

MINUTES

MANHATTAN COMMUNITY BOARD No. 4

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PUBLIC MEETING

DATE: Wednesday, June 1, 2011

TIME: 6:30 p.m.

PLACE: Fulton Center Auditorium, 119 Ninth Ave (17/18)

JOHN WEIS

Chair

ROBERT J. BENFATTO, JR., ESQ.

District Manager

CITY OF NEW YORK

PUBLIC HEARINGS

BSA Cal. No. 49-11-BZ re application for a special permit for a PCE at 135 West 20th Street (Barry's Bootcamp)

PUBLIC SESSION

- Carol Demech spoke against any additional development in Chelsea.
- Joanne Downes Coalition of Chelsea Block Association spoke against any additional development in Chelsea.
- Justin Hoy from Save Chelsea stated that they worked hard to achieve the special zoning, and the proposed development goes over it.
- Dave Holowka said that the Brodsky proposed West building proposition is inappropriate.
- Bob Klein states that the 9th Avenue and 15th Street is overcrowded and the residents need more sleep. Non-Chelsea residents come into the area to make money and party. Another hotel will be too much.
- Michael Levine believes Chelsea Market is great but becoming overdone.
- Lesley Doyel of the Council of Chelsea Block Associations met with Greg Struck and have no problem with the proposed restaurant at 408 West 15th St but are against the cabaret license for the lounge in the basement.
- Donna Sherman opening date June 7th, of Phase II and the West 30th Street space. There is a new art installation and they've scheduled activities.
- Devin Moroney Ny Hotel trades council, introduced himself and told the audience to feel free to reach out and talk to him.
- Gregory Struck of the proposed restaurant lounge located at 408 West 15th Street stated they've done outreach to the community, had lots of tours of the property, presented at the 10th Precinct Community Council meeting and the Council of Chelsea Block Associations.
- Rochelle Bass a Real Estate Broker, spoke in favor of Artichoke getting their full

liquor license, stating it was a value to the community and will only be an enhancement.

- Irana Ivanova from FIT stated that the scaffolding on 7th Avenue should be coming down, and now will be up on the side streets due to Local Law 11.
- Mark Seldon spoke in favor of Gregory Struck's application for 408 West 15th Street stating he will be a good operator and that the operation will not be a nightclub.
- Elizabeth Finkelstein opposes the new construction on Chelsea Market. The building in 2002, was not included in the city's Gansevoort District but in 2007 listed with the State/National rezoning and would destroy integrity, that it is unnecessary, and damaging to the area.
- Connie Marquez, Deputy Director of Steps to Nonviolence that has programs in public schools for teens to help prevent violence with peer training.
- Allicia Worrell was Peer Leader for Steps in Schools and the program had a major impact on her life, made her feel empowered and realized early experiences of abuse were not her fault.
- Uday Gupta spoke in favor of Artichoke Pizza receiving a full liquor license, lots of families that go there. She likes her gin and tonics.
- Frank Lowe a resident of 19th Street is against the Chelsea Market Development
- John Young of West 15th St. is against the Chelsea Development. Current proposal is against the original vision of the founder in 1998 Irwin Cohen. Other areas will be developed as zoned, why can't the Chelsea Market.

BOARD BUSINESS

John Weis stated Items 6 is 7 and 7 is 6 and that item 12 has been withdrawn.

Agenda was adopted as amended.

Last month's minutes were adopted.

Elected Official's Reports

Katie Smith--Jerry Nadler's representative—pushing to close the downtown heliport. He's working on the defense authorization bill, reintroducing the equal rights amendment as well. Ed Kirkland asked about the push for the closing of the heliports.

Collin Casey representing Tom Duane – Thanked John Weis for his service as board chair. In addition to the big bills such as marriage equality, he is also working on extend and strengthen the rent laws. Duane supports the bill for victims of child sexual abuse to lengthen the statute of limitations to allow victims to seek retribution against their attackers.

Jeffrey LeFrancois representing Assembly Member Dick Gottfreid The Gibbons house has an illegal 5th story added by the owner. City was able to get a Nuisance

abatement order against the building. There is talk to bring back commuter tax and congestion pricing. Updates to come. Thanked John Weis for his service.

Jesse Bodine Council Member Gail Brewer thanked John for his service. Gail introduced two new bills going to committee, one regarding tenants rights for repairs and one that will fast track buildings with serious issues.

Melanie LaRocca for Speaker Quinn, thanked John Weis for his service as Chair. Council on Thursday passed a resolution for Penn South, a resolution that has been in the works for 2 years, which should give Penn South more room to embark on a capital improvement project. Introduced Mikaila Miller as the cb 4 liaison.

