

Jo Hamilton, *Chair*
Bo Riccobono, *First Vice Chair*
Sheelah Feinberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Erin Roeder, *Treasurer*
Susan Kent, *Secretary*
Elaine Young, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

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FULL BOARD MINUTES

DATE: May 20, 2010
TIME: 6:00 P.M.
PLACE: SEIU Local 32BJ, 101 Avenue of Americas, Pre-Conference Room, 22nd Floor

BOARD MEMBERS PRESENT: Keen Berger, Tobi Bergman, Carter Booth, Anita Brandt, Sigrid Burton, Lisa Cannistracci, Denise Collins, Terri Cude, Maria Passannante Derr, Doris Diether, Sheelah Feinberg, Elizabeth Gilmore, Alison Greenberg, David Gruber, Jo Hamilton, Chair, Community Board #2, Manhattan (CB#2, Man.), Anne Hearn, Brad Hoylman, Mary Johnson, Renee Kaufman, Susan Kent, Raymond Lee, Edward Ma, Ke-Wei Ma, Jason Mansfield, Jane McCarthy, Alexander Meadows, Florent Morellet, Judy Paul, Lois Rakoff, David Reck, Erin Roeder, Wendy Schlazer, Maury Schott, Arthur Z. Schwartz, Shirley Secunda, James Solomon Chenault Spence, Richard Stewart, Carol Yankay, Elaine Young

BOARD MEMBERS EXCUSED: Steve Ashkinazy, Ian Dutton, Edward Gold, Sasha Greene, Arthur Kriemelman, Evan Lederman, Robert Riccobono, Robin Rothstein, Rocio Sanz

BOARD MEMBERS ABSENT: Sean Sweeney

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

GUESTS: Katy Smith, Congressman Jerrold Nadler's office; Crystal Gold-Pond, Senator Tom Duane's office; Mary Cooley, Sen. Daniel Squadron's office; Lolita Jackson, Mayor's Community Affairs Unit; Sandy Myers, Man. Borough President Scott Stringer's office; Lisa Parson, Assembly Member Deborah Glick's office; John Ricker, NYC Comptroller's office; Noah Isaacs, Council Speaker Christine Quinn's office; Lorna Nobile-Chin, Nicholas Kelly, Council Member Margaret Chin's office; Jasmin Torres, Council Member Rosie Mendez's office; Jennifer Craft, Frank Collierus, John Flood, NY Public Library; Annamarie Ho, Jody Williams, Oliver Stamm, Judith Callet, Jeff Brenner, Katherine Thompson, Dan Parra, Raul Velazquez, Fernando Riquelme, Marie Finney, Natasha Johnson, Nikia Robertson, Caroline Vazquez, Shahida Alexander, Goa Anshah, Tashym Muhammad, Treneta Lindsay, Mathurrin Zon Bahiko, Makeda Rodney, Angeline Tittle, Anserah Bonaparte, Elizette Vazquez, Jasmine Majassa, Elizabeth Lawrence, Kimberly Martin, Stacey Poe, Sharon Palmer, MCNY students; Lori Kleinman, Sherri Armet, Lynn Pacifico, Barbara Kwon, Oran Kierons, Sean McGarr, Joe Abruzzzi, Chakira Branch, Dre Reiber, Christian Celle, Shohei Yamamoto, Leslie Ziff, Lora Tenenbaum, Ronit Leib, Kamyar Atabai, Rick Wilson, Dominique Clausen, Elizabeth Adam, J. Arnstein, D. Gentile, Richita Anderson, Lorraine Langdon, Salvatore Martino, Suri Bieler, Nina Buesing, Robin Felsher, Sameh Jacob, Makrand Bhoot, Clair Brody, Jim Rees, Ed Green, Margaret Collins, Yi-an Chou, Wen-chung Chou, Alden Cohen, Renee Schoonbeek

MEETING SUMMARY

Meeting Date –May 20, 2010

Board Members Present –40

Board Members Excused–9

Board Members Absent - 1

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II. PUBLIC SESSION

Non-Agenda Items

NYC LAB School “Tastes” Event

Katherine Thompson made an announcement regarding the LAB “Tastes” event in the Meat Packing District.

Big Brothers, Big Sisters

Chakira Branch made an announcement regarding openings in various Mentoring Programs for children and young adults.

Vendor Initiatives

Lolita Jackson, from the Mayor’s Community Affairs Unit, updated everyone on their ongoing vendor initiative.

Cuts to NY Public Libraries

Frank Collierius (Jefferson Market), John Flood (Hudson Park) and Jennifer Craft (Mulberry Street) spoke regarding proposed city cuts to public libraries.

Land Use and Business Development Items

488-490 Broadway E.V. Houghwout Building Application is to install signage.
Lora Tenenbaum spoke in favor of the resolution and against the application.

Parks, Recreation & Open Space Items

Dog Run At Water Tunnel Shaft site

Lynn Pacifico suggested that a dog run be built at the water tunnel shaft site at Clarkson and Hudson Streets.

Sidewalks, Public Facilities & Access Items

212 Lafayette Associates, LLC d/b/a Café Select, 212 Lafayette St.

Lora Tenenbaum spoke against the proposed application for a new sidewalk café at this location.

Oliver Stumm, Dominique Clausen, Christian Celle, spoke in favor of the proposed new sidewalk café application.

SLA Licensing Items

Chris Estey Food, Inc. d/b/a Pieces, 127 W. 10th St., NYC

Kamyar Atabai spoke against the proposed relocation of the former Pieces Bar to the above location.

JM Williams, LLC, Buvetta, 42-44 Grove St., NYC

Jody Williams spoke in favor of the proposed liquor license.

NYC Motorcycle Federation, 257-263 6th Ave., NYC

Clair Brody and Sherri Armet spoke against the renewal of the applicant's beer and wine license.

Michael Sinensky or Corp., to be formed d/b/a The Village Pourhouse, 174 Bleecker St., NYC

Jim Rees, Dee Rieber and Shohei Yamamoto, spoke in favor of the proposed liquor license.

Ed Green, Margaret Collins, Yi-an Chou, Wen-chung Chou, Marie Finney, Alden Cohen and Judith Callet spoke against the proposed liquor license.

Mendared, LLC d/b/a Le Souk Harem, 510 LaGuardia Pl., NYC

Judith Callet spoke in favor of the renewal of the liquor license for the above applicant.

Corner Shop, LLC d/b/a Corner Shop Café/The Vault at Pfaff's, 643 Broadway, NYC

Barbara Kwon, Leslie Ziff spoke in favor of the proposed liquor license application.

Oran Kierans did not speak but was in favor of the proposed liquor license application.

Jeff Brenner did not speak but was against the liquor license application.

Dan Parra spoke against the proposed liquor license.

Traffic & Transportation Committee Items

Hudson Square Connection Interim Traffic Management Plan-Early Recommendations

Renee Schoonbeek spoke regarding the traffic problems that are affecting the Varick Street area.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Katy Smith, Congressman Jerrold Nadler's office

Crystal Gold-Pond, 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

Lisa Parson, Assembly Member Deborah Glick's office

Noah Isaacs, of Council Speaker Christine Quinn's office

Lorna Nobile-Chin and Nicholas Kelly, Council Member Margaret Chin's office

Jasmin Torres, Council Member Rosie Mendez's office

V. ADOPTION OF MINUTES

Adoption of March minutes and distribution of April minutes.

VI. EXECUTIVE SESSION

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

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

3. **Community Board #2, Manhattan Resolution Calling on the New York City Charter Revision Commission to Forgo Placing Proposals on the 2010 Ballot**

WHEREAS, the Mayor of the City of New York has convened a Charter Revision Commission to review “the entire City Charter” and propose “changes that will improve the lives of New Yorkers”; and

WHEREAS, Charter Revision presents a significant opportunity to engage New Yorkers in a substantive conversation about their government; and

WHEREAS, history has shown that the most inclusive and reform-minded commissions, such as the 1989 Ravitch/Schwarz Commission appointed by Mayor Koch, “require significant time for public debate and vetting of ideas”; and

WHEREAS, proposing initiatives for the November 2010 ballot would unnecessarily limit the Commission’s timeframe for conducting a thorough analysis and considering public input; and

WHEREAS, waiting to propose initiatives until 2011 or 2012 would likely have little effect on voter turnout. As evidenced by the vote totals for the 2002 and 2003 Charter amendments, where 24,000 more votes were cast in the 2003 “off-year” election, voter turnout depends upon the degree to which the public has been engaged;

THEREFORE, BE IT RESOLVED that CB#2, Man. calls on the City Charter Commission to forgo placing any proposals on the 2010 ballot and instead first engage in a comprehensive public debate about City government before considering any proposals.

Vote: Unanimous, with 40 Board members in favor.

NOMINATING COMMITTEE

The Nominating Committee for CB#2, Man. for the June 2010 election submits the following slate for CB2 officers. (Other candidates may be nominated from the floor at the CB2 Full Board meeting on Thursday, May 20, 2010).

Chairperson	Jo Hamilton
First Vice Chairperson	Bo Riccobono
Second Vice Chairperson	Sheelah Feinberg
Secretary	Susan Kent
Assistant Secretary	Elaine Young
Treasurer	Erin Roeder

STANDING COMMITTEE REPORTS

ENVIRONMENT, PUBLIC SAFETY & PUBLIC HEALTH

1. Opposition of Intro 58: Biological, Chemical, and Radiological Detectors Legislation (formerly Intro 650)

WHEREAS, CB#2, Man. unanimously passed a resolution in March 2008 opposed to the City Council’s Intro 650, which would have implemented a proposed New York City Police Department (NYPD) permitting system for biological, chemical and radiological detectors; and

WHEREAS, A similar bill with even stricter penalties for those who disobey this proposed law was recently introduced as Intro 58 in the current session of the Council by the Committee on Public Safety to amend the Administrative Code of the City of New York, in relation to biological, chemical and radiological detectors; and

WHEREAS, In the aftermath of the World Trade Center attacks on September 11, 2001, residents and workers were repeatedly lied to by government agencies about the quality of the air they breathed, and therefore, it is important to maintain the right of individuals to independently test the air, water and soil; and

WHEREAS, Residents and workers should be empowered to hold the government accountable and confirm for themselves, in a timely fashion, that their air, water and soil is free of hazards, and

WHEREAS, Intro 58 has the capability of severely limiting universities and hospitals from monitoring the environment for scientific and research purposes, making an unprecedented containment of academic freedom, and

WHEREAS, We believe that this law would be the first time anyone would have to be “permitted” to monitor the environment; and

WHEREAS, Intro 58 is overly broad and, although ostensibly aimed at machinery capable of detecting weapons that bare chemical, biological and radioactive agents, it is written in a manner that will impact all chemical, biological, radiological detectors; and

WHEREAS, The United States Department of Homeland Security is on record as stating they did not request legislation of this sort; and

WHEREAS, We are particularly concerned about the bill’s ability to limit citizen groups’ access to independent monitoring data – a dangerous infringement that would put us all in jeopardy; and

WHEREAS, If enacted into law, Int. 58 would hinder the flow of information regarding serious airborne pollutants and other environmental conditions, and would precipitate tension between well-meaning members of the public seeking to conduct environmental monitoring and police officers charged with enforcing a law with poorly defined restrictions;

THEREFORE BE IT RESOLVED that CB#2, Man. affirms the right of any person, community or organization to monitor the air, water, soil, etc., and strongly opposes Intro 58 and the implementation of a permitting system for environmental sampling instruments that it would create.

Vote: Unanimous, with 40 Board members in favor.

