMT New York, LLC d/b/a GMT, 142 Bleecker St., a/k/a 510 LaGuardia PL., NYC 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application to alter the current Full OP license to include the new sidewalk cafe, in front of the restaurant that is in a mixed use building (block 525 / lot 7504) on the corner of Bleecker Street and LaGuardia Place which will include 24 tables and 54 seats; and,

Whereas, the applicant stated the hours of operation for the sidewalk café are Sunday from 12:00 p.m. to 12:00 a.m. Monday through Thursday from 11:00 a.m. to 12:00 p.m. and Friday and Saturday from 11:00 a.m. to 1:00 a.m.; and,

Whereas, this applicant has agreed to the following stipulations:

1. The sidewalk café hours of operation will be Sunday from 12:00 p.m. to 12:00 a.m. Monday through Thursday from 11:00 a.m. to 12:00 p.m. and Friday and Saturday from 11:00 a.m. to 1:00 a.m.
2. All doors and windows will be closed by 11:00 p.m.
3. There will be no sidewalk café of the Bleecker Street sidewalk.

Whereas, applicant previously submitted this application to CB2 Manhattan who would not hear this application until the applicant opened their Kitchen and was serving food, which did not happen until several months after opening, but was initially a major factor for CB2 approving the original application for an On-Premise License; and,

Whereas, the applicant is now operating their kitchen and serving food; and,

Whereas, there were 4 community members in attendance who supported this application and 2 letters are attached that are also in support; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** to the alteration to include the sidewalk café under the Full OP license for **GMT New York, LLC d/b/a GMT, 142 Bleecker St., a/k/a 510 LaGuardia PL., NYC 10012** unless all the stipulations agreed to in this resolution in the 4th Whereas clause are incorporated into the “Method of Operation”.

Vote: Unanimous, with 38 Board members in favor.

5. New Restart, Inc. d/b/a Mambo Italiano, 145-147 Mulberry St., NYC 10013

Whereas, the applicant re-appeared before the committee after last appearing in September 2010 for a different configuration for the proposed additional space for which CB#2, Man. recommended that the SLA deny the application; and,

Whereas, in July 2009, CB#2, Man. recommended approval for a On Premise license in a mixed use building on Mulberry between Grand and Hester streets for a 5,000 s.f. Italian restaurant with 70 table seats, 1 bar with 18 seats, and a maximum legal capacity of 88 persons; and the applicant stated the hours of operation are 12:00 p.m. – 11:30 p.m. Sunday – Thursday and 12:00 p.m. – 1:00 a.m. Friday and Saturday; there will be a sidewalk café application but no backyard garden; music is background only; and the applicant has agreed to obtain a Public Assembly permit prior to opening the establishment; and,

Whereas, this application is for the alteration of the currently existing On Premise license, for an Italian restaurant in a mixed-use building on Mulberry Street between Hester and Grand Street (block 236 / lot 7502) to expand seating into the basement, which has never been licensed before, to include 43 tables and 158 chairs and a service bar and add an additional 40 seats on the first floor (for a total of 34 tables and 124 table seats and 1 bar with 10 seats on the first floor and 158 seats in the basement creating a grand total of 292 seats)

Whereas, the applicant stated that the hours of operation would increase to Sunday –Thursday from 12:00 p.m. to 1:00 a.m. and Friday – Saturday from 12:00 p.m. to 2:00 a.m.; music will be quiet background only; and,

Whereas, the applicant appeared before this committee before with a request to have a cabaret license which was denied; and,

Whereas, the basement space at this location has never licensed before and the request will essentially quadruple the current size of this operation, the equivalent of adding 3 more new establishments in this area which typically have occupancies of 74 or less and are already having difficulty operating businesses in this community as outline in recent press articles; and,

Whereas, a member of the community pointed out that the large seating plan would likely encourage marketing to large groups who often arrive by tour buses that idle illegally throughout the neighborhood and one of the principals of this location was quoted in the NY Post stating that “We get visits mostly from millions of tourists, but the real people who live in Manhattan don't come here anymore” (Olshan, Jeremy, “Eataly pinches Little Italy”, The New York Post, June 13th, 2011); and,

Whereas, the applicant is unwilling to close doors and windows earlier than the closing hours of the restaurant; and,

Whereas, the CB#2, Man. SLA Licensing Committee is unanimously against the applicant’s unwillingness to close windows and doors at a reasonable time such as 9 or 10 p.m. and requests the SLA consider this unreasonable response from the applicant in making it’s decision and further CB2 is on record as being unanimously against the operating outside of reasonable hours restaurants with French doors and windows being open until late hours without consideration but due to noise issues throughout this particular district and the unique claim in this situation that “everyone else does it”, the committee realizes that its decision cannot rest solely on this issue and realizes that Little Italy does not follow the same rules as other neighborhoods and that this application would be recommend as DENIED if it were in any other location; and,

Whereas, there is still no evidence that the applicant has applied for or received a Place of Assembly permit that is required for the current approved operation and which the applicant stipulated in July 2009 that they would obtain prior to opening the establishment; and,

Whereas, there are at least 20 licensed OP establishments within 500 feet of the proposed expansion and many beer and wine licenses;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the **denial** of the alteration to the On Premise license for **New Restart, Inc. d/b/a Mambo Italiano, 145-147 Mullberry St., NYC 10013.**

Vote: Unanimous, with 38 Board members in favor.

6. Jobee Restaurant, 3 Howard St., NYC

Whereas, the applicant re-appeared before the committee to present an alteration to their existing license, after appearing last month in May regarding their renewal application, which CB2 recommend that the SLA deny for operating outside their method of operation; and,

Whereas, this application is to request a change in the method of operation including hours of operation and change in seating plan, in a mixed use building (block 208 / lot 13) on Howard Street between Centre Street and Lafayette Street; and

Whereas, the applicant stated they would like the new hours of operation to be Sunday through Tuesday from 12:00 p.m. to 9:30 p.m. and Wednesday through Saturday from 12:00 p.m. (noon) to 2:00 a.m. with Live D.J.s; and,

Whereas, the applicant presented a seating plan with 13 tables and 58 seats and 1 bar with 10 seats for a total of 68 seats with a total occupancy of 74; and,

Whereas, the applicant will be a restaurant in the evening but on Wednesday through Saturday they will be offering promoted events and will not operate as a restaurant but instead as a venue; and

Whereas, pictures of events at the location and descriptions online make it difficult to understand how if the seats are being utilized during special events, the premise would be able to stay under their maximum occupancy as the total number of seats is 6 less than the maximum occupancy of 74; and,

Whereas, at the May 2011 CB#2, Man. SLA Committee meeting, in addition to the details outline in the Resolution dated May 19th, 2011 in regards to this applicants application to renew their license for which they were asked to appear in front of CB#2, Man. the applicant admitted to operating outside of their established method of operation of a Chinese Restaurant, and operating outside their stated hours, and furthermore stated that they would not host anymore promoted dance parties/special events/late night hours until they applied to the SLA for a change in their method of operation; and,

Whereas, on the evening of Saturday May 28th, after the above mentioned meeting and resolution and prior to submitting an alteration application to the SLA, it was reported by online blogs that the regularly scheduled “Madame Wong’s” dance party that is hosted at this location was shut down by the police, and subsequent inquiry to the 5th Precinct confirmed by Special Operations Lt. Bailey via P.O. Wai Yee Keck, that in fact the location was shut down by the NYPD for operating without a cabaret license (it is possible that their were other citations); and,

Whereas, an attorney who stated that he represented Center Plaza LLC, the owner of the building, said that the they had concern regarding alterations to this license and the disruption the changes would make for them and other tenants and after hours entertainment and stated that the applicant had filed for bankruptcy protection and there was concern in regards to the change in the method of operation, but that they were not aware of the terms of the lease because it was a sublease; and,

Whereas, in addition to the above information, the applicant appears to have made material misrepresentations directly to CB#2, Man. when they stated that they would no longer operate outside of their current method of operation, until properly filing for changes, please also refer to CB#2, Man.’s resolution dated May 19th, 2011 regarding this applicants renewal application; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** for the alteration of the On Premise license for **Jobee Restaurant, 3 Howard St., NYC.**

Vote: Unanimous, with 38 Board members in favor.

7. La Esquina, 106 Kenmare aka 199 Lafayette Street

Whereas, the applicant and their lawyers appeared before the committee; and,

Whereas, a waiver letter was sent to the SLA by CB2's district office in error; and,

Whereas, this application is for the renewal of a Full OP license in a mixed use building (block #482 and lot #7501) on Kenmare Street on the corner of Lafayette and Kenmare Street for a 3,967 s.f. restaurant with 41 tables and 169 seats 1 bar with 10 seats and a maximum legal capacity of 179 persons; and,

Whereas, the applicant stated the hours of operation are Saturday and Sunday from 11:00 a.m. to 2:00 a.m. and Monday through Friday from 8:00 a.m. to 2:00 a.m.; there is a sidewalk café but no backyard garden, and music is background only; and,

Whereas, this applicant has had a history of problems both legally and with the community that date back to their inception; and,

Whereas, the community presented a complete list of violations dating back to 2005 from the D.O.B., E.C.B., D.O.H., S.L.A., and Fire Department (see attachment); and,

Whereas, this establishment is regarded as an anchor tenant in the area of Petrosino Square and is one of the longer running establishments; and,

Whereas, even though the applicant has taken steps to improve certain conditions, the applicant seems to have no regard for the concerns of their residential neighbors and only responds when the situation ameliorates a problem for them; and,

Whereas, many residential neighbors feel intimidated by the applicant and when the committee requested that the applicant establish posted meetings to work out problems with the community, the residents said they would not go; and,

Whereas, the applicant was supposed to be posting security outside to manage the rowdy clientele in the sidewalk café but residents report that there has not been any security outside until 1 week before this hearing and that the security is ineffective in managing the crowds; and,

Whereas, one of the main issues is that the applicant is unable to address the long running complaint of noise on the sidewalk in front of their establishment involving their customers, which often occur as short flashpoints in the front of their establishment lasting for short periods many times over the course of an evening and that they have no regard for even though they happen at late hours and are well within the role of the applicant to address and cause great aggravation and affect the quality of life of residents in surrounding residential buildings to a significant degree; and,

Whereas, it seems that the applicant is unwilling to maintain control over the area surrounding the establishment and the impact of quality of life issues that emanate from their establishment

Whereas, there is limited nightlife and quality of life enforcement in this area; and,

Whereas, even though many of the violations have been corrected, the sheer cumulative number of citations and community complaints have resulted in a very large drain on a variety of resources that could be better served elsewhere; and,

Whereas, the applicant operates their sidewalk café under reduced hours and with conditions under special agreement with the New York City Council as a result of the aforementioned issues; and,

Whereas, CB#2, Man. would like to the D.O.B to conduct a thorough review of the premise and permits and job filings and submit its findings to both CB#2, Man. and the SLA and CB#2, Man. would like the S.L.A. to verify all the violations the establishment has received from various agencies and confirm that corrections were actually made; and

Whereas, CB#2, Man. is not in a position to recommend the renewal of the liquor license for La Esquina for the reasons outlined above and specifically because the establishment is not able to or is unwilling to address correctable long running issues;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** of the renewal of the Full OP license for **La Esquina, 106 Kenmare aka 199 Lafayette Street.**

Vote: Unanimous, with 38 Board members in favor.

THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:

8. Il Buco Alimentaria/Vineria 53 Great Jones St. NYC

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license **Il Buco Alimentaria/Vineria 53 Great Jones St. NYC** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

9. TNTE LLC, 265 Elizabeth St., NYC 10012

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of any proposed liquor license to **TNTE LLC, 265 Elizabeth St., NYC 10012** and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

10. Mother's Ruin, LLC 18 Spring St., NYC 10013

Whereas, the applicant requested a layover of consideration of the application to the next CB#2, Man. SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of any proposed liquor license to **Mother’s Ruin, LLC 18 Spring St., NYC 10013** and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

11. Toby’s Public House II, LLC d/b/a Toby’s Public House II, 86 Kenmare St., NYC 10012

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of any proposed liquor license to **Toby’s Public House II, LLC d/b/a Toby’s Public House II, 86 Kenmare St., NYC 10012** and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

12. Sogno Restaurant Corp. d/b/a The City Tavern, 22 E. 13th St., NYC 10003

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to **Sogno Restaurant Corp. d/b/a The City Tavern, 22 E. 13th St., NYC 10003** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

13. Altamarea Group LLC, d/b/a Osteria Marini, 218 Lafayette St., NYC 10013

Whereas, the applicant requested to withdraw from consideration of the application until they have corrected some outstanding violations but will return to the CB#2, Man. SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to **Altamarea Group LLC, d/b/a Osteria Marini, 218 Lafayette St., NYC 10013** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

14. Akram Restaurant Management Inc., d/b/a Da Gennaro, 129 Mulberry St., NYC 10012

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to Akram Restaurant Management, Inc., d/b/a Da Gennaro, 129 Mulberry St., NYC 10012 until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

15. Barrio 47, LLC d/b/a Barrio 47, 47 8th Ave., NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the transfer of ownership of a licensed premise with an upgrade to a Full OP license for a full service Mediterranean style restaurant only in a mixed-use building on 8th Avenue between Horatio and Jane Street (block #626 / lot # 41) with one stand-up bar with 13 seats, there are no service bars, 15 interior tables with 32 seats, and a total occupancy of 74 or less, the bar will be moved from it's current location and there are additional layout changes as indicated in the floor plan; and,

Whereas, the applicant stated the hours of operation are Saturday and Sunday from 10:00 a.m. to 2:00 a.m. and Monday through Friday from 5:00 p.m. to 2:00 a.m., this does not include a future sidewalk café and there will be no backyard garden; and,

Whereas, there was no community opposition regarding this application; and,

Whereas, the applicant has agreed to the following stipulations:

1. Hours of operation are Saturday and Sunday from 10:00 a.m. to 2:00 a.m. and Monday through Friday from 5:00 p.m. to 2:00 a.m.
2. The kitchen will stay open until closing.
3. This will remain a full service restaurant only.

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of this alteration to the Beer and Wine license for Barrio 47, LLC d/b/a Barrio 47, 47 8th Ave., NYC 10014 unless all stipulations agreed to in the 5th Whereas clause in this resolution are incorporated into the "Method of Operation".

Vote: Unanimous, with 38 Board members in favor.

16. Amagansett Hospitality Group, LLC d/b/a Tremont, 300 W. 4th Street aka 51 Bank St., NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application for a full service restaurant only with a Mediterranean influence; and,

Whereas, this application is for the upgrade from a Beer and Wine license to a Full OP license in a mixed use building (block #624 and lot #53) on the corner of West 4th Street and Bank Street for an 1,496 s.f. restaurant (910 s.f. 1st floor, 586 s.f. cellar) with 13 tables and 36 seats on the first floor, 1 bar with 10 seats on the first floor, and a maximum legal capacity of 46 persons; and,

Whereas, the applicant stated the hours of operation are Sunday from 9:00 a.m. to 11:00 p.m., Monday through Saturday from 11:30 a.m. to 12:00 a.m., there is no sidewalk café at this time and no backyard garden, music will be background only; and,

Whereas, there was no community opposition for this application but there was 1 community member who appeared in support of the application; and,

Whereas, the applicant has agreed to the following stipulations:

1. Hours of operation are Sunday from 9:00 a.m. to 11:00 p.m., Monday through Saturday from 11:30 a.m. to 12:00 a.m.
2. All windows and doors to be closed by 10:00 p.m.
3. The West 4th St. entrance will be the primary means of ingress and egress.

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the upgrade to a full on-premise license for **Amagansett Hospitality Group, LLC d/b/a Tremont, 300 W. 4th Street aka 51 Bank St., NYC** unless all stipulations agreed to in the 6th Whereas clause in this resolution are incorporated into the “Method of Operation”.

Vote: Unanimous, with 38 Board members in favor.

17. SoHo House New York, d/b/a SoHo House, 29-35 9th Ave. So., NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this is an application is for the alteration of 3 guest suites on floors 3, 4 and 5 to be subdivided into 3 separate guest rooms each thereby adding 6 new guest rooms to the hotel premise in total; and,

Whereas, this application for the alteration for the Full On Premise license, in a commercial building (block 646 / lot 47) on 9th Avenue between 13th and 14th Streets to include the 6 new guest rooms; and

Whereas, there was no opposition by any community members; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the approval to the alteration of the On Premise license for **SoHo House New York, d/b/a SoHo House, 29-35 9th Ave. So., NYC 10014.**

Vote: Unanimous, with 38 Board members in favor.

18. SoHo House New York, d/b/a SoHo House, 29-35 9th Ave. So., NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is to include alterations to the interior space of the hotel as follows : the 6th floor stand-up bar will be reconfigured and moved, finishes and furniture improvements to the dining area, a fireplace will be added, and a back bar/service bar will be relocated within the room, and the kitchen will be upgraded; and,

Whereas, this is an application to alter the current Full OP license to include the interior changes, in a commercial building (block 646 / lot 47) on 9th Avenue between 13th and 14th Streets; and,

Whereas, there was no opposition by any community members; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends the approval to the alteration of the On Premise license for SoHo House New York, d/b/a SoHo House, 29-35 9th Ave. So., NYC 10014.

Vote: Unanimous, with 38 Board members in favor.

19. 803 Kava LLC, d/b/a Kava Cafe, 803 Washington St., NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of the currently existing Beer and Wine license, for a coffee café/restaurant in a mixed-use building located at 803 Washington Street between Gansevoort and Horatio Street (block 643 / lot 38) to increase the currently licensed establishment to include Beer and Wine service to the backyard garden with an increase in seating of 40 seats in the backyard garden in addition to the existing 12 seats at 3 counters inside; and,

Whereas, this applicant is currently serving guests in the backyard from 9:00 a.m. to 9:00 p.m. food and non alcoholic beverages with a capacity of 26 seats; and,

Whereas, the applicant proposes that the hours of operation for the backyard garden be Sunday from 12:00 p.m. to 9:00 p.m. and Monday through Saturday from 11:00 a.m. to 9:00 p.m.; and,

Whereas, there is one letter in support of this application by the Meet Packing District Improvement Association and a petition with 27 signatures was submitted, also in support; and,

Whereas, there were 28 emails sent to CB#2, Man. district office in opposition of this application; and,

Whereas, 5 community members attended the hearing in opposition of this application; and,

Whereas, the residents presented pictures showing that this backyard dining is next to 10 contiguous private backyard gardens separated only by wooden fences and are concerned about the noise that would disrupt this unique area of private homes; and,

Whereas, the applicant stated that at least 8 residential units overlook the immediate space from units located directly above the boundary lines of the proposed backyard garden in addition to the many private residences that abut the rear yard donut created in the interior of the block bounded by Washington St, Gansevoort Street, Greenwich St and Horatio St.; and,

Whereas, CB#2, Man. feels this issue of backyard garden spaces being used for a restaurant's clientele resonates concern within all communities in the district; and,

Whereas, while the applicant did provide a Letter of No Objection dated April 8, 2011 from the NYC Department of Buildings addressed to the SLA, the Letter of No Objection only addresses the proposed use on the first floor of the building at the applicants premise at 803 Washington St. and does not mention any use of the rear yard. CB#2, Man. does not believe that the Letter of No Objection is sufficient to demonstrate that the outdoor use is permissible in the proposed configuration, if at all. Furthermore, the proposed backyard space covers the rear yard space not only of the applicants premise at 803 Washington

St (Building Identification Number 1078363) but also the year yard of the building next door 805 Washington St (Building Identification Number 1078367) which can be seen by virtue of the locations of doors on the applicants diagram of the rear yard (door to 803 Washington and door to 805 Washington). CB#2, Man. is asking NYC DOB for clarification on this matter and will send additional information to the SLA when received; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends the denial of the alteration to the Beer and Wine license for **803 Kava LLC, d/b/a Kava Cafe, 803 Washington St., NYC 10014;** and

THEREFORE BE IT FURTHER RESOLVED that in any case, CB#2, Man. requests that the SLA make no final determination to approve this alteration until further clarification from the New York City Department of Buildings is received.

Vote: Unanimous, with 38 Board members in favor.

