

## FULL BOARD MINUTES

**DATE:** June 19, 2003  
**TIME:** 6:30 P.M.  
**PLACE:** NYU Law School, Vanderbilt Hall  
40 Washington Sq. South, Room 110

**BOARD MEMBERS PRESENT:** Steve Ashkinazy, Tobi Bergman, Helene Burgess, Keith Crandell, Marie P. Derr, Doris Diether, Harriet Fields, Elizabeth Gilmore, Edward Gold, Lawrence Goldberg, Jo Hamilton, Arthur Harris, Anne Hearn, Brad Hoylman, Barbara Jeter, Honi Klein, Lisa La Frieda, Don Lee, Aubrey Lees, Chair, Community Board #2, Manhattan (CB#2, Man.), Edward Ma, Don MacPherson, Dr. John Maggio, Rosemary McGrath, Doris Nash, T. Marc Newell, Rick Panson, Judy Paul, David Reck, Carol Reichman, Robert Riccobono, Robert Rinaolo, Ann Robinson, Mark Rosenwasser, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Ruth Sherlip, Melissa Sklarz, Cynthia Smith, James Smith, Shirley H. Smith, Sean Sweeney, Martin Tessler, Stephanie Thayer, Wilbur Weder, Jeanne Kazel (Wilcke), Betty Williams, Carol Yankay.

**BOARD MEMBERS EXCUSED:** Anthony Dapolito

**BOARD MEMBERS ABSENT:**

**BOARD STAFF PRESENT:** Arthur Strickler, District Manager

**GUESTS:** Daryl Cochrane, Congressman Jerrold Nadler's office; Brian Sogol, Senator Tom Duane's office; Yvonne Morrow, Assembly Speaker Sheldon Silver's office; Gary Parker, Assembly Member Deborah Glick's office; Dirk McCall, Council Member Alan Gerson's office; Andree Tenemas, Council Member Margarita Lopez' office; Carin Mirowtiz, Council Member Christne Quinn's office; Jean Krampner, John Druckman, Barbara Sibley, Susan Goren, Sante Scardillo, Jack Pelaccio, Carol Chen, Chris Leanare, Zack Winestine, Yuri Yosov, Annique Fung, Andrew Berman, William Cornwell, Lillian Tozzi, Guy T. Parisi, David Ghatanfard, Lori Landino, Dr. T.H. Bestor, Jack Barth, Caroline S. Keating, Barry Mallin, John Popin, Dan Eldridge, Chris Bricker, Christina Brown, John Casalnuovo.

### MEETING SUMMARY

Meeting Date – June 19, 2003  
Board Members Present – 48  
Board Members Excused– 1  
Board Members Absent - 0

### **I. SUMMARY AND INDEX**

ATTENDANCE	1
MEETING SUMMARY	1
SUMMARY AND INDEX	1
PUBLIC SESSION	2
ADOPTION OF AGENDA	2
ELECTED OFFICIALS' REPORTS	2
ADOPTION OF MINUTES	3
EXECUTIVE SESSION	3
STANDING COMMITTEE REPORTS	3
BUSINESS	3
INSTITUTIONS	6
LANDMARKS AND PUBLIC AESTHETICS	7
PARKS, RECREATION AND OPEN SPACE	11
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	12
TRAFFIC AND TRANSPORTATION	17
ZONING AND HOUSING	17
NEW BUSINESS	18
ROLL CALL	19

## **II. PUBLIC SESSION**

### **Non-Agenda Items**

#### HCH Center “Liberty”

Yuri Yusov gave an information presentation.

#### Greenwich Village Society for Historic Preservation

Andrew Berman, Executive Director, GVSHP, spoke.

#### Wireless Internet, Wi Fi

Dan Eldridge spoke regarding the above topic.

#### Announcement

Gary Parker, Assembly Member Deborah Glick’s office, announced that he was leaving Ms. Glick’s office.

#### Gansevoort St.

William Cornwell and Zack Winestine, spoke against this topic.

Honi Klein, Executive Director of the Village Alliance, spoke.

### **Business Items**

#### GMD, Inc., 76 Wooster St.

Guy T. Parisi, attorney for the applicant, David Ghatansfard, applicant, and Lori Landino spoke in favor of the application.

Dr. T.H. Bestor, Jack Barth, Caroline S. Keating, Barry Mallin, attorney for the Wooster Coalition, and Dirk McCall, of Council Member Alan Gerson’s office, spoke against the liquor license for the above location.

### **Landmarks & Public Aesthetics Items**

359 Sixth Ave. (la Palapa Rockola). Application is to paint the storefront infill and to install signage, lighting, an awning and doors

Barbara Sibley, of La Palapa spoke in favor of the color scheme.

### **Sidewalks, Public Facilities & Access Items**

#### Newsstand at S.W. corner of 14<sup>th</sup> St. & 4<sup>th</sup> Ave.

Chris Bricker, of Related Management Co., and Christina Brown, of the Union Sq. B.I.D., spoke against the proposed newsstand.

### **Zoning and Housing Items**

#### 106 Mott St. Public Parking Garage for 154 spaces

Annique Fung, of Peter Poon Architects, and Jon Popin, representing the applicant, spoke in favor regarding the above-referenced application.

Lillian Tozzi and John Casalnuovo, of LINA, spoke against the application.

## **III. Adoption of Agenda**

## **IV. Elected Officials Present and Reporting**

Daryl Cochrane, of Congressman Jerrold Nadler’s office

Brian Sogol, Senator Tom Duane’s office

Yvonne Morrow, of Assembly Speaker Sheldon Silver’s office

Gary Parker, of Assembly Member Deborah Glick's office

Dirk McCall, of Council Member Alan Gerson’s office.