District Manager's Report 127 West 25th Street BRC he had a tour of the facility moving people in July 1st. Presentation from Picture the Homeless looking for volunteers to find empty lots for spaces for shelters. Next board meeting will be July 27th and there will be a public hearing for the board's statement of district needs.

Chair's Report

New members should have been notified what committees they are on. John spoke of his time on the board and thanked everyone for their help.

Elections—Each candidate spoke prior to the vote.

Corey Johnson was elected with a majority of the votes for Chair

Christine Berthet is first Vice Chair

Paul Seres elected to second Vice Chair

Secretaries are Burt Lazarin and Carmen Matias

Christine Quin and Gail Brewer personally thanked John for his service.

Committee Reports (all approved)

Item #1

Lee Compton presents Item & M16B new Zoning (up zoning) & how Cb5

Questions: New Carmen – exclusionary housing & how city will handle – Lee will check

Jay – FAR question & community facilities answered by Lee

Ed asked about the rezoning of the entire area. Lee responded saying it wasn't an option.

Item #2

Item #3

Item #4-JD reminded Ed of the assessment in the letter be more clear.

Item #5 Jay asked Ed what size would be more appropriate than 7. Ed responded that there was a previous proposal that the Landmarks commission should stick with the original scope not design. Betty made a friendly amendment to strengthen a few points in the letter. Ellen asked if we could express the unhappiness regarding one doorman and have the two buildings be completely separated.

Item #6

Item #7

Item #8 and #9 – Joe explained the reason behind the layout. John Lamb had a friendly amendment. Ed asked if he could speak to Joe about beefing up the letter as it relates to Landmarks. Jay made a suggestion to Joe about reordering the letter without disrupting the flow.

Item #10-Paul asked about including some of the legislation before both Albany and Washington, Christine said they are waiting for the legislation to be passed in Albany.

Item #11-Burt asked why the focus was primarily in Hell's Kitchen and did not include in Chelsea. Christine responded that the letter included who was at the meeting and commented at that point. Walter commented that the letter reflected items that came out of one meeting as opposed to the entire district. Barbara stated that these were minutes and did not require a vote.

Items 14, 16, and 20 were bundled.

John L asked about the board policy for rooftops. Paul stated that this was a different situation as the applicant was a cooking school, no music and one table that seats 9 for special occasions. Martin asked where the bikes were to be stored when not in use, Paul replied in the basement.

Items, 21, 22, 23, and 24

Item 25 and 26

Item 19

Joe asked that the original stipulations be included. Walter asked why was this an alteration, nothing physical changed; Paul stated it was the language as it was an alteration to their method of operation. David asked what the policy was for noise, open doors etc. Paul said he is still researching the City ordinance the language is very ambiguous.

Item #13

JD is against the applicant. Brett asked if there were any residential buildings around, not yet. John L stated we should be consistent so why no sound engineer, Paul said they would add it. Jay's only concern was that the area wasn't posted with announcements. Paul had no problem with it going back to committee.

Item #15

Applicant agreed to all stips from the block association, and the applicant I not filing for sidewalk café at present time. Betty had concerned about re bike rack, Paul said the applicant would apply for one on 47th street, JD worried that there wont be enough room. Martha also concerned about 47th St. Jay stated that if it is going in front of the Transportation committee for consultation.

Item #17 Paul presented, discussed outreach. Corey appreciates Gregory's outreach supports restaurant not lounge. Jim Japser outreach was great, cabaret license was removed from the application, one lingering issue were the hours. Sounds cabaret like so Paul what can they do. Paul stated they can charge admission and dancing and must have certain FDNY and DOB requirements. Betty asked if there were any residences, not in the immediate area but east on 15th St. there were. Christine stated that 4 AM is already over crowded. Miguel stated that we approved a big bar in Chelsea Market. Corey can't support as current. Mary asked why can't they close at 2 AM. John Weis we're getting to that, also asked why we couldn't bring it back to committee to make modifications, James W stated that there are two distinct issues density and closing, Jay raised the issue about board policy about saturation. Turned back to committee

Item 18 gave history and lanlord relations

Item 27: Letter to BSA re application for a special permit for a PCE at 135 West 20th Street (Barry's Bootcamp)

Item 28: Letter of Support re RAPP

Item 29: Letter to HPD re Clinton Commons

Item 30: Letter to Lantern re tenants and SRO preservation, located at 330-332 West 51st Street

Item 31: Letter to DOT re revocable consent for 400 West 31st Street bollards (ratification)