2. Support of the proposed revisions to the City’s comprehensive recycling laws, commonly referred to as Local Law 19.

WHEREAS, The General Counsel to the Sanitation Committee of the New York City Council attended our Environment, Public Safety, and Public Health Committee meeting to give us a detailed account of the changes to Local Law 19 that are being considered; and

WHEREAS, We are in full support of the eleven “Intros” that compile the revisions to Local Law 19, which are:

1. New Designated Materials and Recycling Programs:
 - a. Intro 148 – Having to do with Plastic Recycling
 - b. Intro 158 – Having to do with Public Recycling
 - c. Intro 162 – Having to do with Household Hazardous Waste
 - d. Intro 142 – Having to do with Paint Recycling
2. Programmatic Changes and Improvements:
 - a. Intro 164 – Having to do with Recycling Requirements and Reporting by the Dept. of Sanitation
 - b. Intro 156 – Having to do with Improved Recycling at City Agencies
 - c. Intro 165 – Having to do with Recycling at City Schools
 - d. Intro 157 – Having to do with Leaf and Yard Waste Composting
3. Outreach, Education and Enforcement
 - a. Intro 147 – Having to do with New Fines and Education Programs

4. Studies and Reports
 - a. Intro 171 – Requirements of the DSNY to Study Composting Expansion
 - b. Intro 141 – Requirements of the DSNY to Complete a Commercial Recycling Study

WHEREAS, New York was a front runner nationwide twenty years ago when the City enacted the current Recycling Program and we are very pleased that now the City Council is considering broad revisions to this Program to bring it up to date; and

WHEREAS, We recognize and are extremely concerned that all the increased materials generated by these revisions to Local Law 19 will have a considerable impact and increased burden on our neighborhood due to the increased truck trips to the Gansevoort Marine Waste Transfer Station; and

THEREFORE BE IT RESOLVED that CB#2, Man. is in full support of all the “Intros” listed above, with the exception of Intro 147, which deals with fines: In Tier 2, we would like to see the number of units increased to “40 units or more,” instead of “9 units or more”; and

BE IT FURTHER RESOLVED that the enormous burden this will place on our district is not appropriate and we request the DSNY use an alternative Marine Waste Transfer Station for all materials generated by Upper Manhattan.

Vote: Unanimous, with 40 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1ST LANDMARKS MEETING

1. Item 1 - 558 Broadway (Prince/Spring, east side - H&M store) - SoHo-Cast Iron Historic District
A commercial building built in 1860 and altered in 1920. Application is to alter the façade.

Whereas, the committee was incredulous that the applicant averred that the Designation Report declared this building to be “non-contributing” and “non-descript”. This is simply not true. Neither word was used or implied in the Report. Nor was the building even referred to as a “taxpayer”, which the Report sometimes uses.

In fact, the Report describes this building the same way that it describes the majority of buildings in the historic district: simply stating the height, age, architect, owner, use and any modifications. The Report preface states: *This block is notable both for the early buildings of the 1850s and 60s, which remain standing...only two buildings have complete cast-iron facades*; and

Whereas, likewise, there was disagreement with the applicant’s statement that there are no other buildings in the historic district modified with this 1920s style.

Here are three examples belying that statement that pop into mind:

- 118 Spring Street, built in 1825 and altered and refaced in 1920, and which prominently displays its year, 1920, on the cornice line.
- 118 Prince Street, a former five-story building built in 1877 that was altered to a two-story building in the 1920s.
- 128 Spring Street, an 1880 Henry Fernbach building, had four stories removed in 1936 and two street-front walls were built for the remaining two stories; and

Whereas, further, the applicant likened this proposal to the Jean Nouvel building on Grand and Broadway, as well as to Bar 59 on Mercer. We won't address that assertion, except to remind the Commission that these buildings were built on empty lots and did not destroy an historic building; and

Whereas, the committee was dumbfounded that an international chain in a clear effort to assert its branding would move into the heart of an historic district seeking to destroy one of the buildings that attracted the company and its customers to the area in the first place; and

Whereas, as far as the proposal itself goes: there is too much glass, too low a bulkhead beneath the window, it is too blocky, lacks detail, does not have the symmetry of the present building and, despite claims that the design adds a verticality that is found on many Broadway buildings, it in fact does not. Rather, it seeks to destroy the strong verticality that is evident in the existing building; now

Therefore, be it resolved that CB#2, Man. strongly recommends denial of this application, recalling we are here to preserve, not to destroy; and

Further, be it resolved that CB#2, Man. recommends cleaning the existing façade and making any repairs to shore up the structure, as other property owners in historic districts do.

Vote: Unanimous, with 40 Board members in favor.

2. Item 2 - 41-43 Bond Street (Bowery/Lafayette, south side) – NoHo Historic District Extension
A vacant lot with a building under construction. Application is to amend Certificate of Appropriateness 09-6382 (LPC 09-3588) for the construction of a new building. Zoned M1-5B

Whereas, many considered the removal of the proposed shutters and the shortening of the proposed canopy to be improvements in the design; and

Whereas, the change in the window design is insignificant; and

Whereas, the reduction in bulk is welcomed; and

Whereas, replacing the proposed limestone on the front façade with bluestone is an appealing innovation; and

Whereas, we appreciate the green roof, as well as the window boxes, yet are perplexed why the Commission readily permits plants on buildings but yet not on the sidewalks of post-industrial historic districts; and

Whereas, on the rear façade, changing the chimney from concrete to bluestone adds to its appeal; but

Whereas, the new proposal to add balconies on the rear façade was met with opposition from both the committee and the sizable number of residents present; and

Whereas, The committee objected to the balconies because there is no precedent for balconies in the NoHo Historic District, or, for that matter, anywhere in that M1-5b district, including the Cast-Iron District to the south - or any other landmarked M-zone, whether TriBeCa, DUMBO or Gansevoort. Balconies would detract from the district. Further, the balconies do not add anything to the building but clutter; and

Whereas, neighbors from both Bond Street and Bleecker Street vociferously opposed the balconies, not only on aesthetic grounds, but from the more practical reason that they will likely wind up as storage for bikes and such, creating visual clutter on the rear façade, or, worse, wind up as barbecue areas, which will cause smoke, odors, and noise.

Although these quality-of-life issues are not addressed in the landmarks law, nevertheless, care should be taken when deciding on non-historic superfluous ornamentation that would serve to make a lot of people's lives miserable; and

Whereas, community members further noted that this development causes greater encroachment on the surrounding light and air, and seek another solution to the privacy issue, which was represented as the reason for these balconies being added into the original proposal; and

Whereas, the architect stated that not having the balconies would save on building costs; now

Therefore, be it resolved that CB#2, Man. recommends approval of this application; as it relates to changes on the front façade; but

Further, be it resolved that CB#2, Man. strongly recommends against approval of these balconies.

Vote: Unanimous, with 40 Board members in favor.

3. Item 3 - 239 West 12th Street (Greenwich/W.4, north side) – Greenwich Village Historic District A Greek Revival style rowhouse built in 1843. Application is to construct a rooftop addition. Zoned C1-6

Whereas, this addition is quite visible from the street and the Committee's policy for approval of additions to buildings in the historic district is that they be "not more than minimally visible". Although the applicant provided us with no clear or enlarged photo of how visible it would be, a neighbor did provide a photo of the mock-up that clearly showed the addition to be clearly noticeable, visible even through this season's verdant trees. When the trees are bare for six months a year, the addition will be even more noticeable; and

Whereas, whereas a visible roof-top addition may be acceptable on a 20th-century or industrial building, it is not so on a 1840s Greek Revival house; and

Whereas, zoning does permit this addition to the bulk, but only because the house is within 100 feet of a corner. Were the building down the block just a bit, zoning would not permit the addition. So the opportunity to add the addition is derived merely from a fortuitous position on the block; and

Whereas, residents spoke up against the proposal; now

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

Vote: Unanimous, with 40 Board members in favor.

4. Item 4 - 235 West 12th Street, aka 103 Greenwich Avenue- Greenwich Village H.D. A neo-Georgian style apartment house with stores on the ground floor, designed by Bernstein & Bernstein and built in 1906-07. Application is to alter storefront infill.

Whereas, the changes to the storefront definitely are commendable; now

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

Vote: Unanimous, with 40 Board members in favor.

5. Item 5 - 103 Greenwich Avenue, aka 235 West 12th Street (Day O)– Greenwich Village H.D. A neo-Georgian style apartment house with stores on the ground floor, designed by Bernstein & Bernstein and built in 1906-07. Application is to replace storefront infill.

Whereas, although the existing diner-style storefront infill is not original to the building, nevertheless it is a beloved historic style and should be preserved.

Indeed, we worry about the possibility of losing this distinct Village attraction. This storefront represents a diner-style from the 20s and 30s that is fast disappearing, including Jerry's Restaurant diner storefront in the SoHo Historic District, the Moondance Diner in SoHo and the Market Diners on the West Side, for example. It is things like this that give the Village its appeal to so many residents and tourists alike.

If the proposal were to restore the original storefront, that is one thing. But to replace a charming and fast-disappearing style of Americana with a newer style infill should be discouraged; but

Whereas, if the Commission feels otherwise, we suggest a new storefront infill would be successful if it continues the storefront of the adjacent storefront in the same building that was presented to the Commission as LPC Item #15, 235 West 12th Street. It was light, not as heavy or imposing as what is proposed currently; now

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

Vote: Unanimous, with 40 Board members in favor.

6. Item 6 - 7 9th Avenue (Little W. 12, corner Gansevoort)– Gansevoort Market Historic District A Greek Revival style rowhouse built in 1849 and altered in 1887. Application is to legalize a wall constructed without Landmarks Preservation Commission permits and to enlarge a fire escape.

Whereas, the extension of the fire escape will not detract from the building or the district; and

Whereas, the applicant asserted that the wall has been grandfathered; now

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

Vote: Unanimous, with 40 Board members in favor.

7. Item 7 - 32-36 Little West 12th Street (Washington/9th Ave, south side) Gansevoort Market Historic District A neo-Grec style building designed by James Stroud and built in 1880. Application is to replace storefront infill.

Whereas, removing the brick and steel doors will not detract from the building or the district, and stripping the silver paint off and repainting the cast-iron columns will be an improvement; now

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

Vote: Unanimous, with 40 Board members in favor.

2ND LANDMARKS MEETING

1. LPC Item 11 - 488-490 Broadway (n.e.corner Broome)– E.V. Houghwout Building-Individual Landmark, SoHo-Cast Iron Historic District. An Anglo-Italianate style store and loft building designed by J.P. Gaynor and built in 1857. Application is to install signage.

Whereas, the building was beautifully restored, which we appreciate; but the proposal detracts from this authentic restoration; and

Whereas, we feel that this proposal is merely a branding effort for the building and that it detracts from this Individual Landmark; and

Whereas, curiously, the renderings don't indicate the signage for the retail store, giving the impression that there is currently no existing signage. The only reason that the proposed sign cannot be placed on the frieze is that there already is a sign placed there for the ground-floor store (which has a blade sign as well); and

Whereas, there was little historical photos provided to substantiate the proposal; and

Whereas, the proposed lighting might be acceptable for a theatre, but not for this beautifully restored, individual landmark, commercial building;

Therefore, be it resolved that CB#2, Man. recommends denial of this application; and, further, if something is needed to mark the building, a simple brass plaque would be far less distracting than the signage proposed.

Vote: Unanimous, with 40 Board members in favor.

2. LPC Item 12 - 76 Grand Street (Wooster/Greene)– SoHo-Cast Iron Historic District
A one-story brick building, built in 1955. Application is to alter the facade, install windows and a new entrance.

Whereas, the proposal is appropriate for this building; now

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

Vote: Unanimous, with 40 Board members in favor.