Andree Tenemas, Council Member Margarita Lopez’ office,

**V. ADOPTION OF MINUTES**

Adoption and Distribution of May minutes.

**VI. EXECUTIVE SESSION**

1. **Chair's Report** Aubrey Lees reported
2. **District Manager's Report** Arthur Strickler reported.
3. **Election of Officers for the Ensuing Term.**

Elections were held and the following people were elected to serve as officers of the Board for the ensuing term:

Jim Smith, Chair; Carol Yankay, 1<sup>st</sup> Vice Chair; Lisa La Frieda, 2<sup>nd</sup> Vice Chair; Rocio Sanz, Treasurer; Robert Rinaolo, Secretary; and Mark Rosenwasser, Assistant Secretary.

Ballots are at the Community Board office.

**STANDING COMMITTEE REPORTS**

**BUSINESS**

**1. Oreste Inc., d/b/a Café Trattoria Oreste, 64 Carmine Street, NYC**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is for an On Premise License at this location; and

**WHEREAS**, the applicant stated that he intends to operate a 48 seat Italian restaurant with hours of Noon to 11 PM 7 days; and

**WHEREAS**, the applicant stated that music would be background only; and

**WHEREAS**, no one from the public spoke in opposition to this application; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to **Oreste Inc., d/b/a Café Trattoria Oreste, 64 Carmine Street, NYC**

Vote: Unanimous, with 48 Board members in favor.

**2. Prime West Inc., d/b/a Blue Ice, 57 Great Jones Street, NYC**

**WHEREAS**, the applicants appeared before the committee; and

**WHEREAS**, this application is for an On Premise License at this location; and

**WHEREAS**, the applicant stated that this would be a bar/restaurant with hours from 4 PM to 4 AM seven days; and

**WHEREAS**, the applicant also stated that music would be background sometimes and DJ at other times; and

**WHEREAS**, the plans presented by the applicant showed this 2100 square foot location to have only 7 tables with 28 seats and no kitchen. The applicant stated that all cooking would be done by microwave behind the bar; and

**WHEREAS**, the committee did not find this application believable; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. strongly objects to the issuance of an On Premise License to **Prime West Inc., d/b/a Blue Ice, 57 Great Jones Street, NYC**

**BE IT FURTHER RESOLVED** that CB#2, Man. does not find this application to be in the public interest and calls upon the SLA to hold a 500 foot hearing on this application

Vote: Unanimous, with 48 Board members in favor.

**3. Two Thousand Cub Room LLC d/b/a Cub Room, 131 Sullivan Street, NYC**

**WHEREAS**, the applicants appeared before the committee; and

**WHEREAS**, this application is to transfer the existing On Premise license at this location from the existing owner who has operated this location since 1995 to new owners who have been operating since April 2003; and

**WHEREAS**, the applicant stated that there will be no change to the current method of operation; and

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

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the issuance of an On Premise license to **2000 Cub Room Llc. d/b/a Cub Room, 131 Sullivan Street, NYC**

Vote: Unanimous, with 48 Board members in favor.

**4. 14 Bar LLC, 416-418 West 14<sup>th</sup> Street**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is for an On Premise license for this 2000 square foot 175 person capacity location that formerly operated as Baktun; and

**WHEREAS**, the applicant stated that this would be a bar with light cold food with no kitchen; and

**WHEREAS**, the hours of operation will be from 6 PM to 4 AM seven days with DJ music; and

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

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of an On Premise license for **14 Bar LLC, 416-418 West 14<sup>th</sup> Street, NYC**

Vote: Passed, 47 with Board members in favor, and 1 in opposition.

**5. Hogs and Heifers, Inc. d/b/a Hogs and Heifers, 859 Washington Street, NYC**

**WHEREAS**, the applicant and her attorney appeared before the committee; and

**WHEREAS**, this application is to add an additional approx. 10-foot bar in this currently licensed premise

**WHEREAS**, the applicant stated that there would be no change to the existing method of operation; and

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

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the alteration of the On Premise License for **Hogs and Heifers Inc. d/b/a Hogs and Heifers, 859 Washington Street, NYC**

Vote: Passed, 43 with Board members in favor, and 5 in opposition.

**6. Zouk, LLC d/b/a Palma, 28 Cornelia Street, NYC**

**WHEREAS**, the applicants appeared before the committee; and

**WHEREAS**, this application is to extend the existing On Premise license into the garden courtyard with 6 tables and 14 seats, therefore legalizing the existing condition; and

**WHEREAS**, the applicants live directly behind this location that has been operating without complaints for over two years; and

**WHEREAS**, a representative of the block association appeared and asked that any approval of a rear yard use be delayed until regulations are established for this type of use; and

**WHEREAS**, the committee felt that each application should be weighed on its individual merits and that approval of this application would not set a precedent for other applications; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the alteration of the On Premise license for **Zouk, LLC d/b/a Palma, 28 Cornelia Street, NYC**

Vote: Passed, 47 with Board members in favor, and 1 in opposition.

**7. Downtown Rest Corp. d/b/a Downtown Cipriani, 376 West Broadway, NYC**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is to add a permanent (not rolling) service bar to the rooftop of this existing location that is in the process of being permanently enclosed; and

**WHEREAS**, the applicant stated that there would be no change to the existing method of operation; and

**WHEREAS**, the applicant agreed to cease operating the illegal sidewalk café that is operated at this location and to stay within the building line with any outdoor tables; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the alteration of the existing On Premise license for **Downtown Rest Corp., d/b/a Downtown Cipriani, 376 West Broadway, NYC**

Vote: Passed, 46 with Board members in favor, 1 in opposition, and 1 abstention.