20. West Village Pizza Champions, Inc. d/b/a 900 Degrees, 29 7th Avenue South, NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of the currently existing Full OP license, for an Italian Pizza restaurant in a mixed-use building on 7th Avenue South between Bedford and Morton Street (block 586 / lot 45) to include liquor service to the sidewalk café which has 19 tables and 38 seats; and,

Whereas, the applicant has agreed to the following stipulations in addition to the stipulations agreed to in November 2010 with CB#2, Man.:

1. All windows and doors are to be closed by 10:00 p.m.

Whereas, there was no community opposition regarding this application; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the alteration to the Full OP license for **West Village Pizza Champions, Inc. d/b/a 900 Degrees, 29 7th Avenue South, NYC 10014** unless all stipulations agreed to in the 3rd Whereas clause in this resolution are incorporated into the “Method of Operation”.

Vote: Unanimous, with 38 Board members in favor.

21. Mappamondo, LLC, d/b/a Mappamondo, 11 Abingdon Square, NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the upgrade from a Beer and Wine license to a Full OP license in a mixed use building on Abingdon Square between Bleecker and West 12th Street for a 800 s.f. restaurant with 15 tables and 35 seats 1 bar with 5 seats and a maximum legal capacity of 40 persons; and,

Whereas, the applicant stated the hours of operation are Sunday through Saturday from 12:00 p.m. to 12:00 a.m., there is no sidewalk café and no backyard garden, music is background only; and,

Whereas, this location has previously been licensed for a full OP license; and,

Whereas, there are no changes to the Method of Operation; and,

Whereas, the was no community opposition to this application;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the upgrade from a Beer and Wine license to a Full OP license for **Mappamondo, LLC, d/b/a Mappamondo, 11 Abingdon Square, NYC 10014.**

Vote: Unanimous, with 38 Board members in favor.

22. Walkam Group Inc., d/b/a Gizzi's, 16 W. 8th St., NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration to a Full OP license in a commercial building on 8th Street between 5th Avenue and 6th Avenue for a 1,000 s.f. restaurant/coffee house with 35 tables seats 1 bar with 6 seats and a maximum legal capacity of 45 persons; and,

Whereas, the applicant stated the hours of operation are Sunday through Saturday from 8:00 a.m. to 1:00 a.m., there is no sidewalk café and no backyard garden, music is background and live only; and,

Whereas, the applicant would like to increase their live music performances from Thursday through Saturday from 7:00 p.m. to 10:00 p.m. to now be 7 days a week with the same performance hours; and,

Whereas, the was no community opposition to this application; and,

Whereas, the applicant continues to abide by CB#2, Man.'s September 2010 resolution; and,

Whereas, the 8th Street Neighborhood Association was in support of this applicant and stated that they have been an outstanding addition to the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the alteration of the Full OP license for **Walkman Group Inc., d/b/a Gizzi's, 16 W. 8th St., NYC 10014.**

Vote: Unanimous, with 38 Board members in favor.

23. Cherry Lane Inc., d/b/a The Randolph at Broome, 349 Broome St., NYC 10013

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of the currently existing Full OP license, for a bar/restaurant/coffee café in a commercial building on Broome Street between Bowery and Elizabeth Street (block 470 / lot 50) to include liquor service to the sidewalk café which has 7 tables and 16 seats; and,

Whereas, the applicant has agreed to the following stipulations:

1. The sidewalk café will be closed by 10:00 p.m. 7 days a week.
2. All tables and chairs will be moved into the store at closing.
3. All windows and doors will be closed by 10:00 p.m.
4. There will be no music outside.
5. Visible signs will be posted that read “ Please respect our neighbors and keep noise levels to a minimum.

6. If there are any issues or complaints the owner will make his personal cell phone number available to the community.
7. If traffic issues arise the owner agrees to hire a NYC traffic consultant to remedy any issues.
8. A floor manager will be available at all times to manage any crowd control issues.
9. The applicant will maintain 8 ft of clearance on the sidewalk at all time.

Whereas, there was no community opposition regarding this application; and,

Whereas, the applicant submitted a petition with 117 signatures in support of this application; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the alteration to the Full OP license for **Cherry Lane Inc., d/b/a The Randolph at Broome, 349 Broome St., NYC 10013** unless all stipulations agreed to in the 3rd Whereas clause in this resolution are incorporated into the “Method of Operation”.

Vote: Unanimous, with 38 Board members in favor.

THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:

24. ADSAD, LLC, d/b/a Onegin, 391 6th Avenue, NYC 10014

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license for **ADSAD, LLC, d/b/a Onegin, 391 6th Avenue, NYC 10014** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

25. Gnosh, Inc. d/b/a Gnosh, 203 Spring Street, NYC 10012

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of any proposed liquor license to **Gnosh, Inc. d/b/a Gnosh, 203 Spring Street, NYC 10012** and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

26. Franco American Restaurant Investment Group, Inc. d/b/a The Tea Set, 235 W. 12th St., NYC 10014

Whereas, the applicant requested has been withdrawn by the lawyer,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of any proposed liquor license to **Franco American Restaurant Investment Group, Inc. d/b/a The Tea Set, 235 W. 12th St., NYC 10014** and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

27. David Reuben of LLC to be formed, 199 Prince St., NYC 10012

Whereas, the applicant's lawyer requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of any proposed liquor license to **David Reuben of LLC to be formed, 199 Prince St., NYC 10012** and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

28. San Marion at SoHo, d/b/a Pending, 66 Charlton St., NYC 10014

Whereas, the applicant requested a layover of consideration of the application to the next CB2 SLA Licensing Committee meeting; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to **San Marion at SoHo, d/b/a Pending, 66 Charlton St., NYC 10014** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

29. An Entity in which Fikret Uslu is a Principle, TBD, 46 Gansevoort St., NYC 10014

Whereas, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing or withdrew their application from CB2; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to **An Entity in which Fikret Uslu is a Principle, TBD, 46 Gansevoort St., NYC 10014** until the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 38 Board members in favor.

30. T. Hospitality, Inc. d/b/a Sea, 835 Washington St., NYC 10014

Whereas, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing or withdrew their application from CB#2, Man.; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to T. Hospitality, Inc. d/b/a Sea, 835 Washington St., NYC 10014 until **the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB#2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 38 Board members in favor.

31. The Vagabond Café LLC, 7 Cornelia Street, NYC 10014

Whereas, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing or withdrew their application from CB#2, Man.; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license to The Vagabond Café LLC, 7 Cornelia Street, NYC 10014 until **the applicant has presented their application in front of the SLA Licensing Committee and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 38 Board members in favor.

32. Slane, 102 MacDougal Street NYC

Whereas, after being notified by CB#2, Man. of their placement on the agenda due to community complaints for the renewal of their liquor license, the applicant failed to appear before the committee or request a layover of consideration of the renewal application to the next hearing or withdraw their application from CB#2, Man.; and,

Whereas, the principals of this location are also principals of other establishments in the neighborhood that have been the subject of community complaints regarding renewals and have recently appeared before CB#2, Man. regarding new applications for other locations and have been present at the relevant CB#2, Man. committee meetings for those meetings and furthermore are members of the local business/community association; and,

Whereas, this applicant has displayed a complete disregard for the community, in particular for their refusal to simply close their doors and windows and for allowing amplified music performances, particularly Sunday-Thursday, which by virtue of placement of their speakers send music directly into apartments surrounding the establishment resulting in what one member of the community described as a “live concert on the street”; and,

Whereas, 5 community members appeared at the hearing to complain of the fighting, blasting music, intense bass from music that vibrates the surrounding buildings, alcohol out on the streets in front of the establishment, noise that disrupts quality of life for residents above and across the street, lack of control of the unruly patrons on the sidewalk in front of the premise and complete disregard for neighbors who call the establishment directly to lodge complaints; and,

Whereas, video of the disruption from a resident across the street from this location and two letters against this establishment were submitted to the committee; and,

Whereas, the community members who appeared at the hearing stated that they had called the establishment directly on numerous occasions to notify the applicant directly on an ongoing basis of their complaints; and,

Whereas, all the neighbors who appeared expressed concern that not only were the above mentioned issues occurring on weekends, more importantly that they were occurring on a regular basis Sunday to Thursday with very loud amplified music to the extent that one neighbor across the street stated that because of this specific premise they could not sleep in their bedroom which had a window overlooking the establishment and had to sleep on the couch on their living room; and,

Whereas, CB#2, Man. feels that the principals of this licensed establishment, who are also principals of multiple licensed establishments in our community and who are members of community/business organizations such as the Bleecker Area Merchants and Residents Association (BAMRA) and who are fully aware of the SLA and Community Board process should appear at Community Board meetings when requested to directly address community concerns,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA **deny the renewal of an on-premise license to Slane, 102 MacDougal Street NYC.** Should the applicant continue to pursue a renewal of this license, CB#2, Man. requests that the SLA issue a temporary license until this issue is resolved and send the applicant back to CB#2, Man. so that they may appear in front of the CB2 SLA Licensing Committee and address the above mentioned community concerns directly in order that this important step not be avoided and that the concerns of the Community be fully heard

Vote: Unanimous, with 38 Board members in favor.

33. The Cubby Hole, 281 W. 12th Street, NYC

Whereas, the applicant failed to appear before the committee or request a layover of consideration of the application to the next hearing or withdrew their application from CB#2, Man.; and,

Whereas, this applicant has displayed a complete disregard for the community; and,

Whereas, 8 community members appeared at the hearing to express their deep and growing concern over the imminent renewal of the on-premise license for the Cubby Hole that has increasingly over the past several years seriously and negatively impacted the quality of life in the residential community in which it is located.