3. LPC Item 13 - 54 Crosby Street – SoHo- Cast Iron Historic District
A two-story building altered in 1980. Application is to enlarge the ground floor opening and install new infill.

Laid Over

4. LPC Item 14 - 40 Fifth Avenue (s.w. @ 11th St.)– Greenwich Village Historic District
A neo-Georgian style apartment house designed by Van Wart & Wein, and built in 1929. Application is to reconstruct a greenhouse, install railings, and replace windows.

Whereas, this is an improvement, replacing an inappropriate “kit” greenhouse with one that is harmonious with the aesthetics of the building; and

Whereas, it creates a uniformity in the structure; and

Whereas, the different fenestration of the penthouse “reads” differently from the rest of the building; and

Whereas, the new railing is long due; now

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

Vote: Unanimous, with 40 Board members in favor.

5. LPC Item 15 - 128 West 10th Street, aka 21 Greenwich Avenue - Greenwich Village H.D.
A structure at the rear of the lot of 21 Greenwich Avenue. Application is to legalize the installation of mechanical equipment at the roof and install new mechanical equipment and a fence at the roof.

Whereas, the existing chimney is very conspicuous. The applicant said it was allowed by LPC, but we would like the Commission to confirm that assertion, since no permits were presented to us; and

Whereas, if the mechanical equipment was set back, it would not be as visible. We realize that this may be a more costly solution, but it would considerably lessen the problem of visibility; and

Whereas, if the mechanical equipment were moved further to the rear and if the wall were not set back as proposed, but rather moved up to the building line, then the height of the proposed wall could be lowered, since the reason for the taller height – to conceal the mechanical unit - would be mitigated; and

Whereas, the material proposed for the wall – mineral fiberboard – is not appropriate for this historic district. Brick is; now

Therefore, be it resolved that CB#2, Man. recommends denial of this application unless the mechanical unit is moved further to the back of the building. If it still remains visible in that position, the parapet should be raised the minimum amount required to mask the equipment, and it should be of the same brick as the parapet.

Vote: Unanimous, with 40 Board members in favor.

6. LPC Item 16 - 29 Bank Street - Greenwich Village Historic District
A Greek Revival style house built in 1840. Application is to alter window openings, install windows and doors, construct a one-story penthouse, reconstruct the rear facade, and excavate the rear yard. Zoned R6

Previously heard by CB2

7. LPC Item 17 - 28 Bond Street (Lafayette/Bowery) – NoHo Historic District Extension
An Italianate style residence and store built in 1857-58. Application is to legalize the installation of a flagpole and banner without Landmarks Preservation Commission permits.

Whereas, it seems that the applicant got caught up in a problem that was not its doing initially; and

Whereas, the simplest solution would be simply to wait until the neighboring scaffolding is removed, and then replace the flagpole back to its original, grandfathered position, which the applicant seemed willing to do; now

Therefore, be it resolved that CB#2, Man. recommends denial of legalization, but recommends restoring the flagpole to its original location, which had been grandfathered.

Vote: Unanimous, with 40 Board members in favor.

8. LPC Item 18 - 40 Great Jones Street (Lafayette/Bowery) – NoHo Historic District Extension
A Classical Revival style store and loft building designed by E.G. Gollner and built in 1895-96.
Application is to install a stair bulkhead and roof railing.

Whereas, the bulkhead and railing are not more than minimally visible; now

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

Vote: Unanimous, with 40 Board members in favor.

LAND USE AND BUSINESS DEVELOPMENT

1. City Planning Commission Proposal for a Text Amendment to allow Car Sharing

WHEREAS, The Zoning Resolution did not anticipate the emergence of car sharing, And

WHEREAS, The proposed zoning text amendment would establish clear rules allowing car sharing vehicles to park in public parking facilities (garages and lots that serve general purpose parking), as well as in parking facilities accessory to residential, And,

WHEREAS, Car sharing has been shown to reduce the number of cars in a given area, And

WHEREAS, there was no community opposition to this application;

THEREFORE BE IT RESOLVED, that CB#2, Man. supports this City Planning Commission Proposal for a Text Amendment to allow Car Sharing.

Vote: Unanimous, with 40 Board members in favor.

2. 433 Broome Street ULURP NO. N090253ZSM (Block 473, Lot 16) City Planning Special permit application under section Section 74-711 to modify the bulk and use regulations to allow the conversion of the first floor and cellar of the subject premises to commercial Use Group 6 (Retail) use and the construction of a new Penthouse, Use Group 9, Artist's Studio, on the roof in an M1-5B zoning district

WHEREAS, the surrounding area was posted and there was no community opposition to this application, And

WHEREAS, The application is by artists and the proposed penthouse will be an artist studio, And,

WHEREAS, The building is owner occupied and the owners have clearly stated their intent to avoid any nuisance uses on the ground floor, And

WHEREAS, The usage is consistent and compatible with the other uses in this building and in the surrounding buildings and will have no adverse impacts on the neighborhood.

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

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports this application for a City Planning Special permit application under section Section 74-711 to modify the bulk and use regulations to allow the conversion of the first floor and cellar of the subject premises to commercial Use Group 6 (Retail) use and the construction of a new Penthouse, Use Group 9, Artist's Studio, on the roof in an M1-5B zoning district.

Vote: Unanimous, with 40 Board members in favor.

3. 429 Broome Street, Block: 473, Lot: 18 Board of Standards and Appeals Special Permit Application on behalf of York Spa Beauty Care Inc., to permit a Physical Culture Establishment on the first floor and cellar of an existing building in an M1-5B Zoning District for a term not to exceed 10 years.

WHEREAS, the surrounding area was posted and there was no community opposition to this application, And,

WHEREAS, The applicant is requesting a permit term of 15 years which is not typical of this type of application, And,

WHEREAS, The Community Board is reluctant to agree to a 15 year term, And,

WHEREAS, Illegal signage was installed on this building that was subsequently removed, however, the violations have not yet been resolved, And,

WHEREAS, The usage is consistent and compatible with the other uses in this building and in the surrounding buildings and will have no adverse impacts on the neighborhood, And,

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

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, to permit a Physical Culture Establishment on the first floor and cellar of an existing building in an M1-5B Zoning District for a term not to exceed 10 years providing that all signage violations and related fines are properly resolved prior to the issuance of the permit.

Vote: Unanimous, with 40 Board members in favor.

4. 692 Broadway (Block 531; Lot 7501) Board of Standards and Appeals Application for a special permit, pursuant to Section 73-36 to permit a physical culture establishment within portions the first floor and second floor of an existing mixed-use building located in an M1-5B zoning district, for a term not to exceed 10 years.

WHEREAS, the surrounding area was posted and there was no community opposition to this application, And

WHEREAS, The usage is consistent and compatible with the other uses in this building and in the surrounding buildings and will have no adverse impacts on the neighborhood,

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

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, to permit a physical culture establishment within portions the first floor and second floor of an existing mixed-use building located in an M1-5B zoning district, for a term not to exceed 10 years.

Vote: Unanimous, with 40 Board members in favor.

5. 99/101 Greenwich Avenue, Cal. No. 290-99-BZ Application pursuant to section 72-01 and 72-22 of the Zoning Resolution, to permit the extension of term of a variance allowing a physical culture establishment in a C1-6/R6 zoning district for a term not to exceed 10 years..

WHEREAS, the surrounding area was posted and there was no community opposition to this application, And,

WHEREAS, Illegal signage was installed on this building that was subsequently removed, however, the violations have not yet been resolved, And,

WHEREAS, The usage is consistent and compatible with the other uses in this building and in the surrounding buildings and will have no adverse impacts on the neighborhood,

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

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. supports this application for a Board of Standards and Appeals Special Permit Application, pursuant to ZR §73-36, on behalf of to permit the extension of term of a variance allowing a physical culture establishment in a C1-6/R6 zoning district for a term not to exceed 10 years providing that all signage violations and related fines are properly resolved prior to the issuance of the permit.

Vote: Unanimous, with 40 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

App. to Department of Consumer Affairs for Newsstands at:

1. Northeast corner W. 4th St. & Washington Square East, DCA# 1348718

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

Whereas, several letters and emails were received from the community expressing concern about congestion at this location, and

Whereas, this location is extremely busy at many times with traffic generated by NYU students and Washington Square Park visitors, and

Whereas, the area has more than an adequate number of establishments that supply the products a newsstand would carry,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends DENIAL of this application for a Newsstand at the Northeast corner of W 4th St & Washington Square East, DCA# 1348718

Vote: Unanimous, with 40 Board members in favor

2. Northeast corner Broadway & Canal St. DCA# 1346348

Whereas, the application was received only shortly before the meeting, the application was withdrawn and will be heard at the next Sidewalks committee meeting.

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

3. 212 Lafayette Associates, LLC, 212 Lafayette St. (Spring/Broome), with 3 tables & 12 seats, DCA# 1349707 Block: 482 Lot:31 Lot Frontage: 24.92' Lot Depth:100 Year Built:1900 (estimated) Number of Floors: 5 Residential Units:16 Zoning:M1-5B

Whereas, the area was posted, community groups notified and there were community members present regarding this new application, and the applicant and his representative, Steve Wygoda, were present, and

Whereas, this lot has frontage of 24.92 feet and depth of 100 feet with a building of five stories, with Zoning: M1-5B, and

Whereas, this application is for a small sidewalk café under the special rules applied to them, and

Whereas, the café does not maintain the required 36 inches of service aisle, and

Whereas, several members of the community expressed concern about this establishment's past operation and great concern about it being allowed to have a sidewalk café, and

Whereas, there were numerous other members of the community that expressed support for the establishment and the application,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends APPROVAL of this application for a NEW App. for revocable consent to operate an Unenclosed Small sidewalk café for **212 Lafayette Associates, LLC, 212 Lafayette St. (Spring/Broome), with 3 tables & 12 seats, DCA# 1349707** **CONDITIONAL UPON** the reduction of the size of the café to 3 tables and 8 seats as required under the zoning rules for small sidewalk cafes.

VOTE: Passed, with 36 Board members in favor, 3 in opposition-(C. Booth, K.W. Ma, A. Wong), 1 abstention (S. Secunda).

4. Villa Pacri, LLC, 53 Gansevoort St (Washington/Greenwich St), with 43 tables & 87 seats, DCA# 1349707 Block: 644 Lot: 60 Lot Frontage: 115.5' Lot Depth: 64.75 Year Built: 1910 (estimated) Number of Floors: 5 Residential Units: 0, Total # of Units:4 Zoning:M1-5 Landmark Building: Yes Historic District: Gansevoort Market

Whereas, the area was posted, community groups notified and there were community members present regarding this new application, and the applicant and his representative, Steve Wygoda, were present, and

Whereas, this lot has frontage of 115.5 feet and depth of 64.75 feet with a building of five stories, with Zoning: M1-5, and

Whereas, this is a relatively wide sidewalk of 18 feet width, and

Whereas, this is primarily a commercial block with no residences in close proximity,

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 Villa Pacri, LLC, 53 Gansevoort St (Washington/Greenwich St), with 43 tables & 87 seats, DCA# 1349707**

Vote: Unanimous, with 40 Board members in favor.

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

5. Erjo Company, LLC, d/b/a Mottsu, 285 Mott St. (E Houston/Prince), with 5 tables & 8 seats, DCA# 0968091 Block: 482 Lot: 31 Lot Frontage: 24.92' Lot Depth: 100 Year Built: 1900 (estimated) Number of Floors: 5 Residential Units:16 Zoning: C6-2C6-3

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

Whereas, this lot has frontage of 24.92 feet and depth of 100 feet with a building of five stories, with Zoning: C6-2C6-3, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 Erjo Company, LLC, d/b/a Mottsu, 285 Mott St. (E Houston/Prince), with 5 tables & 8 seats, DCA# 0968091**

VOTE: Unanimous, with 40 Board members in favor.