**8. Azure Night Club d/b/a Plaid, 76 East 13<sup>th</sup> Street, NYC**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, this application is to shorten one existing bar by 6 feet and relocate another existing bar to the dance floor area; and

**WHEREAS**, the applicant stated that there would be no change to their method of operation except that the name, formerly Spa, would now become Plaid; and

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the alteration of the On Premise license for **Azure Night Club, d/b/a Plaid, 76 East 13<sup>th</sup> Street, NYC**

Vote: Unanimous, with 48 Board members in favor.

**9. Aramark Educational Services Inc., d/b/a Aramark @ NYU, 60 Washington Sq. South, NYC**

**WHEREAS**, the applicant's representative appeared before the committee; and

**WHEREAS**, this application is to move the existing On Premise license from 70 Washington Sq. South (Bobst) to 60 Washington Sq. South (Kimmel)

**THEREFORE, BE IT RESOLVED** that CB#2, Man. has no objection to the alteration of the On Premise license for **Aramark Educational Services Inc., d/b/a Aramark @ NYU, 60 Washington Sq. South, NYC**

Vote: Unanimous, with 48 Board members in favor.

**10. G.M.D. Inc., 76 Wooster Street, NYC**

**WHEREAS**, at least thirteen (13) establishments with liquor licenses are located within 500 feet of this location, resulting in an oversaturation of licensed establishments in this predominately residential neighborhood, where hundreds of people live, where adults need to be well rested for work, and where children require a good night's sleep for school in the morning; and

**WHEREAS**, the 500-foot rule, which is part of New York State law, requires that when three or more licensed establishments are located within 500 feet of an applicant, the applicant must prove that the proposed operation is in "the public interest"; and,

**WHEREAS**, a large number of residents and their attorney have appeared at the board's public hearing and the full board meeting to make their views known opposing the granting of a license at this spot; and

**WHEREAS**, over a six-year period, applications for liquor licenses on Wooster Street have received strong opposition from community residents and businesses, and have been rejected by the Courts and the State Liquor Authority based on the excessive traffic congestion that would result on this narrow one-lane street and the resulting cacophony that would develop as backed-up cars honk well past midnight when passengers leave or enter their cabs or limos; and

**WHEREAS**, the applicant claims he will be closing at midnight but by the time the premise is cleared out and the street is clear of patrons and taxis, it will still be well past normal bedtime hours for residents of the block. This will have an adverse and intrusive impact on what is now a quiet street at night; and

**WHEREAS**, a traffic study and supporting letter was presented from Lemonides Heineman Associates, environmental planning consultants, clearly stating the deleterious effects resulting from excessive traffic trips generated at this location; and

**WHEREAS**, a report by the SoHo Alliance indicated the existence of many large licensed premises servicing hundreds of patrons nightly within close proximity to the proposed site and which already impact the neighborhood severely; there is no compelling public-interest rationale for another restaurant and drinking establishment in the area; and

**WHEREAS**, community board members stated that the proposed licensed establishment would probably have the largest capacity of any restaurant in CB#2, Man. which includes all the licensed premises in Greenwich Village, SoHo, Little Italy and most of Chinatown - and it would be located smack dab in the center of a quiet, narrow, residential street full of families, not on a wide commercial thoroughfare; and

**WHEREAS**, this community board routinely recommends the granting of liquor licenses on wider streets in SoHo like Broadway, West Broadway, Houston and Lafayette Streets; and

**WHEREAS**, a landmark decision by the NYS Supreme Court on an earlier application for a license at 72 Grand Street invoked the 500-foot rule and prohibited further liquor license within 500 feet of 72 Grand; this present application is a mere 600 feet away; and

**WHEREAS**, the claim by the family-run real estate agency that owns and manages the property that the space was empty for ten years is disingenuous, since inquiries to the agency concerning renting the space for retail purposes other than a licensed establishment have been spurned; furthermore, it is so incredible as to be insulting to us to assert that in SoHo's retail boom of the past ten years, not a single boutique, furniture store, gallery, household store, deli or coffee shop, etc., could be found as a tenant, but only late-night licensed businesses; now

**THEREFORE, BE IT RESOLVED**, that CB#2, Man. urges the State Liquor Authority to deny a liquor license at 76 Wooster Street.

Vote: Passed, with 22 Board members in favor, and 11 in opposition.

## **INSTITUTIONS**

### **1. Cooper Union Large Scale Development Plan**

**WHEREAS** Community Board 2 Manhattan has previously participated with Community Board 3 Manhattan in the 18 month vetting of the Cooper Union Large Scale Development Plan (GLSDP), and

**WHEREAS** most of the issues in the GLSDP revolved around land use and zoning proposals that occupied most of our deliberations, and

**WHEREAS** a by-product of this process revealed that there exists a gross inequity between the manner in which public funding is applied to Cooper Union in comparison to CUNY funding, and

**WHEREAS** this public funding inequity in favor of Cooper Union amounts to a 40% per student premium in favor of Cooper compared to those of CUNY, and

**WHEREAS** it has been pointed out in the attached article published in the The Villager that 61% of all Cooper students come from families that can afford to pay full or partial tuition but are receiving full tuition remission, and

**WHEREAS** this process short-changes CUNY students by fostering the creation of a dual but inequitable system of higher education funding, and

**WHEREAS** it was the intent of the original Peter Cooper Trust, as sanctioned by an Act of the New York State Legislature, to provide funding for the education of the working class but this system has been allowed to escalate beyond this goal

**THEREFORE BE IT RESOLVED** that CB#2, Man., in concert with Community Board 3 Manhattan, calls upon our New York State Legislature representatives, Assembly Speaker Sheldon Silver, Senators Thomas Duane and Martin Connor, and Assembly Members Deborah Glick and Steven Sanders to redress this inequity by sponsoring legislation that reforms current Cooper Union policy of granting full tuition scholarships to students whose families can afford the payment of full or partial tuition.