Whereas, members of the community explained that the premise had first been licensed around 1994 and operates as a bar with no food and is open 7 days a week until 4am. The neighbors indicated that for many years the Cubby Hole was a good neighbor but that the situation deteriorated rapidly in the past several years. “The bar has become a destination magnet, attracting a large and extremely boisterous and noisy crowd. It frequently overflows onto the sidewalk outside, such that the sidewalk has become a de facto extension of the bar. The noise begins to become unreasonable around 10:00 p.m. most nights, and it continues with drunken and extremely loud behavior through its 4:00 a.m. closing. The current situation is untenable, especially for a residential neighborhood.” Additionally, evidence was presented in the form of pictures and statements that the location has also been a destination for “party buses” which drop off patrons and blast music from the buses while their patrons are in the premise; and,

Whereas, members of the community further stated “The Cubby Hole exacerbates the problem by regularly tying open the front doors, which makes the sidewalk and street an extension of the interior bar. Noise (including music) emanates from the bar (which in turn causes the people congregating outside to yell even louder). It is important to emphasize that the loud and drunken behavior is not isolated to weekends — it happens regularly most every night. The noise regularly interferes with the sleep of those in the neighborhood. The Cubby Hole can control this, but up to this point it has not.”; and

Whereas, the Middle West 12th St. Block Association which represents 30 separate residences in the immediate area surrounding the applicant, has attempted for the past year to work cooperatively with the applicant, including meeting with both the principal and the manager in the past month in an effort to find common ground prior to **this meeting which the applicant and her attorney were well aware of** and to discuss a proposed list of very reasonable stipulations which at the time of meeting with the applicant, the principal had indicated that she was willing to sign, but later indicated that she would not at this time upon advice of her attorney; and,

Whereas, members of the Middle West 12th St. Block Association stated that as a result of applicants unwillingness to continue a dialogue, that they would not appear at the community board, and were unwilling to continue discussions of the very real problems outlined above, that they would not agree to any of the very reasonable stipulations presented; and,

Whereas, CB#2, Man. was unable to find any reason to support this renewal given the above information which has also been witnessed by members of the committee, and the fact that the applicant chose not to address these concerns directly at CB#2, Man. that the applicants attorney was present at the committee hearing representing other applicants but left before this application was discussed; and,

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends that the SLA deny any proposed liquor license renewal to **The Cubby Hole, 281 W. 12th Street, NYC** until **the applicant has presented their renewal in front of the SLA Licensing Committee as a result of the aforementioned community concerns and requests that the SLA send this applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 38 Board members in favor.

SOCIAL SERVICES AND EDUCATION

CB 2 Resolution on NYC Budget for Senior Citizen Services - 2012

Whereas Senior Citizens are an especially vulnerable population, and many Senior Citizens are entirely dependent on social service programs to provide them with their basic necessities, such as: nutritious meals, socialization, physical and mental health care, transportation and protection from abuse, and

Whereas, New York City already designates a smaller percentage of its Budget to Senior Programs than it does to other populations, and

Whereas Since 2008 The Department for the Aging (DFTA) has sustained \$51 million in cuts, including more than \$20 million, last year, in funding for important services that support older adults, such as senior centers, social adult day care, homecare, meals, and

Whereas The proposed Budget for 2012 includes even more drastic cuts than before -- that would eliminate another \$41.2 million from the funding of Senior services-- including: \$5 million from Senior Center restoration; \$4.5 million from Home Delivered Meals, plus an additional \$4.5 million for raw food costs; \$2 million from Transportation Programs; \$1.5 million from rent and maintenance assistance to Senior Centers; \$900,000 to Naturally Occurring Retirement Communities (NORC), such as Westbeth; \$2 million from the Geriatric Mental Health Initiative; \$1 million from City Meals on Wheels; \$800,000 from Elder Abuse programs; \$4.1 million from the Borough Presidents Senior Program Discretionary Funds, and even \$5.5 million from The City Council's own Discretionary Aging Funding, and

Whereas CB#2, Man. already lost an entire Senior Center last year, with the closing of The First Presbyterian Senior Center, and

Whereas Home delivery of meals to Seniors not only provides a nutritious meal, but also provides a link to the homebound elderly that monitors their status and can flag sudden or serious changes in their health and wellbeing, and

Whereas cutting funds from Senior programs leads to increased incidents of costly Hospitalizations and visits to Emergency Room visits,

Therefore Be It Resolved that CB#2, Man. urges our Mayor, Michael Bloomberg and all of the members of our City Council to work together in order to find ways to restore funding to Senior Citizen programs, in both its Baseline Budget and its Discretionary Funds, to at least last year's levels, so that Senior Citizens can continue to receive these life-sustaining services.

Vote: Unanimous, with 38 Board members in favor.

STREET ACTIVITY & FILM PERMITS

Support of Various Street Fair Permit Application Renewals

WHEREAS, each of the street fair permit applications listed below are renewal applications which were approved by the Committee and CB#2, Man. last year; and

WHEREAS, the sponsors of the street fair permit applications listed below appeared before the Committee to answer questions, and the Committee has determined in the exercise of its sound judgment that the sponsors meet the requirements of Chapter 11, Section 1-03(b), of the Rules of the Street Activity Permit Office Relating to Applications, Fees and Charges, 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 responsibility for the conduct of the event"; and

WHEREAS, there is no material community opposition to such applications from the public; now

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

1. 9/1/11-College of Arts and Science Block Party, Washington Pl. bet. Greene St. & Washington Square East, from 12 p.m.-3 p.m. (3 hour event);

Vote: Unanimous, with 38 Board members in favor.

2. 9/24/11-NYU Alumni Day – Fall Festival Block Party, LaGuardia Pl. bet West 3rd St. & Washington Square South, from 10 a.m.-4 p.m. (6 hour event);

Vote: Unanimous, with 38 Board members in favor.

3. 9/24/11-CVBA Cornelia Street Concert, Cornelia St. bet. Bleecker St. and West 4th St., from 5 p.m.-9 p.m. (4 hour event);

Vote: Unanimous, with 38 Board members in favor.

4. 10/6/11- 25th Annual NYU Wellness Expo, Washington Pl. bet Washington Square East & Greene St., from 11 a.m.-3 p.m. (4 hour event)

Vote: Unanimous, with 38 Board members in favor.

ST. VINCENT’S OMNIBUS

RESOLUTION INDICATING CB 2’S RESPONSE TO DRAFT SCOPE OF WORK FOR THE PROPOSED ST. VINCENT’S CAMPUS REDEVELOPMENT PROJECT

WHEREAS, CB#2, Man. has reviewed the revised Draft Scope of Work in connection with the ULURP application for the creation of a primarily residential development and new publicly accessible open space by RSV, LLC, and the development of a comprehensive health care facility to be owned and operated by North-Shore Long Island Jewish Health System; and

WHEREAS, CB#2, Man. has prepared the comments attached hereto on the Draft Scope of Work which are based upon information received at a public hearing on June 8, 2011.

THEREFORE BE IT RESOLVED, that CB#2, Man. approves the comments for submission to the NYC Department of City Planning at the Public Scoping Meeting for this project on June 28, 2011.

Vote: Unanimous, with 38 Board members in favor.

June 27, 2011

Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007-1216

Att: Robert Dobruskin, AICP, Director

**RE: CEQR No. 10DCP003M
Proposed St. Vincent’s Campus Redevelopment Project
Comments on Revised Draft Scope of Work Dated May 23, 2011**

Dear Mr. Dobruskin:

Community Board No. 2, Manhattan (“CB 2”) submits the following comments on the revised Draft Scope of Work in connection with the ULURP application for the creation of a primarily residential development and new publicly accessible open space by RSV, LLC (“RSV”), and the development of a comprehensive health care facility to be owned and operated by North-Shore Long Island Jewish Health

System (“NSLIJ”). CB 2 held a public hearing on the Draft Scope of Work on June 8, 2011. These comments are based on information received at this meeting and deliberations among the members of the CB 2 St. Vincent’s Omnibus Committee, which is charged to review this project, and addresses points in each of the impact areas for environmental review under CEQR.

CB 2 points out that it is on record supporting the establishment of a full-service hospital to replace St. Vincent’s, not a free-standing emergency department as proposed by NSLIJ, and although we are providing comments to this Draft Scope of Work, this in no way should be interpreted as an endorsement of the proposals by NSLIJ or RSV.

Thank you for your consideration of our concerns.

I. Project Description

- No comment

II. Land Use, Zoning, and Public Policy

- *Large Scale General Development Special Permit Details* - The Draft Scoping Document notes that the “special permit would allow for modification of height and setback and court regulations for additions to the existing buildings and for certain of the proposed buildings on the zoning lot.” Please provide complete details for these modifications.
- *Zoning Resolution Text Amendments* – The applicant is seeking a text amendment pursuant to ZR 74-743(a)(4) that allows a reduction in open space ratio requirements for LSGD’s in Manhattan Community Board 7, to be extended to include LSGD’s in our district. It is essential that a complete analysis be conducted for potential wide-ranging impacts in the entirety of CB2.
- *Expand Study Area Boundaries* – The impact of this project, the largest to be proposed in the history of the Greenwich Village Historic District, extends far beyond the ¼ mile perimeter for the Land Use, Socioeconomic, Historic Resources/Urban Design study areas and the ½ mile perimeter for the Schools and Open Space study area. We request that DCP expand the study area boundary to cover all or most of the Greenwich Village Historic District.
- *Concern about Completion Date* - According to RSV, the entire project will not be completed for four years (RSV states that the free Center for Comprehensive Care would be completed by 2014; the residential portion of the project would be completed by 2015 and the Triangle Site in late 2014). CB 2 is concerned that the completion date of 2015 is unrealistic for a project of this scale and that many of the conditions being examined in the Scope of Work have the potential to change significantly during if there are delays and requests that DCP take this into consideration.
- *Park Design, Open Space Design, Maintenance and Security* – CB 2 requests that the applicant examine the feasibility of the Park design and open space design, along with the maintenance and security of these spaces, being included and approved as part of the Special Permit and the Restrictive Declaration.
- *Unused Development Rights at O’Toole* - Under this proposal there will be significant unused development rights available at the O’Toole site. Please provide an analysis of environmental impacts that assumes a full build out under the current zoning at this site.
- *Public Policy* – CB 2 notes that the Historic Districts constitutes Public Policy. Our concerns are addressed below under “Historic and Cultural Resources.”
- *Concern about Future Projects in the Area* – NYC Transit is proceeding with the construction of an emergency ventilation fan plant in the Mulry Square area (Greenwich Avenue, W. 11th Street, and Seventh Avenue South) where the Seventh and Eighth Avenue subway lines intersect. This project could result in several years of construction, including street closings. The impact of this project alone on local residents, small businesses, traffic and the environment will be tremendous. CB 2 requests that DCP examine this project in connection with the Center for Comprehensive Care and residential complex and consider ways that their combined impacts on the community

could be mitigated. Other major projects in the area that should be studied include: NYU 2031 Plan, new New School building at 65 Fifth Avenue, the Whitney museum's future building at Washington and Gansevoort Streets, water tunnel project on Hudson Street, condominium conversion of Greenwich Village Nursing Home at Hudson and West 12th Street, the new GEM Hotel project at 52 West 13th St., and Spectra Energy's proposed natural gas pipeline between Jersey City and the West Village.