6. Gallo Nero, Inc., 185 Bleecker St. (at MacDougal), with 11 tables & 22 seats, DCA# 1099505 Block: 540 Lot: 43 Lot Frontage: 50.42' Lot Depth: 75 Year Built: 1904 Number of Floors: 6 Residential Units: 25 Zoning: R7-2, Commercial Overlay: C1-5

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

Whereas, this lot has frontage of 50.42 feet and depth of 75 feet with a building of six stories, with Zoning: R7-2, Commercial Overlay: C1-5, and

Whereas, there are no changes from previous applications, and

Whereas, there have been community complaints regarding the amount of space this sidewalk café occupies, and

Whereas, this Committee observed that the MacDougal St side left only 6'6" of pedestrian right of way, not the 8' the plans show, and

Whereas, these conditions have been explained to the applicant and a DCA inspection has previously been made as noted in the previous renewal hearing,

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 Gallo Nero, Inc., 185 Bleecker St. (at MacDougal), with 11 tables & 22 seats, DCA# 1099505

VOTE: Unanimous, with 40 Board members in favor.

7. **Culinary Concepts by Jean Georges, LLC. d/b/a Spice Market, 29-35 Ninth Ave.(at W 13), with 13 tables & 26 seats, DCA# 1187891** Block: 646 Lot: 47 Lot Frontage: 103.25' Lot Depth: 100' Year Built: 1910 (estimated) Number of Floors: 6 Residential Units: 0 Zoning: M1-5 Historic District: Gansevoort Market

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

Whereas, this lot has frontage of 103.25 feet and depth of 100 feet with a building of six stories, with Zoning: M1-5, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 Culinary Concepts by Jean Georges, LLC. d/b/a Spice Market, 29-35 Ninth Ave.(at W 13), with 13 tables & 26 seats, DCA# 1187891

VOTE: Unanimous, with 40 Board members in favor.

8. **ITM Garden Inc., d/b/a Revel, 10 Little W. 12th St.(9th Ave/Washington), with 13 tables & 28 seats, DCA# 1214291** Block: 644 Lot: 52 Lot Frontage: 20' Lot Depth: 77.42 Year Built: 1899 (estimated) Number of Floors: 3 Residential Units: 1 Zoning: M1-5 Historic District: Gansevoort Market

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

Whereas, this lot has frontage of 20 feet and depth of 77.42 feet with a building of six stories, with Zoning: M1-5, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present, and

Whereas, while the plan shows one table partially blocking access to the residential entrance, the table is not presently being used and there is only one residential unit,

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 ITM Garden Inc., d/b/a Revel, 10 Little W. 12th St.(9th Ave/Washington), with 13 tables & 28 seats, DCA# 1214291.

VOTE: Unanimous, with 40 Board members in favor.

9. Bleecker Trattoria, Inc., 232 Bleecker St. (at Carmine), with 14 tables & 28 seats, DCA# 0917885 Block: 527 Lot:72 Lot Frontage: 70' Lot Depth: 50 Year Built:1900 (estimated) Number of Floors: 6 Residential Units: 25 Zoning:R7-2, Commercial Overlay: C1-5

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

Whereas, this lot has frontage of 70 feet and depth of 50 feet with a building of six stories, with Zoning: R7-2, Commercial Overlay: C1-5, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 Bleecker Trattoria, Inc., 232 Bleecker St.(at Carmine), with 14 tables & 28 seats, DCA# 0917885

VOTE: Unanimous, with 40 Board members in favor.

10. Carapina, LLC, 233 Bleecker St.(at Carmine), with 8 tables & 16 seats, DCA# 1286005 Block: 589 Lot:48 Lot Frontage: 25' Lot Depth: 100 Year Built: 1920 (estimated) Number of Floors: 2 Residential Units: 2 Zoning:R7-2, Commercial Overlay: C1-5

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

Whereas, this lot has frontage of 25 feet and depth of 100 feet with a building of two stories, with Zoning: R7-2, Commercial Overlay: C1-5, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present, and

Whereas, the applicant typically uses only 6 tables and 12 seats, yet some Committee members have noticed a tendency for the tables and chairs to creep out of place,

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 Carapina, LLC, 233 Bleecker St. (at Carmine), with 8 tables & 16 seats, DCA# 1286005.

VOTE: Unanimous, with 40 Board members in favor.

11. Think Bleecker, LLC, 1 Bleecker St.(at Bowery), with 10 tables & 20 seats, DCA# 1277645 Block: 529 Lot:7505 Lot Frontage: 89.83' Lot Depth:33.25 Year Built:1900 Number of Floors: 4 Residential Units: 6 Zoning:C6-1 Historic District: Noho East

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

Whereas, this lot has frontage of 89.83 feet and depth of 33.25 feet with a building of four stories, with Zoning: C6-1, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 **Think Bleecker, LLC, 1 Bleecker St. (at Bowery), with 10 tables & 20 seats, DCA# 1277645.**

VOTE: Unanimous, with 40 Board members in favor

12. 4 Runners, Inc., 310 W. 14th St. (Hudson/8 Ave), with 5 tables & 10 seats, DCA# 1290477
Block: 629 Lot: 29 Lot Frontage:1 00' Lot Depth: 98Year Built:1905 (estimated) Number of Floors: 6
Residential Units: 66 Zoning:C6-2A

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

Whereas, this lot has frontage of 100 feet and depth of 98 feet with a building of six stories, with Zoning: C6-2A, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 **4 Runners, Inc., 310 W. 14th St. (Hudson/8 Ave), with 5 tables & 10 seats, DCA# 1290477**

VOTE: Unanimous, with 40 Board members in favor.

13. Groove Enterprises, Inc., 125 MacDougal St.(at W 3rd), with 5 tables & 10 seats, DCA# 1305277
Block: 543 Lot: 60 Lot Frontage: 20' Lot Depth: 65.75 Year Built:1900 (estimated) Number of Floors:4 Residential Units: 4 Zoning: R7-2, Commercial Overlay: C1-5

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

Whereas, this lot has frontage of 20 feet and depth of 65.75 feet with a building of four stories, with Zoning: R7-2, Commercial Overlay: C1-5, and

Whereas, there are no changes from previous applications, and

Whereas, the layout of the café has not been followed as it is based on the tables being kept toward the side of the restaurant where the sidewalk is wider and service is not being handled from the back door as required,

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 Groove Enterprises, Inc., 125 MacDougal St. (at W 3rd), with 5 tables & 10 seats, DCA# 1305277 **CONDITIONAL UPON** the applicant returning to the layout and service via the side door as noted in the fourth Whereas of this resolution.

VOTE: Unanimous, with 40 Board members in favor.

14. Smorgas Chef West Village, LLC, d/b/a Smorgas Chef, 283 W. 12 St. (at W 4th), with 14 tables & 28 seats, DCA# 1233131 Block: 625 Lot: 62 Lot Frontage: 24' Lot Depth: 65 Year Built: 1910 (estimated) Number of Floors: 4 Residential Units: 3 Zoning:C1-6 Historic District: Greenwich Village

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

Whereas, this lot has frontage of 24 feet and depth of 65 feet with a building of four stories, with Zoning: C1-6, and

Whereas, there are no changes from previous applications, and

Whereas, the café on the 4th St side is bordered by a large planter that is not on the drawing and is never moved, and

Whereas, the café on the 12 St side is not set up as shown on the plan and waiter service has been observed occurring from the public sidewalk, and

Whereas, there have been complaints that the applicant is operating the café on Sunday prior to noon,

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 Smorgas Chef West Village, LLC, d/b/a Smorgas Chef, 283 W. 12 St.(at W 4th), with 14 tables & 28 seats, DCA# 1233131 **CONDITIONAL UPON** the applicant correcting the situations noted in Whereas's 4, 5 and 6 of this resolution.

VOTE: Passed, with 39 Board members in favor and 1 in opposition (C.Yankay).

15. Focacceria, LTD., 87 MacDougal St.(Bleecker/W Houston), with 7 tables & 14 seats, DCA# 1244977 Block: 526 Lot: 25 Lot Frontage: 25' Lot Depth: 98 Year Built:1 900(estimated) Number of Floors: 6 Residential Units: 15 Zoning:R7-2, Commercial Overlay: C1-5

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

Whereas, this lot has frontage of 25 feet and depth of 98 feet with a building of six stories, with Zoning: R7-2, Commercial Overlay: C1-5, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present, and

Whereas, it was noted the applicant has seated an additional person at the end of either of the four-top tables thereby impinging into the public portion of the sidewalk,

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 Focacceria, LTD., 87 MacDougal St. (Bleecker/W Houston), with 7 tables & 14 seats, DCA# 1244977** **CONDITIONAL UPON the applicant maintaining only 4 chairs at the tables shown that way on the submitted plan.**

VOTE: Unanimous, with 40 Board members in favor.

16. Lafayette Street Partners, LLC d/b/a Chinatown Brasserie, 380 Lafayette St.(E 4th/Great Jones) with 23 tables & 84 seats, DCA# 1219985 Block: 531 Lot: 7504 Lot Frontage:82.08' Lot Depth: 98 Year Built: 1906 (estimated) Number of Floors:6 Residential Units: 0 Total # of Units:4 Zoning:M1-5B Landmark Building: Yes Historic District: NoHo

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

Whereas, this lot has frontage of 82 feet and depth of 98 feet with a building of six stories, with Zoning: M1-5B, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 Lafayette Street Partners, LLC d/b/a Chinatown Brasserie, 380 Lafayette St.(E 4th/Great Jones) with 23 tables & 84 seats, DCA# 1219985**

VOTE: Unanimous, with 40 Board members in favor.

17. 7th Avenue Restaurant Group, LLC d/b/a Veranda, 130-138 7th Avenue So. (W 10th/Charles) with 23 tables & 68 seats, DCA# 1252679 Block: 611 Lot: 38 Lot Frontage: 103.08' Lot Depth: 78.08 Year Built: 1920 Number of Floors: 1 Residential Units: 0 Total # of Units: 4 Zoning: C2-6 Landmark Building: Yes Historic District: Greenwich Village

Whereas, the area was posted, community groups notified and there were community members present regarding this renewal application, and the applicant was present, and

Whereas, this lot has frontage of 103 feet and depth of 78 feet with a building of one story, with Zoning: C2-6, and

Whereas, there are no changes from previous applications, and

Whereas, there were several community residents in attendance who expressed concern over the size of the café and noise issues with numerous establishments in the immediate area, and

Whereas, as the tables would need to be moved to close the restaurant's windows, the applicant agreed to close sound boards mounted inside the windows at 10pm Sun – Thu and 11pm Fri – Sat, and

Whereas, the planters used to border the café have been left in place when it has not been operating, the applicant has committed to moving them back against the building as required when the café is not open, and

Whereas, the applicant has committed to meeting on a regular basis with residents living nearby, especially immediately behind the restaurant on w 4th St,

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 7th Avenue Restaurant Group, LLC d/b/a Veranda, 130 7th Avenue So. (W 10th/Charles) with 23 tables & 68 seats, DCA# 1252679 CONDITIONAL UPON the applicant meeting the conditions set forth in Whereas's 5, 6 and 7 of this resolution.**

VOTE: Passed, with 39 Board members in favor, and 1 abstention-(Greenberg)

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

18. 611 Hudson Street Corp., d/b/a Kobma Thai Rest., 611 Hudson St.(at W 12th) with 10 tables & 30 seats, DCA# 1253726 Block: 625 Lot:1 5 Lot Frontage: 24.5' Lot Depth:37 Year Built: 1910 (estimated Number of Floors: 3 Residential Units: 4 Zoning:C1-6 Historic District: Greenwich Village

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

Whereas, this lot has frontage of 24.5 feet and depth of 37 feet with a building of three stories, with Zoning: C1-6, and

Whereas, there are no changes from previous applications, and

Whereas, there are no complaints on file and DCA signs are present,

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 611 Hudson Street Corp., d/b/a Kobma Thai Rest., 611 Hudson St.(at W 12th) with 10 tables & 30 seats, DCA# 1253726**

VOTE: Unanimous, with 40 Board members in favor.