Vote: Passed, with 13 Board members in favor, 9 in opposition, and 2 abstentions.

## **2. Grad Alley Feedback**

**WHEREAS** the series of pre-planning meetings on Grad Alley between the Washington Place Block Ass'n. and NYU have proved to be beneficial, and

**WHEREAS** feedback from the community has been positive, and

**WHEREAS** CB#2, Man. appreciates the good faith efforts of the NYU Dept. of Govt. & Community Relations and the NYU Dept. of Public Safety in bringing this vastly improved event to fruition and would urge its continuation in the future,

**THEREFORE BE IT RESOLVED** that CB#2, Man. commends NYU on its efforts and recommends that the 2003 Grad Alley experience serve as the template for future Grad Alley events by holding joint meetings between the Washington Pl. Block Ass'n., NYU and CB2 Manhattan every April to iron out potential problems.

Vote: Unanimous, with 48 Board members in favor

## **3. Tribute To Hal Magida**

**WHEREAS** Hal Magida has been a vital participant and contributor to CB#2, Man.; and

**WHEREAS** Hal Magida has been a stalwart public member of the Institutions Committee of CB#2, Man. or the past several years providing the Board and the community with his compassionate understanding of issues and resolution of community problems, and

**WHEREAS** the entire community mourns its loss at Hal's untimely passing,

**THEREFORE BE IT RESOLVED** that the membership of CB#2, Man. expresses its sincere condolences to his wife Judy and the entire Magida family in mourning the loss of our esteemed and respected friend Hal Magida who has contributed greatly to the Greenwich Village commonwealth and helped make it a better place for all and

**BE IT FURTHER RESOLVED** that we call upon all those assembled here to rise and pay silent tribute to Hal whose presence and participation in community matters will be sorely missed.

## **LANDMARKS AND PUBLIC AESTHETICS**

On Tuesday, June 24, 2003 at 9:30 am, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

**Item 10 - 17 King Street** - Charlton-King-Vandam Historic District. A Federal style rowhouse built in 1826 and designed by William Christie. Application is to replace the original bluestone sidewalk with concrete.

**WHEREAS**, a preponderance of the original blue stone remains; and

**WHEREAS**, the stone is at grade and could be preserved by leveling off the subsurface, and repairing or replacing the damaged elements, akin to the way a new patio tile floor is laid; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 48 Board members in favor.

**Item 11 - 114 Spring Street** - SoHo-Cast Iron Historic District. A showroom building designed by Louis Korn and constructed in 1895. Application is to install new storefront infill and signage.

**WHEREAS**, a non-original aluminum mullion will be replaced to create a more expansive display window; and

**WHEREAS**, the natural oak doors will remain, and the bulkhead will be restored and repainted; and

**WHEREAS**, the small blade sign is tasteful and in scale, and the window signage is unobtrusive; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 48 Board members in favor.

**Item 12 - 33 Greene Street, a/k/a 88 Grand Street** - SoHo-Cast Iron Historic District. An Italianate style store and loft building designed by B. W. Warner and built in 1873. Application is to install new storefront infill on the Grand Street facade.

**WHEREAS**, the five new bays will be restored, replicating adjacent bays approved in 1997; and

**WHEREAS**, the paint will match the rest of the façade, and new diamond plating will be installed; and

**WHEREAS**, this is an exceptionally harmonious restoration and we praise the applicant for posting the plans on the window for all to inspect before the hearing, a practice we encourage the Commission to request of other applicants; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 48 Board members in favor.

**Item 13 - 568-578 Broadway (Prince)** - SoHo-Cast Iron Historic District. A Beaux-Arts style store and loft building, designed by George B. Post and constructed in 1895-97. Application is to install signage at the ground floor of the Broadway and Prince Street facades.

**WHEREAS**, the attachment of the proposed blade signs will not damage historic fabric; and

**WHEREAS**, the three blade signs on Prince Street will not clutter that secondary facade; but

**WHEREAS**, the three giant advertising banners for Armani A/X and Eddie Bauer have already been approved, and some feel that they are overbearing, even for a building of this massing on a busy, wide thoroughfare like Broadway; and

**WHEREAS**, it should be noted that one of the approved banners have been replaced without permission with a banner advertising the building itself – a practice we would not like other buildings to copy; and

**WHEREAS**, the preponderance of banners on the Broadway side create a clutter that will only be exacerbated by the addition of additional signage; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of the three blade signs on Prince Street side, but recommends denial of the request for three blade signs on Broadway until the signage there is considered as a whole, and the issue of the illegally installed advertising banner is resolved.

Vote: Unanimous, with 48 Board members in favor.

**Item 14 - 515 Broadway** - SoHo-Cast Iron Historic District. A Queen Anne style store and warehouse building designed by Samuel A. Warner, and built in 1884-85. Application is to install new storefront infill and signage.

**WHEREAS**, the proposed restoration will remove unattractive additions, expose concealed architectural elements, and restore much of the façade to the original state; and

**WHEREAS**, the signage is appropriate; but



**WHEREAS**, the windows need a higher bulkhead in keeping with this style building, and we question the appropriateness of the proposed use of shiny aluminum; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends general approval of this application with some modification of details.

Vote: Unanimous, with 48 Board members in favor.