- *Pending Zoning Actions* – NYU 2031 Plan.

III. Socioeconomic Conditions

- *Preliminary Assessment* – CB 2 is concerned about the impact of the addition of up to 450 units of luxury (market rate) housing to the area. One of the elements of the environmental review is to see if the project will bring "substantial new population with different socio-economic characteristics". The scoping documents rightfully acknowledge the potential for "significant adverse impacts" on residential and business displacement, and must provide a detailed analysis if the preliminary assessment indicates a need.
- *Lack of Affordable Housing* – Our foremost concern is indirect residential displacement of our most vulnerable populations. Already, there is a severe shortage of affordable housing in the CB 2 area, and the addition of a substantial number of market rate units will continue to put more pressure on this limited affordable housing stock, which we think has the potential to result in residential displacement, and therefore will substantially impact on the SES of the neighborhood. What is being proposed suggests a luxury compound, instead of playing an active supporting role in maintaining an appropriate balance of housing stock in a community renowned for its diversity. We ask that there be a specific analysis of the socio-economic impact of an alternative that includes 30 percent of the housing designated as affordable, which should be defined as in the bottom fifth of incomes in CB2, or the bottom fifth of incomes in New York City.

IV. Community Facilities and Services

- *Assessment of Service Delivery of Proposed New Health Care Facility* - St. Vincent's Hospital and its emergency room played a critical role in providing health care not just to the Greenwich Village community, but to neighboring communities as well. Therefore, it is essential that this study include a full analysis of how this project affects the meeting of the community's health care (including emergency health care) needs. Such a study should include whether these needs can be addressed on the St. Vincent's site (including O'Toole) or in another reasonably nearby location. While those urging the position that a new full service hospital be part of the overall St. Vincent's plan have not identified to CB 2 any entity willing to operate such a hospital, the Department of City Planning, with its resources, should undertake an effort to see if any such entity can be identified.
- *Increase Estimate of School Students* - The Draft Scope of Work projects the introduction of approximately 80 elementary, 27 middle, and 40 high school students for 450 units of housing. CB 2 thinks this projection is far too low, notwithstanding the student generation ratios provided in the *CEQR Technical Manual*. It is widely acknowledged that DOE consistently underestimates the need for school seats. For the past three years, both local elementary schools in the immediate area have had wait lists for kindergarten, and it should be noted that there are currently no middle or high schools. An Educational Needs Assessment being planned by CB 2 will help us better understand the real situation.
- *Mitigation for School Needs* - We commend RSV for their efforts two years ago to use their influence to broker a new 500+ seat elementary school in the Foundling Hospital, scheduled to open in 2017. It must be noted that this school is now in the NYC DOE capital plan, and is fully funded by the SCA. This does not qualify as mitigation for this project. Therefore, we ask that

the applicant study the possibility of supporting our district's education needs, such as the acquisition and renovation of the State-owned facility at 75 Morton Street for a school.

- *Day-care and Preschool* - CB 2 requests that DCP examine the impact of the project on pre-school and day-care seats (public and private) given the current critical shortage in the area.
- *Relocation of Physicians' Offices* – CB 2 is concerned about the impact to the local community of the relocation of the ambulatory care facilities and physicians' offices that are currently located in the O'Toole Building.
- *Impact on Police and Fire Facilities* – CB 2 requests an assessment of the impact on fire and police facilities. The addition of up to 450 units of housing will create a greater need for fire and police services in the community, as will the lengthy period of construction.
- *Impact on Libraries* – CB 2 is concerned about the potential impact on public libraries, even though the applicant has previously stated that the CEQR threshold for such examination has not been triggered. Only one library serves the central Greenwich Village neighborhood and the close proximity of the proposed residential complex to this library suggests that it will be utilized to a great degree.
- *Impact on Recreation* – CB 2 has a lack of recreational space and is concerned about the impact of the proposed new project on existing facilities.

V. Open Space

Because play spaces for children in the neighborhood are already overcrowded and there are very few ball fields and courts serving residents, CB2 requests that DCP require an analysis of the project's indirect impact on active open space.

- *Residential Open Space* – CB 2 is concerned about the impact on the residential user population, but as noted above, believes the study area should be extended, especially given the lack of open space in the Greenwich Village area. In addition, while the applicant has previously stated that the proposed project would result in a net reduction of workers coming to the project site (and therefore an assessment on the worker population is not called for), CB 2 believes the proposed St. Vincent's triangle open space could serve primarily as an amenity to the occupants of the proposed residential buildings and employees of the Comprehensive Care Center given its proximity next to these projects, and therefore requires examination. The interior green space of the residential complex further siloes its dwellers from the texture of the neighborhood in which they will be living.
- *Playgrounds and Athletic Fields* – CB 2 requests that DCP include an analysis of current usage of existing open spaces, particularly children's playgrounds and athletic fields, together with the impacts of any incremental increases in use/demand resulting from the new residential impact. This should include toddler facilities and after-school programs.
- *Materials Handling Facility and Triangle Site* - It has been indicated that the applicant is agreeable to increasing the size of the anticipated community park at the Triangle site from 7,300 to 15,000 square feet, which would be achieved by eliminating the materials handling facility. CB2 urges that this option be studied to both enhance the urban design context and provide sorely needed open space in a neighborhood that severely falls short of the 2.5 acres of open space per thousand people that is considered a minimal requirement. In addition, CB 2 requests that the applicant study removing the oxygen tanks altogether from the Triangle site and placing them in another location, possibly underground. Does NSLIJ require all of the oxygen tanks that the new hospital was going to use, even though the NSLIJ freestanding emergency department is a much smaller facility?

VI. Shadows

- *Concern about Study Area for Shadows* – As mentioned above, CB 2 is concerned that the study area will not encompass all of the portions of the local area impacted by shadows cast by the

proposed new residential buildings, including the potential for loss of sunlight and/or shadows on all the affected buildings on 11th Street, 12th Street and 7th Avenue.

- *Methodology of Shadow Study* – Shadow studies at a minimum should be run for the existing condition and the proposed condition showing shadows on an hour-by-hour basis for the winter and summer solstices and equinoxes. Depending on the results of these studies, monthly studies may be necessary.

VII. Historic and Cultural Resources

- *Impact on Historic Structures* – CB 2 urges DCP to take into consideration the number of old houses that are part of the Greenwich Village Historic District that will be affected by this project. These impacts are not only “visual and contextual,” but include potential structural risks flowing from the demolition/construction process. The subsurface conditions at both the O’Toole Building and the East Campus need to be examined to evaluate the impact of excavation, as well as the underground environment for the new facilities.
- *State Office of Historic Preservation (SHPO)* – The EIS should include SHPO’s views on historic resources in the neighborhood, including its views of the project’s impacts on the Greenwich Village Historic District, notwithstanding the 2008 decision by the NYC Landmarks Preservation Commission to permit the applicant to demolish the Coleman, Link, Reiss and Cronin Buildings
- *Consideration of Coleman and Link Buildings* – A local gay and lesbian historic association, the Queer History Archives, is in the process of nominating the St. Vincent’s campus, specifically the Coleman and Link Buildings which housed the most important AIDS ward in the country, to the State and National Register of Historic Places based on their indelible association with AIDS history and the significant contribution that events at the sites made to that history. In the absence of this formal designation, because of their exceptional importance to both New York State and national history, these buildings should properly be considered “potential historic resources” as defined in the draft scope (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements) and be studied as such in the EIS. Demolition of the Coleman and Link buildings will cause significant adverse impacts to the importance of the site which must be properly mitigated.

VIII. Urban Design and Visual Resources

- *Modeling of View Corridors* – CB 2 endorses the idea that the existing and proposed building bulk should be modeled from every view corridor, and at a minimum, with viewing locations starting at the project edge and moving away at a distance of 100 feet, half a block, and then one block intervals, until neither the existing or proposed buildings are visible. Each pair of views (existing and proposed) should extend sufficiently vertically to show some sky above the taller of the conditions.

RSV Residential/Retail Development (East Campus)

- Examine the effects of floor area redistributions, changes in form, height, bulk, building textures, materials, ground floor uses, landscape design, plantings and view corridors on pedestrian comfort and orientation and community scale, context, image, identity, coherence, architectural mix and integrity, high-rise and low-rise interplay, area cohesiveness and continuity, and neighborhood recognition. Compare these changes with the existing urban context.
- Examine the compatibility of the Reiss replacement building design and the architecture of the surrounding buildings.
- Analyze the effects of proposed accessory parking access on W. 12th Street between Avenue of the Americas and Seventh Avenue South and added curb cuts throughout on pedestrian comfort, enjoyment, access, orientation, sightlines and general experience of the street and streetscape.

- Assess the impact of the new forms, bulk and heights, in particular the one oversized avenue building, on blockage of sunlight, obscuring sightlines, obstruction of view corridors, and creation of shadows.
- Assess the effect of adding up to 100 feet of retail display windows in from Seventh Avenue South and the inclusion of a garage entrance/exit near the middle of the block on the typical Village residential character of West 12th Street between Seventh Avenue South and Avenue of the Americas. In this connection it is important to note that while West 12th Street has hospital buildings, those buildings were designed to give the appearance of lower Fifth Avenue apartment buildings, and so the street currently has the feel of a totally residential block.
- Analyze the effects of ambient lighting from proposed new buildings.