Re-apply app. for revocable consent to operate an Unenclosed sidewalk cafe for:

19. Lupe's East L.A. Kitchen, Inc. 110 Sixth Ave.(at Watt St), with 8 tables & 16 seats, DCA# 1321335 Block: 476 Lot:15 Lot Frontage: 51.58' Lot Depth: 127.08 Year Built: 1900 (estimated) Number of Floors:6 Residential Units:30 Zoning:M1-5B

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

Whereas, this lot has frontage of 51 feet and depth of 127 feet with a building of six stories, with Zoning: M1-5B, and

Whereas, all papers were not processed on time requiring the applicant to reapply, and

Whereas, this restaurant has been in this location for 21 years and has a sidewalk of 21 foot width, and

Whereas, the applicant will attempt to install a retractable awning, subject to landlord approval, to help limit noise from the sidewalk café reaching the residential units above,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends APPROVAL of this application for a RE-APPLY App. for revocable consent to operate an Unenclosed sidewalk café for Lupe’s East L.A. Kitchen, Inc. 110 Sixth Ave.(at Watt St), with 8 tables & 16 seats, DCA# 1321335

VOTE: Unanimous, with 40 Board members in favor.

20. Four Green Fields, LLC, d/b/a Agave, 140 7th Ave. So. (W 10th/Charles) with 24 tables & 48 seats, DCA# 1220688 Block: 611 Lot: 14 Lot Frontage: 20' Lot Depth: 95 Year Built: 1940 (estimated) Number of Floors: 3 Residential Units: 5 Total # of Units: 6 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 re-application, and the applicant was not present,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends LAYOVER of this application for a RE-APPLY App. for revocable consent to operate an Unenclosed sidewalk café for Four Green Fields, LLC, d/b/a Agave, 140 7th Ave. So. (W 10th/Charles) with 24 tables & 48 seats, DCA# 1220688.

SLA LICENSING

1. VAP Union Square LLC, d/b/a Vapiano, 113 University Pl. (East 12th and 13th Street), NYC.

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an On Premise license for a 8,000 s.f. casual Italian restaurant in a commercial building located on University Place between East 12th and 13th Streets with 218 table seats, 2 bars with 8 bar seats and a maximum legal capacity of 290 persons; and,

Whereas, the applicant stated the hours of operation for the establishment are Sunday - Thursday from 11:00 a.m. – 1:00 a.m. and Friday and Saturday from 11:00 a.m. – 2:00 a.m.; there will be a sidewalk café application but no backyard garden; music will be background only; and,

Whereas, the applicant has agreed to the following set of stipulations:

1. The applicant has agreed to operate as a restaurant only.
2. The applicant has agreed to background music only while prohibiting D.J.’s and Live Music in the establishment.
3. The applicant has agreed to have a General Manager present and available at all times.
4. The applicant has agreed to install proper soundproofing in the establishment.
5. The applicant has agreed to obtain all required certificates, permits and related documents, including a revised Certificate of Occupancy and Public Assembly Permit.

Whereas, the applicant did not effectively reach out to the neighboring residential buildings; and,

Whereas, a few members of the community appeared to express their concerns with a large establishment without proper soundproofing plans in place and the applicant's lack of community outreach; and,

Whereas, this committee strongly recommends that the applicant meets with his concerned neighbors and develop an adequate soundproofing plan prior to pursuing an On Premise liquor license; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial to the proposed On Premise license for **VAP Union Square LLC, d/b/a Vapiano, 113 University Place.**

The above application was laid over to June and the resolution withdrawn.

2. New Organico, Inc., d/b/a Café Organico, 89 7th Ave. So. (Barrow and Grove Streets), NYC

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

Whereas, this application is for an upgrade from a Beer and Wine license to an On Premise license in a mixed use building on 7th Avenue South between Barrow and Grove streets for a 500 s.f. Italian restaurant with 14 table seats, 1 bar with 6 seats, and a maximum legal capacity of 20 persons; and,

Whereas, the applicant stated there are no plans to change the existing method of operation; the hours of operation for the restaurant are Sunday – Thursday from 8:00 a.m. – 1:00 a.m. and Friday and Saturday from 8:00 a.m. – 2:00 a.m.; there is a sidewalk café (30 table seats) but no backyard garden; music is background only; and,

Whereas, the applicant has been operating with a Beer and Wine license for 11 months; and,

Whereas, some members of the Committee expressed concerns with the sidewalk (outdoor) seating being disproportionate with the indoor seating; and,

Whereas, the applicant has provided a petition with over 100 signatures in support; and,

Whereas, a few members of the community appeared to express their support; and,

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval to the proposed On Premise license for **New Organico, Inc., d/b/a Café Organico, 89 7th Ave. So.**

Vote: Passed, with 32 Board members in favor, 5 in opposition (C. Booth, S. Feinberg, A. Hearn, K.W. Ma, J. Solomon), and 2 abstentions (L. Rakoff, S. Secunda).

3. LBPR, LLC, 33 W. 8th St. (MacDougal and 6th Avenue), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an On Premise license in a mixed use building on West 8th Street between MacDougal and 6th Avenue for a 2,000 s.f. restaurant with 57 table seats, 1 bar with 10 bar seats, and a maximum legal capacity of 67 persons; and,

Whereas, the applicant stated the hours of operation are Sunday – Tuesday from 10:00 a.m. – 1:00 a.m. and Wednesday – Saturday from 10:00 a.m. – 2:00 a.m.; there will not be a sidewalk café application and no backyard garden; music is background only; and,

Whereas, the applicant has reached out to West 8th Street Block Association; and,

Whereas, the applicant has agreed to install the ventilation system through the roof of the building; and

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed On Premise license for **LBPR, LLC, 33 W. 8th St.** unless the condition agreed to by applicant relating to the fifth “whereas” clause is incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 40 Board members in favor.

4. SoHo Bistro, Inc., or New Corp. to be formed, d/b/a TBD, 69 Thompson St. (Spring and Broome), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an alteration (open up the kitchen) and upgrade from a Beer and Wine license to an On Premise license for a French restaurant located in a 800 s.f. premise in a residential building located on Thompson Street between Spring and Broome Streets with 35 table seats, 1 bar with 7 bar seats and a maximum legal capacity of 42 persons; and,

Whereas, the applicant stated there are no plans to change the existing operation; the applicant stated the hours are Sunday – Thursday from 5:00 p.m. – 12:00 a.m. and Saturday and Sunday from 10:00 a.m. – 12:00 a.m.; there is no sidewalk café and no backyard garden; music is background only; and,

Whereas, the operator has been operating with a Beer and Wine license for 13 years; and,

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the proposed alteration and upgrade to an On Premise license for **SoHo Bistro, Inc., or New Corp. to be formed, d/b/a TBD, 69 Thompson St.**

Vote: Unanimous, with 40 Board members in favor.

5. Scott Sartiano & Richard Akiva or Corp. to be formed, d/b/a TBD 446 W. 14th St., (Washington and 10 Avenue), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for On Premise license for an upscale restaurant, lounge and enclosed rooftop café collectively 11,000 s.f. (restaurant is 4,750 s.f., lounge is 4,750 s.f. and café is 1,500 s.f.) in a commercial building located on West 14th Street between Washington and 10th Avenue with 608 table seats, 3 bars with 30 bar seats and a maximum legal capacity of 793 persons; and,

Whereas, the applicant stated the hours of operation for the entire establishment is Seven Days a Week from 11:00 a.m. – 4:00 a.m.; there won't be a sidewalk café application and no backyard garden; music is background and D.J. only; and,

Whereas, the applicant has a clean and successful track record with operating another establishment in our district for over 9 years; and,

Whereas, the restaurant and café will be operated and managed by an award winning, notable chef; the chef expressed her ongoing support of local, small businesses including but not limited to local produce markets; and,

Whereas, the applicant has reached out to members of the community prior to submitting the application; and,

Whereas, the applicant has agreed to the following set of stipulations:

1. The applicant has agreed to obtain all required certificates, permits and related documents, including but not limited to a new Certificate of Occupancy, Public Assembly Permit and approvals from the Landmarks Commission.
2. The applicant has agreed to provide menu items available up until 1 hr prior to closing.
3. The applicant has agreed to implement security measures while designating staff members to control traffic in front of the establishment.
4. The applicant has agreed to prohibit any type music on the enclosed rooftop café.
5. The applicant has agreed to close the rooftop café ceiling by 11pm daily.
6. The applicant has agreed to fully soundproof the entire establishment.
7. The applicant has agreed to reach out to the Friends of Highline prior to opening the establishment.

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of an On Premise license for **Scott Sartiano & Richard Akiva or Corp. to be formed, d/b/a TBD 446 W. 14th St.** unless those conditions agreed to by applicant relating to and outlined in the seventh “whereas” clauses are incorporated into the “Method of Operation” on the SLA On Premise license; and,

Vote: Unanimous, with 40 Board members in favor.

6. RRFB, LLC d/b/a Rock Bar, 185 Christopher St. (Washington and West Street), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for a transfer to an existing On Premise license for a bar located in 3,500 s.f. premise in a mixed use building located on Christopher between Washington and West Streets with 12 table seats and 1 bar with 5 bar seats and a maximum legal capacity of 72 persons; **and to alter their method of operation to include live music; and,**

Whereas, the applicant stated there are no plans to change the previously approved hours of operation; the applicant stated the bar hours are Monday – Friday from 12:00 p.m. – 4:00 a.m.; Saturday from 1:00 p.m. – 4:00 a.m. and Sunday from 1:00 p.m. – 2:00 a.m.; and,

Whereas, the applicant stated that their original application included live music and claimed that it had been accidentally omitted by the SLA Licensing Committee; and,

Whereas, a member of this committee has since verified that the original application did not include live music; and,

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed transfer of an On Premise license for **RRFB, LLC d/b/a Rock Bar, 185 Christopher St.**

Vote: Unanimous, with 40 Board members in favor.

7. Chris Estey Food, Inc. d/b/a Pieces, 127 W. 10th St. (Charles and 6th Avenue), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an On Premise license for a 1,300 s.f. bar located in a commercial building on Christopher between Charles Street and 6th Avenue with 49 table seats and 1 bar with 13 bar seats; and a maximum legal capacity of 100 persons; and,

Whereas, the applicant stated the hours of operation for the establishment is Seven Days a Week from 2:00 p.m. – 4:00 a.m.; there won't be a sidewalk café application and no backyard garden; music will be background, D.J. and Karaoke type music only; and,

Whereas, several members of the community (including members of the West 10 Street Block Association) appeared to express concerns with the proposed license; citing concerns with over saturation on this block; and,

Whereas, over 15 emails have been submitted to the Community Board 2, Manhattan in opposition of the proposed establishment; and,

Whereas, over 30 licensed establishments exists within 500 feet of the proposed location; and,

Whereas, this Committee could not establish the public benefit of this bar only application on this highly residential block; this Committee also expressed issues with the Certificate of Occupancy, which maximum occupancy for this use group at this building has already been designated; and

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed On Premise license for **Chris Estey Food, Inc. d/b/a Pieces, 127 W. 10th St.**

Vote: Unanimous, with 40 Board members in favor.