**Item 15 - 14-16 Crosby Street, a/k/a 452 Broadway** - SoHo-Cast Iron Historic District. A warehouse building designed by Schweitzer & Greve and built in 1876. Application is to replace the vault covers and the sidewalk on Crosby Street.

**WHEREAS**, there has been extensive damage to the basement as a result of water infiltration through the free-standing granite slabs; and

**WHEREAS**, because the sidewalk is not built on grade, but free standing, it is prohibitively expensive to restore the sidewalk, and concrete is a suitable remedy in this instance; and

**WHEREAS**, the diamond plating is in disrepair; but

**WHEREAS**, just as in Europe, where often restoration of frescos may retain an unrestored portion of the fresco to indicate what had been there historically, so too in this situation we would like to see at least one granite slab retained - this could be done by a supporting beam in the basement – as a reminder of what once the predominant historical sidewalk material on this block, where now most of the original granite has been replaced with cement; and

**WHEREAS**, we would like to see much of the diamond plating restored as possible; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application with some modification as described above.

Vote: Unanimous, with 48 Board members in favor.

**Item 16 - 96 Greene Street** - SoHo-Cast Iron Historic District. A store building constructed in 1879, designed by Henry Fernbach. Application is to legalize the installation of a flagpole without Landmarks Preservation

**WHEREAS**, the flagpole was not installed by this applicant, but was permitted by the building's owner to be incorrectly fastened into the cast iron (perhaps the owner should be responsible for this portion of the violation); and

**WHEREAS**, the banner is way oversized and a smaller creative blade sign could work better in announcing the store's presence; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 48 Board members in favor.

**Item 17 - 155-157 Wooster Street (Houston)-** SoHo-Cast Iron Historic District. A store and loft building designed by George F. Pelham and built in 1897-98. Application is to amend Certificate of Appropriateness 97-4100 to install a new painted wall sign. Zoned M1-5A

**WHEREAS**, the community has had to endure for years the current god-awful sign at the entrance to the historic district; and

**WHEREAS**, the proposed sign will occupy 35% of the total area of the wall and has a gargantuan graphic element of dubious appeal; and

**WHEREAS**, there have been changes in the Zoning Resolution and LPC policy in recent years restricting signs of such magnitude, that is, 2,240 square feet, which is larger in area than the live/work lofts in that building; and

**WHEREAS**, the applicant introduced a zoning text to justify retaining the size of the signage, but it is irrelevant; and

**WHEREAS**, the applicant states that Houston Street has many advertising signs, but did not state that most of them have been installed illegally by rogue operators who play a cat-and-mouse game with Buildings Department inspectors; and

**WHEREAS**, the claim that the building needs the revenue from the sign to operate is specious, since there are scores of buildings in the historic district that need revenue and could install signage, but have refused, on the side of good taste; and

**WHEREAS**, this specific building has benefited for years from income derived from commercial signage more than probably any other building in SoHo, and should not be crying poverty; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. strongly recommends denial of this application.

Vote: Unanimous, with 48 Board members in favor.

**Item 18 - 143 Greene Street** (Houston Street)- SoHo-Cast Iron Historic District. A neo-Renaissance style store building built in 1887-88. Application is to amend. Certificate of Appropriateness 99-6755 to install a new painted wall sign. Zoned M1-5A

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

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

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends denial of this application in the absence of this important step in the review process.

Vote: Passed, with 47 Board members in favor, and 1 in opposition.

**Item 21 - 359 6th Avenue** (Washington Pl.) (formerly McBells) - Greenwich Village Historic District. A vernacular house built in 1832 and altered prior to designation. Application is to paint the storefront infill and to install signage, lighting, an awning, and doors.

**WHEREAS**, the application proposes to clean up the front, change the fenestration and replace the generic doors with mahogany doors; but

**WHEREAS**, some felt the awning was too brightly colored; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application regarding the storefront, but would prefer to see a more subdued awning.

Vote: Unanimous, with 48 Board members in favor.

**Item 22 - 17-19 MacDougal Alley** - Greenwich Village Historic District. A stable built in 1877 and altered in 1934 by Noel and Miller. Application is to legalize the installation of a kitchen exhaust duct without Landmarks Preservation Commission permits.

### **Held Over**

**Item 24 - 76-78 Horatio Street** - Greenwich Village Historic District. Two townhouses converted to an apartment building in 1927 by I. Henry Glaser and a three-story building located at the rear of the lot, constructed in 1927. Application is to modify the roof.

### **To be done at staff level**

**Item 25 - 624 Hudson Street, a/k/a 57 Jane Street** - Greenwich Village Historic District. A townhouse built in 1846. Application is to construct a barrier-free access ramp at the Jane Street elevation.

**WHEREAS**, this ramp is adjacent to an attractive townhouse and is esthetically inconsistent with its surroundings; and

**WHEREAS**, this request for a ramp is not mandated by the Buildings Department, but rather on the complaint of a single anonymous person; and

**WHEREAS**, the president of the Jane Street Block Association spoke against the installation of this obtrusive structure on the narrow sidewalk; and

**WHEREAS**, a simpler, less expensive, and more reasonable solution would be to have handy a portable folding ramp for the rare instance it is needed; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends denial of this application.

Vote: Unanimous, with 48 Board members in favor.

**Item 26 - 615 1/2 Hudson Street** - Greenwich Village Historic District. A Beaux-Arts style building designed by M. Bernstein and built in 1900. Application is to modify storefront infill installed without Landmarks Preservation Commission permits.

**WHEREAS**, the installation of moldings at the bulkhead and door improves the appearance of the facade; now

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of this application.

Vote: Unanimous, with 35 Board members in favor.