NSLIJ Site (O’Toole Building)

- Analyze placement of new curb cuts resulting from the proposed new ambulance access, loading dock and entrances and their potential for interfering with streetscape continuity and image, urban essence and area cohesiveness as well as pedestrian access and orientation.
- Assess frequency and duration of time ambulances will occupy the sidewalk and the effect of loading dock activities breaking up the sidewalk ambience on W. 12th Street between Seventh Avenue South and Greenwich Avenue, all of which interfere with sidewalk character and continuity and obscure sightlines, and explore design opportunities to create a more harmonious/less jarring effect in that urban design context and provide a more open pedestrian experience along the sidewalk route.
- Study and compare alternative scenarios (at least three) of the Seventh Avenue South façade entrance with different proportions, materials (e.g. a fabric instead of glass canopy), transparencies, enhancements and forms, along with different renderings of landscaping fronting the façade, to determine the warmest, most open and inviting design and appearance that most suitably fits the community context, character and surrounding urban forms, best interfaces with the street and enhances the street, building and entrance experience for both passersby and facility clients. It is important that the design does not invite unwanted activity in the alcoves.

Triangle Site

- It has been indicated that the applicant is agreeable to increasing the size of the anticipated community park at the Triangle site from 7,300 to 15,000 square feet, which would be achieved by eliminating (tearing down) the materials handling facility. Therefore, CB2 urges that this option be studied to both enhance the urban design context and provide sorely needed open space in a neighborhood that severely falls short of the 2.5 acres of open space per thousand people that is considered a minimal requirement. CB2 also urges that the applicant work with the community (as suggested by the applicant) in developing a park that meets neighborhood needs and fits community context and character as well as in developing a plan for maintenance by the applicant. In addition, CB 2 requests that the applicant study removing the oxygen tanks altogether from the Triangle site and placing them in another location, possibly underground. Does NSLIJ require all of the oxygen tanks that the new hospital was going to use, even though the NSLIJ freestanding emergency department is a much smaller facility?

IX. Natural Resources

- *Subsurface Conditions* – CB 2 endorses the idea that the EIS should identify any subsurface conditions (including diverted watercourses) that might be affected by construction of the projects. Soil borings should be taken in order to make this determination and a soils report should be provided.

- *Ground Stabilization* - Information should be furnished on all aspects of ground stabilization within the immediate and surrounding areas. Vibration and stabilization monitors must be installed in buildings in the surrounding areas and the results of these monitors must be posted online weekly.
- *Minetta Brook* – An analysis of whether this project will have an impact on this subterranean stream should be undertaken.

X. Hazardous Materials

- *Include Asbestos Abatement* – An analysis of the presence of asbestos is important since it will require special precautions in connection with any demolition. The EIS should identify how buildings will be decontaminated in a safe manner prior to any demolition, especially given their location in a dense residential neighborhood and proximity to two schools. In particular, the presence of asbestos in the Reiss building should require consideration of an interior renovation only for this building and would involve significantly less risk of exposure to asbestos than a complete demolition.
- *Materials Handling Building* – CB 2 requests that the EIS address any dangers of oxygen storage in the Materials Handling Building (and its piping to the new tower) and the fuel tanks for generators if they are retained.

XI. Water and Sewer Infrastructure

- *Sewer Infrastructure* – CB 2 urges DCP to address the impacts the project will have on the Hudson River and any other receiving body of sanitary sewage/wastewater, particularly during rainstorms that cause backups and overflow. The EIS should identify the likely frequency of such discharges and the incremental discharges that will be caused by the project.

XII. Solid Waste and Sanitation Services

- *Waste Disposal* – The EIS should address the impacts of disposing of medical waste and the quantity of demolition of solid waste that will be created during the gut rehab of the O’Toole building and demolition of part of the East Campus.
- *Solid Waste Collection* - Solid waste and its collection is a major concern. CB 2 has the following questions that apply to both during and after construction:
 - What measures will be instituted to promote reuse and waste prevention?
 - Specifically where will the refuse be collected by the private carter and which streets will be used to access those locations?
 - Which days of the week and at which times will refuse be collected from both the residential sites and from the O’Toole site? Please provide further information as to how the Comprehensive Care Center will dispose of medical waste
 - An analysis needs to be made of the amount (in tons) and types of waste that will be created during construction and after completion.

XIII. Energy

- *Assess Overall Energy Implications* - The overall energy implications of the project should be assessed, including the energy required for demolition, hauling of debris, mining, manufacture and transportation of building materials, and construction and gut renovation of the new structures.
- *LEED Gold* - All new buildings and renovations should be designed to achieve at a minimum a LEED “Gold” rating. The EIS needs to outline the methods used to achieve this standard.
- *Overall Impacts* - The EIS should indicate what impact this project will have on the New York City steam, natural gas, and electric grid/systems.

XIV. Transportation

Although the Draft Scope of Work's preliminary analysis concludes that "detailed quantified traffic, transit and pedestrian analyses are not expected to be required", CB2 strongly urges an extensive, in-depth transportation analysis in view of the new residential development adding new traffic, including resident trips, deliveries and trips generated by retail and doctors' offices components as well as changes in traffic and trips generated by NSLIJ facility. These entail significant changes in parking patterns, vehicular usage and speed, ambulance use and routing, pedestrian access and safety concerns, added transit trips and increased congestion. As part of this necessary detailed analysis, the following should be considered:

Vehicles

- The study should include intersections and approach routes in the immediate study area and also approach routes to the study area, and what the impact of the new commercial, residential and institutional use will have in generating vehicular trips on these already congested corridors.
- The study should include times of day beyond the typical time periods assigned as critical peak hours (i.e. weekdays am, midday, pm) because there will be other periods of high traffic volume (e.g. evening and weekend hours). Health-related/ambulance service needs are not limited to one time of day or week, and the added residential population and commercial activities will be accessing and exiting the area (and parking) at different times of day and week.

Parking

- Assess the impact of an additional parking garage entrance/exit on West 12th Street between Avenue of the Americas and Seventh Avenue South, an already crowded vehicular street where three garages already exist (more than on any other block in Greenwich Village), on congestion, sidewalk obstruction, pedestrian safety and access, especially in view of the larger size accessory parking facility proposed (at least 152 spaces for cars) than is customary in the neighborhood. Examine the feasibility of relocating the entrance/exit to 7th Avenue.
- Since the proposed on-site accessory parking spaces for residents and tenants are expected to accommodate 30%-40% of anticipated residential units, and the O'Toole Building site will lose a 48-space parking garage, estimate the overflow of those seeking on-street parking and assess the impact of their cruising and circling looking for spaces on traffic safety, congestion and emissions impacts.
- Assess capacity to accommodate parking for additional delivery trucks and service vehicles for the new commercial/retail, residential and health-related uses and what their effect will be on general parking space availability, as well as in obstructing vehicular street passage and pedestrian sightlines and safety (from increased double parking).
- Study alternative scenarios with provision of accessory parking on the east side of Seventh Avenue South between W. 11th & W. 12th Streets and a garage entrance on W. 11th St., and compare with the proposed parking entrance/exit of the parking facility on W. 12th Street between Avenue of the Americas and Seventh Avenue South in terms of impacts on congestion, sidewalk obstruction, pedestrian safety and access.
- Assess impact of new employees in the area on local parking resources.

Traffic Circulation

- In view of anticipated transfer relationships between the NSLIJ and hospitals including Lenox Hill, New York Presbyterian, NYU, Bellevue, New York Downtown, Beth Israel Medical Center, etc., prepare a route map of ambulance trips to these other facilities, and analyze the impact of these rapid transport vehicles along those routes on street congestion, pedestrian, motorist and cyclist safety, and increase in noise and emissions.

- Estimate the number of daily trips and address the effects of ambulance traffic on the side streets in the study area on traffic flow, pedestrian access and safety, noise disturbances, and blockage of other essential vehicles, in particular on W. 12th Street (where ambulances will be arriving and leaving the proposed healthcare facility in O'Toole) an already heavily used west-east thoroughfare where trucks are allowed, and cross-town traffic is excessive.
- Analyze the effects of increased vehicular traffic generated by new resident, retail, doctors' office, medical and other support staff, and client trips as follows:
 - Estimate added vehicular trips by new residents, establishments, medical personnel, support staffs, and clients and their impact on already clogged streets and complex intersections (such as Mulry Square) in terms of congestion, pedestrian access and safety, vehicular and cycling safety and flow, air quality and noise.
 - Analyze the impact from increased delivery trucks and service vehicles such as sanitation trucks and oil deliveries on street congestion, pedestrian safety, and vehicular access and determine if current truck routes are likely to be changed.
 - Assess the potential for blocked emergency vehicle (e.g. fire trucks) access.
 - Determine the effects of additional limo and taxi traffic.

Pedestrians

- Analyze the impact of additional foot traffic generated by 1,000+ new residents, and daily estimated 391 medical employees, 358 visitors and 453 patients (a portion arriving on foot), as well as retail workers, clients and residential support staff on sidewalks (already heavily used at similar times of day) on pedestrian access and sidewalk congestion.
- Assess the impacts of blocked access from increased vehicular traffic on safety and mobility for seniors, the disabled and children.
- Evaluate the impact of ambulance entries (including frequency of sidewalk occupation and duration) and loading dock activities on W. 12th Street and additional curb cuts and driveways in the general study area on pedestrian access, passage, comfort and orientation, and investigate design solutions to mitigate these impacts.

VII. Alternative Transportation Modes

- Analyze the projected modal split in the study area and how it will differ from current conditions in terms of impact on access, safety, and congestion.

VIII. Transit

- Because the W.11th Street/Seventh Avenue South/Greenwich Avenue intersection, where the current bus stop at Seventh Avenue South and W. 12th Street is proposed to be moved (i.e., one block south at the Triangle), is an especially complex one which is already confusing, congested, and dangerous to cross, particular in-depth consideration should be given to analyzing the impact on both vehicular traffic and pedestrian safety and access of this move as compared to retaining the bus stop in its current location (which is also more convenient to the proposed CEMS) or considering possible other alternatives.
- Assess need for increased bus service and frequency, including the need for restoration of as well as additional bus service and routes in the area.
- Assess need to restore on-site service employees (token booths, etc.) at subway entrances in light of increased usage. Include evening hours in this study in addition to the usual am/pm peak hours.
- Assess need to increase subway trip frequencies.
- Assess potential for sidewalk crowding and interference with subway access on way to subway stops.