8. JM Williams, LLC, Buvetta, 42-44 Grove St. (Bedford and Bleecker), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an On Premise license for an upscale restaurant d/b/a Buvetta in a residential building located on Grove Street between Bedford and Bleecker Streets with 32 table seats, 1 bar with 15 bar seats and a maximum legal capacity of 75 persons; and,

Whereas, the applicant stated the hours of operation for the establishment are Seven Days a Week from 8:00 a.m. – 2:00 a.m.; there will be a sidewalk café application but no backyard garden; music will be background only; and,

Whereas, the applicant has agreed to the following set of stipulations:

1. The applicant has agreed to obtain all required certificates, permits and related documents, including an amended Certificate of Occupancy or Letter of No Objection.
2. The applicant has agreed to operate as a restaurant only.
3. The applicant has agreed to soundproof the establishment.
4. The applicant has agreed to install ventilation to the roof of the building.
5. The applicant has agreed to install odor barriers in the establishment.
6. The applicant has agreed to address all structural issues inside the establishment.
7. The applicant has agreed to community outreach to residents in the building.

Whereas, a member of the community appeared to express her concerns with the proposed establishment;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial to the proposed On Premise license for **JM Williams, LLC, Buvetta, 42-44 Grove St.** unless all conditions agreed to by applicant relating to the fourth “whereas” clause are incorporated into the “Method of Operation” on the SLA On Premise license; and,

Vote: Unanimous, with 40 Board members in favor.

9. Greenwich Village Bistro, 13 Carmine St. (Bleecker and 6th Avenue), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an alteration to an existing Beer and Wine license in a mixed use building on Carmine between Bleecker Street and 6th Avenue for a 125 s.f. cafe with 18 table seats and no bar, and a maximum legal capacity of 18 persons; **to license an existing unenclosed sidewalk café consisting of 6 tables and 12 seats; and,**

Whereas, the applicant stated there are no plans to change the previously approved method of operation; the applicant stated the restaurant hours are Seven Days a Week from 10:00 a.m. – 12:00 a.m.; there is no backyard garden; music is currently live only; and,

Whereas, no one appeared in opposition from the community;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the proposed alteration to an existing On Premise license for **Greenwich Village Bistro, 13 Carmine St.**

Vote: Unanimous, with 40 Board members in favor.

10. Brio Bar Corp., d/b/a Brio, 26 Astor Pl. (Lafayette and Cooper Square), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for a Beer and Wine license in a mixed use building on Astor Place between Lafayette Street and Cooper Square for a 1,019 s.f. for a wine/dessert bar with 49 table seats, 1 bar with 15 bar seats, and a maximum legal capacity of 64 persons; and,

Whereas, the applicant stated the hours of operation are Sunday – Wednesday from 9:00 p.m. – 12:00 a.m. and Thursday - Saturday from 10:00 a.m. – 2:00 a.m.; there won't be a sidewalk café application and no backyard garden; music is soft background only; and,

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

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of a Beer and Wine license for **Brio Bar Corp., d/b/a Brio, 26 Astor Place.**

Vote: Unanimous, with 40 Board members in favor.

11. Extra Virgin, 259 W. 4th St., NYC

Whereas, the operator appeared before the committee; and,

Whereas, this application is for a renewal of an On Premise license for a Mediterranean Restaurant located in a 1,200 s.f. premise in a residential building located on West 4th between Charles and Perry Streets, with 60 table seats, 1 bar with 10 seats and a maximum legal capacity of 80 persons; and,

Whereas, the operator stated the hours of operation are 11:00 a.m. – 2:00 a.m. seven days a week; there is no backyard garden; music is background only; and,

Whereas, the operator is currently operating an illegal sidewalk café with 3 tables and 6 seats; the establishment is located in a R6 zone prohibiting the use of the existing sidewalk café and,

Whereas, the State Liquor Authority had accidentally licensed the sidewalk café area without advance knowledge that the sidewalk café is not permitted under Department of Consumer Affairs standards, and

Whereas, the original resolution with the sidewalk café was mistakenly approved by the Sidewalks Committee, Business Committee and Full Board, Community Board, Manhattan in August 2004; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of an On Premise license renewal for Extra Virgin, 259 W. 4th St., unless the applicant immediately terminates the operation of their sidewalk café; and

BE IT FURTHER RESOLVED that CB#2, Man. calls on the State Liquor Authority to alter the On Premise License by removing the sidewalk café area.

Vote: Unanimous, with 40 Board members in favor.

12. T. Hospitality Inc. d/b/a Sea, 835 Washington St. (Little West 12th and West 13th), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for an alteration to an existing On Premise license in a mixed use building on Washington Street between Little West 12th and West 13th Streets for a 5,622 s.f. Thai restaurant with 27 table seats and 1 bar with 14 bar seats, and a maximum legal capacity of 97 persons; **to license an existing unenclosed sidewalk café consisting of 29 tables with 58 seats; and,**

Whereas, the applicant stated there are no plans to change the previously approved method of operation; the applicant stated the restaurant hours are Sunday - Thursday from 11:30 a.m. – 11:30 p.m. and Friday and Saturday from 11:30 a.m. – 12:30 a.m.; there is no backyard garden; music is currently background only; and,

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

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the proposed alteration to an existing On Premise license for **T. Hospitality Inc. d/b/a Sea, 835 Washington St.**

Vote: Unanimous, with 40 Board members in favor.

13. W13 Pizza LLC, 140 W. 13 St. NYC 10011

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

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

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of an On Premise liquor license to **W13 Pizza LLC, 140 W. 13 St. NYC 10011** **and requests that the SLA send this applicant back to CB#2, Man. should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

14. Val City Lounge LLC, d/b/a, Lair, 201 Lafayette St., NYC 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the transfer of an On Premise license in a mixed use building on Lafayette between Kenmare and Broome Street for a 2,800 s.f. restaurant and bar/ lounge with 7 tables and 47 seats, 1 bar with 19 seats, and a maximum legal capacity of 175 persons; , music will be background only with occasional/limited DJ for special events; and,

Whereas, the applicant stated the hours of operation are Sunday to Wednesday 10:00 a.m. – 2:00 a.m. and Thursday to Saturday 10:00 a.m. – 4:00 a.m.; there is no sidewalk café and no backyard garden; and

Whereas, this applicant has agreed to use the Lafayette side as the main entrance, will only use the Cleveland Place entrance as an exit only and will station security outside for crowd and traffic control; and

Whereas, the applicant has agreed to offer a 24 hour contact number to the community and placing signs outside both entrances asking patrons to be courteous of their neighbors; and,

Whereas, the applicant has agreed to offer a 24 hour contact number to the community; and,

Whereas, the applicant will continue to serve from the kitchen up to 1 hour before closing; and

Whereas, the applicant has agreed not to have any outside promoters and not allow private events to bring in outside promoters; and

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

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the transfer of an On Premise license for **Val City Lounge, d/b/a TBD, 201 Lafayette St., NYC 10012** unless all conditions agreed to by applicant are incorporated into the “Method of Operation” on the SLA’s On Premise license.

Vote: Unanimous, with 40 Board members in favor.

15. Michael Sinensky or Corp., to be formed d/b/a The Village Pourhouse, 174 Bleecker St., NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the transfer of an On Premise license in a mixed use building on Bleecker Street between MacDougal and Sullivan Street for a 1,800 s.f. restaurant and 1 bar with 25 tables and 68 seats, 1 bar with 6 seats, and a maximum legal capacity of 74 persons; and,

Whereas, the applicant stated the hours of operation are Sunday to Wednesday 11:00 a.m. –1:00 a.m. and Thursday to Saturday 11:00 a.m. – 3:00 a.m.; they will apply for a sidewalk café in the future and there will be a backyard garden; and,

Whereas, the applicant has agreed to the following stipulations that will be included in their “Method of Operation” established by “BAMRA” or the Bleecker Area Merchants’ & Residents’ Association and this committee:

1. All doors and windows will be closed at 8:00 p.m., 7 days a week.
2. There will be a 24-hour contact number available to the community.
3. They will adhere to the above mentioned hours of operation.
4. There will be no use of the backyard until the completion of their backyard enclosure.
5. They will, with a sound engineer, sound proof the entire front and rear usable space, including ceilings and minimize vibrations prior to opening.
6. There will be no use of neon or electric signage, but a wooden sign as proposed by owner.
7. They will have ample security to maintain order at all times.
8. They will offer outreach to the establishment’s immediate neighbors
9. They will provide proper and legal receptacles for cigarette butts.
10. The applicant will coordinate garbage scheduled pick-ups with other neighboring businesses.

Whereas, “The outdoor area of the property immediately joins the gardens of the MacDougal-Sullivan Gardens Historic District which was designated by the Landmarks Preservation Commission August 2, 1967 based on "careful consideration of the history, architecture and other features of this area"; and,

Whereas, the Landmarks Preservation Commission found preservation of both the preexisting buildings and communal gardens "revolutionary in concept" and "destined to have far-reaching, beneficial effects on the development of our City," and,

Whereas, the proposed enclosure would have a negative impact on the communal gardens and the special qualities that led to the designation, and,

Whereas, the Landmarks Preservation Commission and the CB#2, Man. Landmarks and Aesthetics Committee appreciate the importance of preserving the open area, typically green space, in the center of designated blocks (the "donut"), to protect and foster both air and light as well as views, which would be compromised by the proposed enclosure; and,

Whereas, there is a petition with 38 signatures against this applicant and 26 people came to the hearing to protest against this applicant and 9 came in support;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the transfer of an On Premise license for **Michael Sinensky or Corp., to be formed d/b/a The Village Pourhouse, 174 Bleecker St., NYC.**

Vote: Passed, with 38 Board members in favor, 1 in opposition (E. Young), and 1 abstention (D. Collins).

16. NYC Motorcycle Federation, 257-263 6th Ave. (b&w)

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the renewal of a Beer and Wine License in a mixed use building on 6th Avenue between Houston and Bleecker Street for an 820 s.f. RETAIL STORE with an outside café that has 4 tables and 8 seats, and a maximum legal capacity of 73 persons; and,

Whereas, the applicant stated the hours of operation are Monday to Saturday 11:00 a.m. to 7:00 p.m. except for Friday 11:00 a.m. – 12:00 a.m. and Sunday 12:00 p.m. – 6:00 p.m.; they currently have a sidewalk café but no backyard garden; and,

Whereas, this applicant is a retail store and there is no actual food menu which is essential for a Beer and Wine license; and,

Whereas, this location has no contiguous bathroom available for their customers; and,

Whereas, the applicant has an agreement with the landlord of 10 Downing that these customers must go to the buildings entrance, speak with 10 Downing Street doorman and show I.D. to get a pass and be let into the building unattended to locate a bathroom in the basement which has access to the entire building; and,

Whereas, the residents of 10 Downing Street were not aware that the landlord established this agreement with the applicant and will be challenging this with the landlord based on security risks; and

Whereas, the applicant has had 10 EVENTS at their location since they have opened that has been attended by large groups and occasionally accompanied by live music; and,

Whereas, the sidewalk café that seats only 8 people has become a part of the spaced used for their events and is not limited to the seating arrangement of 8 seats; and,

Whereas, the applicant was advertising a live music event from 8:00 p.m. to 12:00 p.m. on a Saturday night which is not allowed in their hours of operation; and,

Whereas, the community has complained about noise outside the building and vibrations from music disturbing the tenants above this establishment; and,

Whereas, there were 12 people that appeared against this applicant at the CB#2, Man. hearing and only 1 in support; and,

Whereas, there is no physical separation between the retail and food areas, which is in violation of State Liquor Authority (“SLA”) regulation; and

Whereas, the primary business of the NYCMF is a tavern eating and drinking establishment as per SLA requirements for a tavern beer and wine license; and

Whereas, this committee has reminded the applicant that a tavern Beer and Wine license is a privilege and not a right;

THEREFORE BE IT RESOLVED that CB#2, Man. strongly recommends denial of the renewal of a tavern license to **NYC Motorcycle Federation, 257-263 6th Ave., NYC** and believes that this license must have been issued in error originally.