## **PARKS, RECREATION AND OPEN SPACE**

### **Supporting Permit to Install A Fence**

**WHEREAS** La Guardia Corner Garden Inc is a non-profit organization with 32 members who plant gardens in 25 plots in the garden on La Guardia Pl. south of Bleecker St.; and

**WHEREAS** the group also maintains the smaller garden on the corner of La Guardia Pl. and Bleecker St.; and

**WHEREAS** the fence around this garden is in dilapidated condition; and

**WHEREAS** the group proposes to install an attractive iron fence and their own expense of approximately \$7000; and

**WHEREAS** the garden is on property owned by the Department of Transportation which agency must provide a permit to allow this work;

**THEREFORE IT IS RESOLVED** that CB#2, Man. commends the work of this group and supports there request for a permit to install the new fence.

Vote: Unanimous, with 48 Board members in favor.

### **2. Favoring A Green Streets Project at Canal St. and Sixth Ave.**

**WHEREAS** Duarte Park on the corner northwest corner of Canal and Sixth will soon be reconstructed; and

**WHEREAS** construction is under way to build a new park on the southeast corner of the same intersection; and

**WHEREAS** a beautiful Green Streets garden was built a few years ago by the Parks Department along the east side of Sixth along the entire block south of Canal; and

**WHEREAS** the pavement area on the northeast corner of the same intersection between Canal and the Thompson Street dog leg (across from Grand Canal basketball court) is an eyesore;

**THEREFORE IT IS RESOLVED** that CB#2, Man. requests that the Parks Department construct a Green Street garden on the north east corner of Canal and Sixth to complete the greening of this intersection.

Vote: Unanimous, with 48 Board members in favor.

**SIDEWALKS, PUBLIC FACILITIES AND ACCESS**

**1. New Application to Department of Consumer Affairs for proposal to operate a newsstand at the South West corner of 14<sup>th</sup> Street and 4<sup>th</sup> Avenue.**

**WHEREAS**, The application appeared before the committee and;

**WHEREAS**, at the May committee meeting there was opposition from Circuit City, where the newsstand will be located in front of their establishment and;

**WHEREAS**, Circuit City is located on the second floor at 52 East 14<sup>th</sup> Street, in a building that is two stories in height and;

**WHEREAS**, there are two subway entrances on this block.

**THEREFORE, BE IT RESOLVED**, that CB#2, Man. recommends APPROVAL of the application to operate a newsstand at the South West corner of 14<sup>th</sup> Street and 4<sup>th</sup> Avenue.

Vote: Passed, with 39 Board members in favor, 6 in opposition, and 2 in abstention.

**1. NEW application for revocable consent to operate an enclosed sidewalk café by Café Dante Restaurant, 79-81 Macdougall Street, NYC, with 7 tables and 14 seats. DCA# 0768933.**

**WHEREAS**, the area was posted, the applicant's expediter appeared before the committee and;

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, there are no complaints on file at the Board office and;

**WHEREAS**, this restaurant had a sidewalk café for ten years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a ONE YEAR revocable consent to operate an unenclosed sidewalk café by Café Dante Restaurant, 79-81 Macdougall Street, NYC with 7 tables and 14 seats.

Vote: Unanimous, with 48 Board members in favor.

**2. NEW application for revocable consent to operate an unenclosed sidewalk café by Brazilian Grill Restaurant, 102 Macdougall Street, NYC, with 5 tables and 16 seats, DCA#1138284.**

**WHEREAS**, the area was posted, the applicant's expediter appeared before the committee and;

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, the applicant just put new leveled sidewalks in and;

**WHEREAS**, the applicant will be serving the sidewalk café from the inside of the restaurant and;

**WHEREAS**, this restaurant had a sidewalk café, but DCA made this a new application;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a ONE YEAR revocable consent to operate an unenclosed sidewalk café by Brazilian Grill Restaurant, 102 Macdougall Street, NYC with 5 tables and 16 seats.

Vote: Passed, with 47 Board members in favor, and 1 in opposition.

**3. NEW application for revocable consent to operate an unenclosed sidewalk café by The Original Vincent's Restaurant, 119 Mott Street, NYC, with 9 tables and 18 seats, DCA# 1139678.**

**WHEREAS**, the applicant appeared before the committee and;

**WHEREAS**, the area was posted; there was no opposition from the community, and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access;

**WHEREAS**, this restaurant has been at this location for 100 years;

**WHEREAS**, there are no complaints on file at the Board office;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a ONE YEAR revocable consent to operate an unenclosed sidewalk café to The Original Vincent's Restaurant, 119 Mott Street, NYC with 9 tables and 18 seats.

Vote: Unanimous, with 48 Board members in favor.

**4. NEW application for revocable consent to operate an unenclosed sidewalk café by Café Del Fico, inside Equinox Gym, 97-101 Greenwich Avenue, NYC, with 7 tables and 17 seats DCA# 1140902.**

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

**WHEREAS**, there is no opposition from the community and;

**WHEREAS**, there is sufficient passageway for pedestrian safety and public access and;

**WHEREAS**, there are no complaints on file at the Board office and;

**WHEREAS**, the Committee requested new plans and has already received them from the applicant;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends Approval of a ONE YEAR consent revocable to operate an unenclosed sidewalk café to Café Del Fico inside Equinox Gym, 97-101 Greenwich Avenue, NYC for 7 tables and 17 seats.

Vote: Unanimous, with 48 Board members in favor.