Bicycles

- *Develop scenarios that include transportation alternatives, such as bicycle lanes, racks and other accommodations that would reduce vehicular impacts, and examine opportunities for their locations.*
- *Examine the effects of a proposed transference of required-by-law indoor bicycle parking to other facilities on bicycle and pedestrian safety and access, as well as the effect of preserving indoor bicycle parking on lessening the need for vehicular parking.*

XV. Air Quality

- *Include Traffic Congestion* - CB 2 urges that DCP requires the air quality analysis to consider the effects from traffic congestion, double parked delivery vehicles, ambulances and the like.
- *Wind* - How would wind patterns be affected by the new buildings in terms of noise, flying debris, stability of neighboring buildings and wind screens, etc.?
- *Fuel Particulates* - It is vital that all vehicles and equipment used during construction use Ultra-Low Sulfur Diesel and Best Available Technology for contaminant filtration. Please inform CB 2 whether delivery trucks and additional buses resulting from the expansion utilize diesel fuel? If so, please estimate how much additional particulate will be generated into the air.
- *Air Quality Studies* – CB 2 requests a study of air quality during the summer and winter months from increased congestion, both traffic and human, on ground-level ozone levels. Also, air quality studies during both summer and winter months for increased particulate matter (including but not limited to pollen, dust, elemental carbon, etc.) are necessary for both before, during, and after construction.
- *Air Monitoring* – CB 2 notes that third-party air monitoring is mandatory throughout a 5 block radius of the project and the results must be posted online weekly.

XVI Greenhouse Gas Emissions

- No comment

XVII. Noise

- *Vehicle Traffic* – CB 2 believes the Draft Scope of Work’s noise analysis wrongly assumes no increased vehicle traffic. Noise from ambulances alone that will be concentrated on W. 12 St. and other specific ambulance routes deserves assessment, and so does traffic noise that will come from new patterns of circulation, cruising and parking.
- *Construction Noise & Schools* – What will be the effect of construction noise on area schools (PS 41 on 11th St. and the City and Country School on 12th St.) and on the children that attend these schools. (Please note the study by Dr. Arline Bronzaft, which paired classes at an upper Manhattan school, revealing significant test score differences, depending on whether the classrooms faced the noisy or quiet sides of the building.)
- *HVAC* – We request an examination of the noise impacts from the HVAC units for the proposed NSLIJ facility, new residential buildings and the Materials Handling Building. The EIS should indicate where these machines will be located and focus on these impacts in a nighttime environment, when background noise is less.

XVIII. Construction

- During the recent real estate expansion CB 2 has gained significant experience in construction impacts. In such a dense residential area, construction projects can and have created noise, dirt, vermin and other challenges for residents and businesses. In order to address these kinds of issues the Board formed the Construction Committee. Based on our extensive expertise CB2 asks that the applicant include plans to reduce or eliminate these problems. In addition, please provide the following items:

- A detailed plan of the methods that will be used to achieve LEED status;
- If the findings of the Phase I Environmental Site Assessment (ESA) require further testing and / or remediation, complete information on any required protocols and the methods of implementing them during construction;
- A complete plan for construction monitoring and testing systems;
- Complete details of the construction phasing plan and its impacts;
- A plan to implement the requirements for protecting land marked structures during construction;
- The approved Stage 1A Archaeological Assessment that will be implemented during construction;
- Details of the proposed foundation systems including the methods of installation and a site preparation and excavation plan;
- A detailed construction site plan that includes crane locations, construction elevator locations, material storage, contractor entry points, contractor parking, garbage removal, and temporary street and sidewalk closings;
- A detailed demolition plan and asbestos cleaning protocols prior to any demolition;
- CB 2 notes that there have been serious impacts on other projects in the area from Dewatering & the noise it creates. Please provide complete details for dewatering including a noise mitigation plan;
- A detailed vermin abatement plan;
- A construction noise mitigation plan, as CB 2 has experienced significant noise complaints from construction projects in our district;
- A plan for Public Notification and Community Outreach during construction;
- The results of Soil Borings & the Soils Report;
- An analysis of traffic impacts from construction/demolition activities and devise mitigation measures, such as banning all parking across from any active construction location in order to facilitate traffic flow and minimize traffic stoppages;
- An examination of the effect of construction of an emergency subway ventilation fan plant on Mulry Square (Greenwich Avenue/Seventh Avenue South/West 11th Street) in connection with concurrent construction activity of the proposed St. Vincent Campus development and consideration of the ways that their combined impacts on the community could be mitigated. (The MTA-NYC Transit fan plant project could result in several years of construction, including street closings, and its impact alone on local residents, small businesses, traffic and the environment will be tremendous.)

XIX. Public Health

- *Overall public health concerns* - How would health be affected overall? The ways different populations would be affected (children, adults, seniors, etc.) in terms of sleep disruption, elevated blood pressure, and psychological effects must be discussed.
- *Airborne Objects* – Please examine the risks of injury from airborne objects and debris due to heightened winds, particularly for small children and seniors.

XX. Neighborhood Character

- *Examine Impact on Side Streets* – CB 2 believes the impacts of the project on neighborhood character are particularly important. Obviously, the impact of building two oversized buildings will need to be analyzed. Among the impacts that also need to be considered, however, is that the residential project will change the character of a street – 12th Street -- that now has the feel of a typical village residential block and add visual retail and a fourth parking garage (materially closer to the center of the block than the other garages). This will create a block with a significantly greater commercial feel. In addition, by adopting an out-of-context design for the building to replace Reiss the proposed plan also negatively affects the character of the block.

XXI. Mitigation

- *Importance of Mitigation* - The enormity of this project and the major impacts on a relatively small and extremely dense area of CB 2 requires that as a general matter DCP should require the examination of any and all ways to mitigate impacts both during construction and on completion.
- *NYC Transit Emergency Fan Plant Mitigation* – As noted above, NYC Transit has proposed the construction of an emergency ventilation fan plant in the Mulry Square area. CB 2 requests that DCP examines the feasibility for St. Vincent’s to mitigate the combined impact of its project and the fan plant by relocating the fan plant underneath the St. Vincent’s Triangle.
- *Consider not Demolishing Reiss Building* - Given the enormous amount of demolition/construction which is part of this project consider as necessary mitigation not demolishing Reiss which would reduce the number of asbestos containing buildings which need to be demolished, avoid issues with putting in foundations across from 19th Century brownstones, potentially reduce vermin issues, and avoid other issues associated with demolition.

XXII. Alternatives

East Campus

- Analyze an alternative scenario which does not include the demolition of Reiss, thereby avoiding demolition/construction issues discussed under the Mitigation section and which would also avoid insertion of a new building which does not architecturally fit with any of the surrounding buildings and which would contain a mid-block garage/entrance which raises issues referenced elsewhere in these comments and which requires an additional zoning action.
- Provide analysis of an alternative that eliminates the entrance on West 12th Street, for the Accessory Parking Garage.
- Study, as a further alternative, removing the retail windows on West 12th and West 11th Streets.

Triangle Site

- As a reasonable alternative to retaining the Materials Handling building, provide an analysis of eliminating the facility, both above and below ground, thereby increasing the size of the proposed community park from 7,390 to almost 15,000 square feet, and allowing the park to be built entirely at street grade.
- As another alternative, analyze how the Materials Handling building could be modified, both above and below ground, to create a community recreational facility, and how entrances and egresses, safety considerations and management structure would impact the currently proposed community park, Comprehensive Care Center and new mixed uses on the East Campus.
- Analyze relocating “medical gas storage” tanks off the Triangle Site. These alternatives should explore all possible alternative locations within the project site for the medical gas storage tanks, including sites below grade or within other buildings.
- Consider alternative ownership scenarios for the Triangle Site: Specifically, an alternative that considers the disposition of the Triangle Site by RSV, LLC to NYC Department of Parks and Recreation, to a local BID or to a not-for-profit that will permanently maintain the open space and other amenities.

The No Action Condition

- The Draft Scoping Document notes that, as a conservative measure, the EIS will assume no active use of the East Site in the future without the proposed project. The most conservative approach would be to assume that the East Campus would be fully occupied by conforming uses. Please provide an analysis of the No Action Condition that assumes full as of right occupancy.

Alternative: Full Build Out of a Hospital at the O’Toole Site

- As a reasonable alternative, CB 2 requests an analysis for a full build out of a hospital, as previously proposed, at the O’Toole site.

Alternative: No Increase of the Allowed Development Rights

- CB 2 notes that this application is a proposal by a private developer wishing to build in a landmark district and a significant “up-zoning” is requested. The Federal Bankruptcy Court valued the properties “as is” under the current zoning without regards or contingency of any zoning changes. The applicant requests a rezoning for their LSAD, from an R-6 to an R-8 (or equivalent) that has a residential FAR of 6.05, which is 175% higher than the existing frontage and over 200% higher than the allowable FAR on the mid-block. The applicant is not arguing a hardship of any kind.
- Please provide an analysis for a proposal that does not increase the development rights beyond what is allowed under the currently existing zoning districts.

Alternative: R-7 District

- CB 2 notes that a zoning change from R6 to R7 is not considered under this proposal. Please provide an analysis for a proposal that allows a R-7 district.

Alternative: Contextual Zoning District

- CB 2 notes that the Proposed Zoning Text Amendments would allow development “without regard to height factor or open space ratio requirements.” The applicant has noted that the height factor rules, which are part of the proposed zoning districts, are not appropriate for the buildings they intend to build. CB 2 further notes that there are very low-density, historic townhouses on 11th and 12th Streets and there are also low density apartment and townhouses that generally do not exceed the current zoning FAR levels. The existing density in this area is very appropriate for an historic district and was zoned as such well after the few larger buildings existed. The aggregate contextual density of the surrounding area is significantly less than the zoning districts that are proposed. Please provide an analysis of a lower density Contextual Zoning District that would be more compatible with the existing historic district and would have bulk rules that are more consistent with the proposed buildings.