Vote: Unanimous, with 40 Board members in favor.

17. Restaurant Corp. of 55 E. Houston St. d/b/a Ballato's, 55 East Houston St., NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of an On Premise license in a commercial building on the corner of Houston and Mott for a 2,223 s.f. restaurant with 27 tables and 90 seats, 1 bar and 5 seats and a maximum legal capacity of 95 persons; and,

Whereas, the applicant stated there is no change in the hours of operation which are Monday to Friday from 12:00 p.m. to 11:00 p.m., Saturday from 4:00 p.m. – 12:00 a.m. and Sunday from 4:00 p.m. – 11:00 p.m.; they currently have no sidewalk café and no backyard garden; and,

Whereas, this applicant is increasing the interior of the restaurant from 1,038 s.f. to 2,223 s.f. and an increase in total capacity from 39 persons to 84 persons; and,

Whereas, this increase in total capacity now requires that the applicant get a Public Assembly permit; and

Whereas, this applicant must get an updated Certificate of Occupancy; and,

Whereas, the applicant agrees to close all windows and doors by 9:00 p.m. 7 days a week; and,

Whereas, the applicant agrees to only use the Mott Street entrance while there is construction on the Houston side of the building and will revert to using the Houston Street entrance when construction ends; and,

Whereas, there were 3 people at this hearing in support of the applicant and no one against; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the alteration of an On Premise license for **Restaurant Corp. of 55 E. Houston St. d/b/a Ballato's, 55 East Houston St., NYC** unless all conditions agreed to by applicant are incorporated into the "Method of Operation" on the SLA's On Premise license.

Vote: Unanimous, with 40 Board members in favor.

18. Iridium Restaurant Corp. d/b/a Bread, 20 Spring St., NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of a Beer and Wine license in a commercial building on Spring Street between Mott and Elizabeth for a 3,300 s.f. restaurant with 28 tables and 68 seats, 2 bars and 17 seats and a maximum legal capacity of 85 persons; and,

Whereas, the applicant stated the hours of operation are Sunday – Wednesday from 10:30 a.m. to 12:00 a.m., Thursday - Saturday from 10:30 a.m. – 1:00; they currently have a sidewalk café and no backyard garden; and

Whereas, this applicant is applying for a full On Premise license but has incorrectly stated the number of bars on the original Beer and Wine license and needs to amend this from 1 bar to 2 bars in order to proceed with the full On Premise license; and,

Whereas, there was 1 community member at the hearing to speak regarding noise issues; and,

Whereas, the applicant agreed to offer a 24 hour contact number for any neighbor; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the alteration/ amendment of the Beer and Wine license for **Iridium Restaurant Corp. d/b/a Bread, 20 Spring St., NYC** unless all conditions agreed to by applicant are incorporated into the “Method of Operation” on the SLA’s On Premise license.

Vote: Unanimous, with 40 Board members in favor.

19. Bin on Bleecker, LLC, 264 Bleecker St., NYC 10014

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for a new Beer and Wine license in a mixed use building on Bleecker Street between Morton and Cornelia for an 1,000 s.f. restaurant with 14 tables and 45 seats, 1 bar and 15 seats and a maximum legal capacity of 65 persons; and,

Whereas, the applicant stated the hours of operation are 10:00 a.m. to 1:00 a.m. 7 days a week; there will be no sidewalk café and no backyard garden; and,

Whereas, this application’s location has never had a Beer and Wine or full OP license before; and,

Whereas, this committee usually is not in favor of applicants adding new liquor licenses, even Beer and Wine, to NEW addresses in an already over saturated neighborhood, but we recognize that this applicant has a long and positive history within this community and consider him to be a favorable candidate; and,

Whereas, there were several community members at the hearing in support of this applicant and none to oppose; and,

Whereas, there are 3 letters in support of this applicant by other local merchants; and,

Whereas, there is a “ Letter of No Objection” for this address;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval of the Beer and Wine license for **Bin on Bleecker, LLC, 264 Bleecker St., NYC 10014.**

Vote: Unanimous, with 40 Board members in favor.

20. 359 Restaurant, LLC, d/b/a August, 359 Bleecker St., NYC 10014 (upgrade)

Whereas, this application is for the upgrade of an existing liquor license; and,

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

THEREFORE BE IT RESOLVED that CB#2, Manhattan strongly recommends denial of the proposed upgrade of a liquor license to **359 Restaurant, LLC, d/b/a August, 359 Bleecker St., NYC 10014** and **requests that the SLA send this applicant back to CB2 should this application proceed in order that this important step not be avoided and that the concerns of the Community be fully heard.**

Vote: Unanimous, with 40 Board members in favor.

21. SoHo Garden & Grill, Inc., 224 Lafayette St., NYC 10012

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for a new full On Premise Liquor license in a mixed use building on Lafayette Street between Spring and Kenmare Streets for a 750 s.f. restaurant with 14 tables and 40 seats, 1 bar and 2 seats and a maximum legal capacity of 42 persons; and

Whereas, the applicant stated the hours of operation are Monday – Saturday 7:00 a.m. to 12:00 a.m. and Sunday from 7:00 a.m. to 10:00 p.m.; there will currently be no sidewalk café and no backyard garden; and,

Whereas, this committee is aware that the applicant, Raul Velazquez has been a resident of this address for 30 years; and,

Whereas, there was a Beer and Wine license at this address that expired 10/31/2009; and,

Whereas, this address is in a very saturated neighborhood with over 11 licenses within 500 feet, and the neighborhood has a long standing history of community opposition to new licenses and numerous complaints regarding quality of life in the area as a whole ; and,

Whereas, this committee suggests that the applicant apply for a Beer and Wine license; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the proposed On Premise liquor license to **SoHo Garden & Grill, Inc., 224 Lafayette St., NYC 10012.**

Vote: Unanimous, with 40 Board members in favor.

22. Corner Shop, LLC d/b/a Corner Shop Café/The Vault at Pfaff's, 643 Broadway, NYC 10012

Whereas, the applicant appeared again for the second time before the committee after a request to meet directly with members of the community; and,

Whereas, this application is for a new full On Premise Liquor license in a mixed use building on the corner of Broadway and Bleecker for a 4,325 s.f. restaurant and bar/lounge with a total between the ground floor and basement of 39 tables and 130 seats, 2 bars and 18 seats and a maximum legal capacity of 299 persons; and,

Whereas, the applicant stated the hours of operation are:

Restaurant (1st Floor)

Monday – Wednesday from 11:00 a.m. to 11:00 p.m.

Thursday and Friday 11:00 a.m. to 12:00 a.m.

Saturday from 10:00 a.m. to 12:00 a.m.

Sunday from 10:00 a.m. to 10:00 p.m.

Lounge (Basement)

Sunday – Thursday from 6:00 p.m. to 12:00 a.m.

Friday and Saturday from 6:00 p.m. to 2:00 a.m.

Whereas, the applicant has done extensive community outreach for several months; and

Whereas, the applicant Corner Shop, L.L.C. has executed a “Memorandum of Understanding” with 77 Bleecker Street Corp., a residential co-op building contiguous to the applicant with 240 residential units, that includes 28 stipulations (see attached copy of executed agreement) which addresses concerns of residents; for purposes of attachment to the Method of Operation of this license and,

Whereas, this committee has accepted that Corner Shop, L.L.C. has agreed to be bound in all respects by the aforementioned Memorandum in all respects for the period of any On-Premises Liquor License issued to the applicant at this premise and further that they agree that they will request that all the restrictions in the “Memorandum of Understanding” be made a condition of any license and/or the renewal of any license issued by the SLA in connection with this Application to the SLA to the maximum extent allowed by the SLA.

Whereas, the following list highlights some of the stipulations the applicant has agreed to in the aforementioned “Memorandum of Understanding” but is not inclusive (please refer directly to the attached copy of executed agreement): the kitchen on the ground floor will remain open until one hour of closing of the entire premise; there will never be a sidewalk café application; music will be background only through the use of ipods and will be kept at a level consistent with background only and will comply with all New York City rules and regulations and that no speakers will point toward the street on the ground floor; dancing will not be permitted in any portion of the premise and there will not ever be an application to the NYC Department of Consumer Affairs for a cabaret license even though the location is zoned for cabaret use by the NYC Department of Buildings; all doors and windows will be closed promptly at 10 pm; any changes to the method of operation will be presented to CB#2, Man. for approval prior to being submitted to the SLA; the applicant will return to CB#2, Man. for consent prior to any transfer of the license or change in principals; Garbage will stored inside and not placed outside until no earlier than 1 hour prior to scheduled pickup at 2pm; the ground floor will have 55 seats (7 bar stools and 48 table seats); the basement lounge will have 93 seats (11 bar stools and 82 table seats); the applicant has agreed that there will be a maximum of 150 people (including employees) in the basement lounge at any time, which is 70 people less than the allowed occupancy by the New York City Department of Buildings as stated on the buildings Certificate of Occupancy, a sign will be posted stating maximum occupancy is 150; customers in the basement lounge not able to be seated will be asked to wait in the bar area until seats are available; in consideration of concerns of neighbors regarding people waiting on the street for entrance, if the basement lounge reaches operational capacity of 150, patrons will be told at the door that they should come back at another time and will be discouraged from waiting outside; the Bleecker Street entrance will not serve as a patron entrance or exit and will only be used for emergency egress and for service and deliveries between 6am and 6pm daily. Signs will be posted inside the basement lounge stating that it is for emergency exit only and the applicant agrees to equip the door with an alarm that will be active every night from 6pm until 6am; signs will be posted outside the Bleecker Street door for the basement stating no smoking, no loitering and emergency exit only; lounge personnel

will ask patrons to comply with all signs and will remain for one hour after closing to ask patrons to clear the area for closing in consideration of the neighbors adjacent to the entrance on Broadway; the applicant agrees to have quarterly meetings with 77 Bleecker Street Corp. Board or more frequently as needed and will provide contact numbers for the applicant and general manager; and

Whereas, there is also opposition to this application due to previous licensees and their operational history, including operating in the basement as a legal nightclub and cabaret, a fire in the basement with numerous fatalities over 35 years ago and many noise complaints against previous licensees, as well as an incident of drug arrests; and

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the alteration of an On Premise license for **Corner Shop, LLC d/b/a Corner Shop Café/The Vault at Pfaff's, 643 Broadway, NYC 10012** unless all conditions agreed to by applicant in the "Memorandum of Understanding" and reflective in this resolution are incorporated into the "Method of Operation" on the SLA's On Premise license.

Please see attached Memorandum of Understanding.

Vote: Passed, with 38 Board members in favor, 1 in opposition (D. Diether) and 1 recusal (T. Cude).