**5. NEW application for revocable consent to operate an unenclosed sidewalk café by Café Angelique, Restaurant, 68-70 Bleecker Street, NYC with 3 tables and 6 seats DCA# 1150615.**

**WHEREAS**, the area was posted and the applicant's expeditor appeared before the committee and;

**WHEREAS**, there was no opposition from the community and no complaints on file at the Board office and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, there is a planter in front of this restaurant, the applicant agreed to remove this planter when he receives the sidewalk café permit.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a ONE YEAR revocable consent to operate unenclosed sidewalk café to Café Angelique, 68-70 Bleecker Street, NYC with 3 tables and 6 seats.

Vote: Unanimous, with 48 Board members in favor.

**6. NEW application for revocable consent to operate an unenclosed sidewalk café by Rocky's Italian Restaurant, 45 Spring Street, NYC with 9 tables and 18 seats, DCA #1139733.**

**WHEREAS**, the applicant's expeditor appeared before the committee and;

**WHEREAS**, there is not sufficient passage for pedestrian safety and public access and;

**WHEREAS**, the area was posted and there was no opposition from the community and;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends DENIAL of a revocable consent to operate an unenclosed sidewalk café to Rocky's Italian Restaurant, 45 Spring Street, NYC with 9 tables and 18 seats.

Vote: Unanimous, with 48 Board members in favor.

**7. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Pellegrino’s Restaurant 138 Mulberry Street, NYC, with 6 table and 12 seats, DCA # 0883720.**

**WHEREAS**, the area was posted and the applicant’s expediter appeared before the committee and;

**WHEREAS**, there is no opposition from the community and no complaints on file at the board office and;

**WHEREAS**, is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this establishment has had a sidewalk café for 12 years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a TWO YEAR, revocable consent to operate an unenclosed sidewalk café to Pellegrino’s Restaurant, 138 Mulberry Street, NYC, with 6 tables and 12 seats.

Vote: Unanimous, with 48 Board members in favor.

**8. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Macdougall Café Restaurant, 89 Macdougall Street, NYC with 16 tables and 32 seats. DCA# 0768655.**

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

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, there are no complaints on file at the board office and;

**WHEREAS**, this establishment has had a sidewalk café for 22 years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a TWO YEAR revocable consent to operate an unenclosed sidewalk café for Macdougall Café Restaurant, 89 Macdougall Street, Restaurant, NYC, with 16 tables and 32 seats.

Vote: Unanimous, with 48 Board members in favor.

**9. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Café Figaro, 184 Bleecker Street, NYC with 17 tables and 34 seats DCA# 08956160.**

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

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, there are no complaints on file at the Board office and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, the applicant states this location has been a restaurant for 40 years with a sidewalk café for 30 years and;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends APPROVAL for a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Café Figaro Restaurant, 184 Bleecker Street, NYC for 17 tables and 34 seats.

Vote: Unanimous, with 48 Board members in favor.

**10. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Boxer’s Restaurant, 190 West 4<sup>th</sup> Street, NYC with 6 tables and 12 seats. DCA #1060551.**

**WHEREAS**, the area was posted and the applicant’s expediter appeared before the committee and;

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, there are no changes to the layout of this existing sidewalk café and;

**WHEREAS**, there are no complaints on file at the board office and;

**WHEREAS**, there are no blueprints on file and;

**WHEREAS**, the applicant states that blueprints were sent to Department of Consumer Affairs and;

**WHEREAS**, this restaurant used to be called “Jimmy Days”.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Boxer’s Restaurant, 190 West 4<sup>th</sup> Street, NYC with 6 tables and 12 seats.

Vote: Unanimous, with 48 Board members in favor.

**11. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Taormina Restaurant, 147 Mulberry Street, NYC, with 5 tables and 19 seats. DCA #0960662.**

**WHEREAS**, the applicant’s expeditor appeared before the committee and;

**WHEREAS**, the area was posted and there was no opposition from the community and;

**WHEREAS**, there is sufficient passageway for pedestrian safety and access and;

**WHEREAS**, in 1997, the applicant was asked to reduce his application to 5 tables and 9 seats and he complied with the Committee since that time and;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Taormina Restaurant, 147 Mulberry Street, NYC with 5 tables and 19 seats.

Vote: Unanimous, with 48 Board members in favor.

**12. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by IL Buco Restaurant, 47 Bond Street, NYC with 3 tables and 12 seats. DCA #1109238.**

**WHEREAS**, the applicant appeared before the committee; and

**WHEREAS**, the area was posted and there was no opposition from the community and;

**WHEREAS**, this has been a sidewalk café sine 2002 and there have been no changes.

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to IL Buco Restaurant, 47 Bond Street, NYC with 3 tables and 12 seats.

Vote: Passed, with 47 Board members in favor, and 1 in opposition.

**13. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Cookies and Couscous Restaurant, 230 Thompson Street, NYC with 1 tables and 3 seats DCA#1072776.**

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

**WHEREAS**, there is no opposition from the community and;

**WHEREAS**, the applicant has been a good neighbor;

**THEREFORE, BE RESOLVED** that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café by Cookies and Couscous Restaurant, 230 Thompson Street, NYC with 1 tables and 3 seats.

Vote: Unanimous, with 48 Board members in favor.

**14. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Café Gitane Restaurant, 242 Mott Street, NYC with 4 tables and 8 seats DCA#1011960.**

**WHEREAS**, the applicant appeared before the committee and;

**WHEREAS**, the area was posted and:

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this has been a sidewalk café since 1999;

**THEREFORE, BE IT RESOLVED**, that CB#2, Man. recommends approval of a TWO YEAR revocable consent to operate and unenclosed sidewalk café to Café Gitane Restaurant, 242 Mott Street, NYC with 4 tables and 8 seats.

Vote: Unanimous, with 48 Board members in favor.