XXIII. Summary Chapters

- No comment

Sincerely,



Brad Hoylman, Chair
St. Vincent’s Hospital Omnibus Committee
Community Board #2, Manhattan



Jo Hamilton, Chair
Community Board #2, Manhattan

TRAFFIC AND TRANSPORTATION

1. Resolution in support of NYC Council Intro 465 requiring barcodes on parking placards to verify their validity

Whereas NYC Council Intro 465 calls for amending the city charter to require that all parking placards have a barcode which would allow traffic enforcement agents to confirm their validity, thereby enabling identification of illegal parking placard use and facilitating enforcement; and

Whereas CB#2, Man. adopted a resolution at its Full Board meeting November 18, 2010 (see attached) citing the need for enforcement against illegal use by motorists of bogus parking placards and urging the NYC Council to advance a requirement for a modernized system to track and enforce illegal parking placard use through technological applications such as electronic scanning and barcodes, and Intro 465 addresses the need for barcodes, covering all City issued placards; and

Whereas “Totally Bogus,” Transportation Alternatives’ recent study on illegal parking placard use in New York City, reports that 57% of parking placards are currently being used illegally; and

Whereas separate bills addressing illegal parking placard use also are before the NYC Council for items that can enhance barcode applications or related technology, including QR-Code (using smart phone technology), infrared coding (to be used with handheld devices), stickers, and issuing a single placard format applying to all issuing City agencies (instead of distributing different placards from each issuing agency as currently done);

Therefore Be It Resolved that CB#, Man. supports the passage of NYC Council Intro 465 requiring barcodes on parking placards to verify their validity; and

Be it further resolved that CB#2, Man. supports exploring the use of other such technology for tracking and enforcing against illegal parking placard use, including QR-code, infrared coding, and electronic scanning of stickers; and

Be it further resolved that CB#2, Man. supports issuing a single placard format applying to all issuing City agencies; and

Be it further resolved that CB#2, Man. encourages the development of a mechanism and procedure that would enable private citizens to report parking placard abuse; and

Be it finally resolved that CB#2, Man. encourages future consideration of the use of license plate recognition to identify illegal parking placards through a single registration system.

Vote: Unanimous in favor with 38 Board members in favor.

2. Resolution in support of a time-limited-metered parking program for charter tour buses to the World Trade Center Memorial and favoring incentives to have these buses park outside Manhattan and to promote the use of ferries, PATH and other mass transit to the Memorial destination.

Whereas CB#2, Man. expresses its thanks to NYC Department of Transportation (DOT) Lower Manhattan Borough Commissioner Luis Sanchez for presenting plans to accommodate parking for an expected 60 to 100 charter tour buses daily to the World Trade Center Memorial site after it opens in September 2011, to maintain the quality of life for local residents and businesses, and to encourage use of public transit and ferries to minimize the impact of charter tour buses; and

Whereas DOT is proposing a Traffic Rules amendment that would establish a 3-hour maximum stay for tour buses in Lower Manhattan between 7 a.m. and 7 p.m. daily south of Houston St. from the East River to the Hudson River, with the creation of metered parking spaces designated and regulated for authorized tour bus parking (limited to the 3 hours), signs prohibiting standing in these spaces, and accompanied by a requirement that tour bus operators obtain a separate single issue DOT permit/placard to park in one of these spaces for each individual trip they make; and

Whereas the fee for tour bus parking at these new metered spaces will be \$20 an hour, a rate that CB2 considers quite low but recognizes will be subject to change, while also acknowledging that this is the first time-limited-metered tour bus parking program, one that can test a potential new approach to manage tour bus parking on a broader basis; and

Whereas a Transportation Partners program is being set up, through which tour bus carriers can receive tickets for preferred visiting times to the 9/11 Memorial if they park off Manhattan Island (e.g. at Liberty State Park, Long Island City, Jersey City) or in private off-street facilities, providing for their groups to use ferries, PATH and other mass transit access to the Memorial; and

Whereas DOT is working with the MTA to update transit maps, a trip planner is being prepared with transit directions to facilitate the trip by transit, and a way finding system is being developed to direct people from the subway to the 9/11 Memorial; and

Whereas enforcement by the NYC Police Department (NYPD) will be required, and increased enforcement will be advanced, while compliance will be monitored and parking placards withheld in the event of noncompliance; and

Whereas DOT is in the process of setting up charter tour bus routes now, and has indicated that information on them will be forwarded to CB2 as soon as it is ready;

Therefore be it resolved that CB#2, Man. supports the establishment of a 3-hour maximum stay for tour buses in Lower Manhattan between 7 a.m. and 7 p.m. daily south of Houston St. from the East River to the Hudson River, with the creation of metered parking spaces designated and regulated for authorized tour bus parking (limited to the 3 hours), signs prohibiting standing in these spaces, and accompanied by a requirement that tour bus operators obtain a separate single issue DOT permit/placard to park in one of these spaces for each individual trip they make; and

Be it further resolved that CB#2, Man. urges that the hourly fee for authorized tour bus metered parking be increased substantially, according to demand (as in the DOT Park Smart scheme), as the program progresses; and

Be it further resolved that CB#2, Man. fully supports the distribution of tickets for preferred 9/11 Memorial visiting times to tour bus carriers who park outside Manhattan, promoting their groups to use ferries, PATH and other mass transit access to the Memorial, and encourages particular consideration of passenger drop off at the Newport Mall in Jersey City, a commercial area with plenty of space for buses, where the Newport PATH station is just one stop from the World Trade Center; and

Be it further resolved that CB#2, Man. supports all efforts to encourage the use of mass transit, including updated MTA maps, trip planners and a wayfinding system to facilitate mass transit travel and directional orientation, and also recommends the use of a 2-day unlimited-ride public transit pass to reach the 9/11 Memorial site and its surrounding neighborhood; and

Be it further resolved that CB#2, Man. asks that the NYPD intensify enforcement activities in the 9/11 Memorial area to ensure that tour buses are in compliance with the 3-hour maximum stay metered parking rules for tour buses in the designated Lower Manhattan area; and

Be it finally resolved that CB#2, Man. looks forward to receiving information on the charter tour bus routes that are being set up and asks that DOT send the Board this information as soon as it is ready.

Vote: Passed, with 37 Board members in favor and 1 against-(R. Sanz)

3. Resolution in support of a Motor Vehicle Free Central Park

Whereas Central Park was designed as a refuge within the city; its loop drive was intended for uses that integrate seamlessly into the pastoral ambiance of the park (by contrast, the East-West transverses, located several feet below grade, were designed to accommodate vehicular traffic with minimum impact on park users); and

Whereas private motor vehicles on the loop drive impede the healthy environment, peaceful enjoyment, and use patterns of pedestrians, runners, cyclists, carriages, and pedicabs; and

Whereas, the presence of private motor vehicles necessitates traffic management tools that do not necessarily provide for safe, shared use of the loop drive by pedestrians, cyclists, runners, carriages, and pedicabs; and

Whereas recent measures that restrict the use of private motor vehicles on the loop drive have not resulted in noticeable negative impacts on surrounding streets; and

Whereas private motor vehicles are still permitted on the loop drive during weekday periods when, outside of weekends, visitors and local residents most use the park (early mornings and early evenings, before and after business hours); and

Whereas more than 100,000 people have signed petitions asking for a car-free Central Park; and

Whereas serious consideration of any proposal to prohibit private motor vehicle traffic warrants an objective study of duration sufficient to observe adaptive shifts in traffic behavior and their impacts during both low- and high-volume periods of traffic;

Therefore Be It Resolved that CB#2, Man. requests that the New York City Department of Transportation (DOT), in conjunction with the Department of Parks and Recreation (DPR), prohibit the use of private motor vehicles on the loop drive of Central Park (including taxis, but excepting vehicles necessary for park maintenance, concessions, and emergencies) in order to allow for car-free enjoyment of the park during the summer months through Labor Day 2011; and

Be It Further Resolved that while the loop drive of Central Park is free of private motor vehicles, CB2 asks that the DOT study traffic impacts and, if necessary, extend the prohibition beyond Labor Day 2011 for a length of time sufficient to accurately measure and assess the potential impact of permanent prohibition of private motor vehicles on the loop drive of Central Park; and

Be It Finally Resolved that CB#2, Man. requests that while the loop drive of Central Park is free of private motor vehicles, the Central Park Conservancy and the DPR study and begin to implement measures that enhance safety and optimize shared use of the loop drive by pedestrians, runners, cyclists, and pedicabs in the absence of private motor vehicles.

Vote: Passed, with 37 Board members in favor and 1 against-(R. Sanz)

WATERFRONT

HRPT/Friends of HR Park Agreement.

WHEREAS:

1. The Hudson River Park Trust (“HRPT”) and Friends of Hudson River Park (“FOHRP”) have entered into an agreement pursuant to which FOHRP will become the official fundraising arm of the HRPT, with the goal of raising private contributions to aid park maintenance;
2. The Park is very much in need of additional funds to support park maintenance (such as repairing the decay of Pier 40);
3. Friends has largely been an advocacy group and not a group raising funds for the Park, but has decided to shift its mission;
4. Friends has, over the years, played an important advocacy role, lobbying for State and City capital funds, litigating to enforce the Hudson River Park Act (getting the Sanitation Garage off the Gansevoort Peninsula and ending tourist helicopter rides in Chelsea) and organizing elected officials in the community to oppose inappropriate proposals (such as the proposed recycling facility on the Gansevoort Pier);
5. The loss of a publicly oriented and advocacy group requires stepped –up park advocacy by the Advisory Council, CB1, CB2, and CB4;
6. The HRPT will be lending Friends \$500,000 to enhance and professionalize Friends fundraising activities;
7. Overall, the enhancement of Friends’ ability to raise funds for the Park is a positive step, therefore be it

RESOLVED that CB2:

1. Approves of the agreement between HRPT and Friends of Hudson River Park.
2. Supports all efforts to raise private funds for park maintenance, provided that such efforts do not give those with private interests any special role in park planning or governance.
3. Pledges to work with the Advisory Council, CB1, and CB4 to redouble advocacy and watchdog efforts involving the Park, so as to assure that the voice of the community continues to be held in park planning and governance.
4. Looks forward to working with Friends and the Trust to resolve the Park’s funding problems over the years to come.

Vote: Unanimous, with 38 Board members in favor

Respectfully submitted,

Susan Kent, Secretary
Community Board #2, Manhattan