23. 202 Centre Corp., d/b/a Red Egg, 202 Centre St., NYC 10013-(Sidewalk Café & Additional seating inside)

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the alteration of an existing full On Premise Liquor license in a commercial building on Centre Street between Hester and Grand Streets for a 1,600 s.f. restaurant with 39 tables and 98 seats, 1 bars and 21 seats and a maximum legal capacity of 150 persons; and,

Whereas, the applicant stated the hours of operation are 8:00 a.m. to 11:00 p.m. 7 days a week; they are requesting in this application for a sidewalk café but no backyard garden; and,

Whereas, this applicant's alteration is to include a sidewalk café with 6 tables and 12 chairs; and additional seating inside; and

Whereas, the applicant agrees to stop service to the sidewalk café at 10:00 p.m. 7 days a week; and,

Whereas, it is not the standard practice of this committee to approve a liquor license for a sidewalk café that has not been previously approved by the CB#2, Man. Sidewalks Committee; and,

Whereas, we request that this applicant go before the CB#2, Man. Sidewalks Committee for approval; and

Whereas, the applicant must return before this committee regarding this alteration if the applicant does not get approval from the Department of Consumer Affairs (DCA);

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial of the alteration of an On Premise license for **202 Centre Corp., d/b/a Red Egg, 202 Centre St., NYC 10013-(Sidewalk Café & Additional seating inside)** unless all conditions agreed to by applicant are incorporated into the "Method of Operation" on the SLA's On Premise license.

Vote: Unanimous, with 40 Board members in favor

24. Le Souk Harem, 510 LaGuardia Pl. (on-premise)

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for the renewal of an existing full On Premise Liquor license in a mixed use building on LaGuardia Place between Bleecker and Houston for a 4,000 s.f. restaurant with 45 tables and 94 seats, 2 bars and 12 seats and a maximum legal capacity of 170 persons; and,

Whereas, the applicant stated the hours of operation are 4:00 p.m. to 4:00 a.m. 7 days a week; they will have a sidewalk café but no backyard garden; and,

Whereas, this applicant was requested to come before this committee due to a large number of complaints by the community; and,

Whereas, the community and the applicant seem to have resolved their issues; and,

Whereas, there was a strong show of support, now, from the community at the hearing;

THEREFORE BE IT RESOLVED that CB#2, Man. recommends approval for the renewal of an On Premise license for **Le Souk Harem, 510 LaGuardia Pl., NYC.**

Vote: Unanimous, with 40 Board members in favor.

STREET ACTIVITY & FILM PERMITS

1. Support of Various Street Fair Permit Applications (Renewals)

WHEREAS, each of the street fair permit applications listed below were approved by CB#2, Man. last year and are up for renewal this year, or are single-block events not affected by the current moratorium on new multi-block events; and

WHEREAS, each of the renewal street fair permit applications listed below appear to not have changed in any material manner from last year; and

WHEREAS, each of the street fair permit applications listed below include a setup and breakdown time between 8:00 a.m. and 8:00 p.m.; 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 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. 4/1-12/1/2010-Carmine Street Block Assoc., 6th Ave. & Carmine St., 6th Ave. bet. Carmine St. & W. 3rd St. (sidewalk only farmer's market)

Vote: Unanimous, with 40 Board members in favor.

2. 6/5/10-Open Air Street Fair to Benefit Housing Works, Crosby St. bet. Prince St. and E. Houston St.

Vote: Unanimous, with 40 Board members in favor.

2. Approval of Permit

5/28/10-Little Red School House, 40 Charlton St. bet. 6th Ave. & Varick St.

WHEREAS, the Little Red School House is celebrating the opening of its new school; and

WHEREAS, the Little Red School House wishes to celebrate this opening with its students, faculty and the community with a small ceremony near the school that will last only a few hours; and

WHEREAS, this is a one-time only event that will not take place in future years; now

THEREFORE BE IT RESOLVED that CB#2, Man. supports the street fair permit application of the Little Red School House.

Vote: Unanimous, with 40 Board members in favor.

3. Holdovers to Next Committee Meeting

WHEREAS, the following applicants were scheduled and failed to appear before the Committee; now

THEREFORE BE IT RESOLVED, that CB 2, Man. holds over to next month the applications for the following:

7/11/10-World Cup Party, Little West 12th St. bet. 10th Ave. & Washington St.

Vote: Unanimous, with 40 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Support of Hudson Square Connection Interim Traffic Management Plan Early Recommendations

Whereas the Hudson Square Connection Business Improvement District presented early recommendations for small scale, immediate action improvements that have been developed with community input and consultation with the NYC Department of Transportation (DOT) as part of the BID's Interim Traffic Management Study; and

Whereas these preliminary recommendations are part of a more extensive plan that will be completed this summer and presented to Community Board 2 Manhattan (CB2); and

Whereas these short-term improvements include:

- Varick St. at Clarkson/Carmines Sts., south crosswalk: Upgrading striping to high visibility crosswalk and installing Turning Vehicles Yield to Pedestrians sign on eastbound Clarkson and westbound Carmines Sts. to address dangerous pedestrian/vehicle conflicts, encourage use of the crosswalk and discourage crosswalk blockage.
- Varick & King Sts., south crosswalk: Upgrading striping to high visibility crosswalk and installing Turning Vehicles Yield to Pedestrians sign on eastbound King St. to reduce conflict with aggressive drivers turning from King onto Varick.
- Varick & Spring Sts.: Adding right turn only lane, signage, and pavement markings (striping) to channelize eastbound approach, and installing Turning Vehicles Yield to Pedestrians sign on eastbound Spring St., in order to separate traffic heading on Spring for Varick St., alleviate traffic congestion there and promote safety for crossing pedestrians.
- Varick & Dominick Sts.: Installing Yield to Pedestrian signs on southbound Varick St., advancing stop bar to 10 ft., and removing repetitive stop bars to simplify conditions at this confusing and busy intersection.

- Varick & Watts Sts.: Installing a north crosswalk to better accommodate pedestrians and enhance pedestrian safety.; and

Whereas these recommended improvements can be implemented quickly to swiftly provide more traffic safety for all users in advance of more long-term actions (and can easily be modified, based on results);

Therefore Be It Resolved that CB#2, Man. supports implementation of the Hudson Square Connection's Interim Traffic Management Plan Early Recommendations as soon as possible; and

Be it further resolved that CB#2, Man. urges DOT to monitor these improvements once they're installed to assess their effectiveness and fine-tune them, if necessary;

Be it finally resolved that CB#2, Man. looks forward to continuing to work with the Hudson Square Connection on these important traffic improvements.

Vote: Unanimous, with 40 Board members in favor.

2. Resolution in response to MTA NYC Transit presentation of new design for housing the proposed subway fan plant at Mulry Square

Whereas CB#2, Man. greatly appreciates MTA-NYC Transit (NYCT) coming to present a new design for housing the NYCT's planned subway fan plant at Mulry Square and thanks them for receiving the community's input; and

Whereas CB#2, Man. is cognizant of the limitations of the actual fan plant size and dimensions in dictating the massing which is appropriate; and

Whereas CB#2, Man. recognizes that the proposed use of brick and concrete is fitting in the Greenwich Village Historic District; and

Whereas the new "faux façade" design for housing the fan plant (see MTA NYC Transit's attached illustration) is unresponsive to the concerns and requests voiced in CB#2, Man.'s resolution passed July 23, 2009 addressing the three alternative schemes presented at that time, namely CB#2, Man.'s opposition to: a "faux historic" approach with cutouts in a lifeless, free-floating façade; a structure that lacks

connection to the street and fails to enhance the pedestrian experience; a design that lacks any relationship to the surrounding area in terms of rhythm, proportion and articulation of elements; and a lack of sensitivity in incorporating the 9/11 “Tiles for America;” and

Whereas CB#2, Man. understands that NYCT would require a community group or other organization to maintain greenery, but strongly believes that the structure and adjacent open space (including plantings, lighting and other street furniture), need to be integrated into a holistic design from the start; and

Whereas NYCT has indicated that this is their final plan for housing the Mulry Sq. fan plant, but CB2 believes that there is still an opportunity to refine the design so that it suitably and discreetly fits its neighboring context and is hopeful that NYCT will work together with the Board to produce a handsome, more appropriate, community- and pedestrian-friendly design that both respects the area’s historic importance and recognizes the utilitarian nature of the facility;

Therefore be it resolved that CB#2, Man. asks that NYCT consider the following recommendations along with the two accompanying sketches herewith illustrating these concepts to create a design for housing the Mulry Square fan plant that responds to community preferences and needs in keeping with the industrial nature of this project while incorporating elements that blend with the historical context:

- Provide a continuous façade with cornice and base built of brick and concrete, wrapping around the entire building and down to street level.
- A brick façade in front of the concrete building will give the structure depth and create shadow lines at the openings.
- Create piers that form bays to reference the scale and character of buildings in the historic district.
- Because the suggested piers and other features will reference the historic structures in the neighborhood, when looking down the street the eye will register the similarities between the old and new.
- A simple articulated cornice, base and façade should be continuous to relate in height, profile and character of neighboring historic buildings.
- Add architectural base at street level.
- Create storefront display windows in the bays to accommodate a rotating exhibit of September 11th Tiles for America. These displays will create interest and liveliness at pedestrian street level. Add an awning overhanging display area to attract attention. The storefront type display windows will resemble local shop windows. Omit the horizontal “band” at base of building.
- Within the bays, the infill spandrels can be made of concrete or metal and infill “windows” to be tripartite with metal louvers or grills. Omit “blank” windows and instead infill with reflective material, grills or louvers. Proportions and opening sizes should clearly reference the elevations, width and height of the typical double hung windows on the adjacent building on the Greenwich Avenue side of the street.
- Stairwell windows should be aligned with the elevation - top and bottom - of neighborhood windows.
- At street level, the bays can accommodate the garage door and access door.; and

Be it further resolved that CB#2, Man. requests that NYCT work with the community and in consultation with the NYC Department of Parks and Recreation to develop a scheme complementary to the fan plant housing design for integrated landscaping, lighting, signage or other features surrounding the proposed building site; and

Be it finally resolved that CB#2, Man. asks that NYCT return to present a design for the fan plant housing reflecting these design recommendations.

Vote: Unanimous, with 40 Board members in favor.

3. Resolution requesting investigation and implementation of strategies to improve pedestrian safety at intersection of 7th Ave. S./Christopher St./Grove St./W. 4th St.

Whereas concerns regarding pedestrian safety are regularly communicated to CB#2, Man. relating to the complex intersection of 7th Ave. So., Christopher St., Grove St. and W. 4th St., which includes a popular park and a highly-trafficked subway stop and newsstand on islands surrounded by roadway; and

Whereas according to crashstat.org, this could be considered the most dangerous intersection for pedestrians in the West Village over the years 1995-2005, registering 56 injury crashes in that time frame; and

Whereas informed constituents have voiced specific concerns regarding traffic backups on 7th Ave. at the traffic light at Grove St., blocking the pedestrian crosswalk across 7th Ave. immediately to the south of Christopher St. and forcing pedestrians to walk into the path of moving traffic; and

Whereas two possible solutions were discussed:

1. Extending the green light cycle of the traffic light on 7th Ave. S. at Grove St. by a few seconds to allow vehicles to pass through to the next block, though this might have the unwanted consequence of shortening the time available for pedestrians to cross 7th Ave. S., or,
2. Shortening the green light cycle of the traffic light on 7th Ave. S. upstream from Christopher St. by a few seconds to prevent vehicles from becoming stuck at the red light at Grove St., which would possibly have the benefit of allowing for a longer pedestrian crossing interval;

Therefore be it resolved that CB#2, Man. requests that the New York City Department of Transportation (DOT) investigate strategies to improve pedestrian safety at this complex intersection and implement such strategies, which may include either or a combination of the solutions suggested herein, or others at the agency's discretion; and

Be it further resolved that CB#2, Man. would welcome a broader study of more comprehensive pedestrian safety measures at this intersection, perhaps to include sidewalk widening, neckdowns and other traffic calming techniques.

Vote: Unanimous, with 40 Board members in favor.

NEW BUSINESS

Respectfully submitted,

Susan Kent, Secretary
Community Board #2, Manhattan