**15. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Benny's Burrito's Restaurant, 111-113 Greenwich Avenue, NYC with 8 tables and 24 seats DCA#1067914.**

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

**WHEREAS**, there was no opposition from the community and no complaints on file at the Board office and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this establishment has had a sidewalk café for 10 years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends approval for a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Benny's Burritos Restaurant, 111-113 Greenwich Avenue, NYC with 8 tables and 24 seats.

Vote: Passed, with 42 Board members in favor, 4 in opposition, and 2 in abstention.

**16. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Café Espanol Restaurant, 172 Blecker Street/ 190 Sullivan Street, NYC, with 4 tables and 8 seats DCA#1080119.**

**WHEREAS**, the applicant appeared before the committee and;

**WHEREAS**, the area was posted and there was no opposition from the community and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Café Espanol Restaurant, 172 Blecker Street, NYC, with 4 tables and 8 seats.

Vote: Passed, with 47 Board members in favor, and 1 in opposition.

**17. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Village Den Restaurant, 225 West 12<sup>th</sup> Street, NYC with 7 tables and 14 seats DCA #1035310.**

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

**WHEREAS**, there was no opposition from the community and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, we ask DCA to correct their application for this establishment which reads 22 tables, 72 seats to 7 tables, 14 seats.

**THEREFORE, BE IT RESOLVED**, that CB#2, Man. recommends APPROVAL for a TWO YEAR revocable consent to operate and unenclosed sidewalk to Village Den Restaurant, 225 West 12<sup>th</sup> Street, NYC with 7 tables and 14 seats.

Vote: Unanimous, with 48 Board members in favor.

**18. RENEWAL application for revocable consent to operate and unenclosed sidewalk café by Caffe Palermo Restaurant, 148 Mulberry Street, NYC with 3 tables and 10 seats, DCA#0920440.**

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



**WHEREAS**, there was no opposition from the community and no complaints on file with the Board office and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this restaurant has been located on Mulberry Street for 31 years with a sidewalk café for 15 years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends APPROVAL for a TWO-YEAR revocable consent to operate an unenclosed sidewalk café to Caffè Palermo Restaurant, 148 Mulberry Street, NYC, with 3 tables and 10 seats.

Vote: Unanimous, with 48 Board members in favor.

**19. RENEWAL application for revocable consent to operate an unenclosed sidewalk café by Jekyll and Hyde Restaurant, 91 Seventh Avenue South, NYC, with 13 tables and 26 seats, DCA#08846745.**

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

**WHEREAS**, there was no opposition from the community and no complaints on file with the Board office and;

**WHEREAS**, there is sufficient passage for pedestrian safety and public access and;

**WHEREAS**, this restaurant has had a sidewalk café for over twenty years;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. recommends APPROVAL for a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Jekyll and Hyde Restaurant, 91 Seventh Avenue South, NYC with 13 tables and 26 seats.

Vote: Passed, with 41 Board members in favor, 6 in opposition, and 1 in abstention.

**TRAFFIC AND TRANSPORTATION**

**Request to Add A New Additional Honorary Street Name in Honor of Anna Sokolow, In Front Of 1 Christopher Street. (Note that The Existing Street Signs Remain)**

**WHEREAS**; Anna Sokolow had a long and illustrious career in dance and choreography and received world wide acclaim as a modern dancer and innovator of social themes, And,

**WHEREAS**, She taught dance in the Village and was on the faculty of Juilliard School of Music, And,

**WHEREAS**, She was honored by the Hall of Fame of the National Museum of Dance, And,

**WHEREAS**, Anna Sokolow lived on this block at 1 Christopher Street for about 50 years,

**THEREFORE BE IT RESOLVED**, that CB#2, Man. requests a new additional honorary street name in honor of Anna Sokolow in front of 1 Christopher Street. Signage to read “Anna Sokolow Way”

Vote: Passed, with 47 Board members in favor and 1 abstention.

**ZONING AND HOUSING**

**106 MOTT STREET. City Planning application to authorize a 154 space parking garage and 10 feet of additional height to a new mixed-use building.**

**1. Parking Garage**

**WHEREAS**, parking is a quickly disappearing resource and we need parking spaces; and

**WHEREAS**, the community has problems with the situating of the entrance and exit to the garage on Mott Street, and they recommended entrances/exits on Mott and on Hester as a better solution to the traffic problems; and

**WHEREAS**, the committee was not sure if this was the best solution, but realized that the parking garage entrances and exits needed to be looked at further; and

**WHEREAS**, there are numerous street festivals, street closings and residual traffic from Canal Street, which exacerbate the problem,

**THEREFORE, BE IT RESOLVED**, that CB#2, Man. approves the application for a 154 space parking garage subject to further review by City Planning, the applicant and the community to see if the current proposal for entry and exit can be improved upon.

Vote: Unanimous, with 48 Board members in favor.

## **2. Additional 10 feet in height**

**WHEREAS**, the Special Little Italy District allows only 75 feet in height and the applicant is requesting 85 feet in order to use the full FAR permitted; and

**WHEREAS**, although the additional 10 feet is part of the required setback of the building, we felt there was no compelling reason to approve greater height than the zoning allows; and

**WHEREAS**, this building is in the Mulberry Street Regional Spine and we question whether the storefronts shown comply with the required storefront regulations for the area;

**THEREFORE, BE IT RESOLVED** that CB#2, Man. does not approve the application for an additional 10 feet in height.

Vote: Passed, with 46 Board members in favor, 1 in opposition, and 1 abstention.

## **NEW BUSINESS**

Respectfully submitted,

Robert Rinaolo  
Secretary  
Community Board #2, Manhattan