

FULL BOARD MINUTES

DATE: June 23, 2005
TIME: 6:30 P.M.
PLACE: NYU Silver Building, 32 Waverly Place, Room 703

BOARD MEMBERS PRESENT: Steve Ashkinazy, Helene Burgess, Maria P. Derr, John Diaz, Doris Diether, Harriet Fields, Edward Gold, Arthur Harris, Garth Harvey, Anne Hearn, Brad Hoylman, Don Lee, Raymond Lee, Edward Ma, Dr. John Maggio, Chad Marlow, Rosemary McGrath, Philip Mouquinho, Patrick Munson, Rick Panson, Ronald Pasquale, Judy Paul, David Reck, Robert Rinaolo, Mark Rosenwasser, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, Melissa Sklarz, James Smith, Chair, Community Board #2, Manhattan (CB#2, Man.) Shirley H. Smith, Wilbur Weder, Betty Williams, Michael Xu, Carol Yankay.

BOARD MEMBERS EXCUSED: Elizabeth Gilmore, Lawrence Goldberg, Aubrey Lees, Don MacPherson, Robert Riccobono, Richard Stewart, Sean Sweeney

BOARD MEMBERS ABSENT: Galal Chater, T. Marc Newell

BOARD STAFF PRESENT: Arthur Strickler, District Manager

GUESTS: Arturo Garcia-Costas, Congressman Jerrold Nadler's office; Matt Viggiano, Senator Martin Connor's office; Jon Prosnit, Senator Tom Duane's office; Deborah Lester, Assembly Speaker Sheldon Silver's office; Gregory Brender; Assembly Member Deborah Glick's office; Dirk McCall, Council Member Alan Gerson's office; Council Member Margarita Lopez' office; Kate Seeley-Kirk, Council Member Christine Quinn's office; John Ricker, NYC Comptroller's office; Jason Sinclair, Ann Arlen, Susan Goren, Ian Dutton, J. McNab, Eva Swan, Andrew Berman.

MEETING SUMMARY

Meeting Date – June 23, 2005
Board Members Present – 35
Board Members Excused– 7
Board Members Absent - 2

I. SUMMARY AND INDEX

ATTENDANCE	1
MEETING SUMMARY	1
SUMMARY AND INDEX	2
PUBLIC SESSION	2
ADOPTION OF AGENDA	2
ELECTED OFFICIALS' REPORTS	2
ADOPTION OF MINUTES	2
EXECUTIVE SESSION	2
STANDING COMMITTEE REPORTS	3
BUSINESS	3
ENVIRONMENT	7
14 ST STREET/GANSEVOORT MARKET AREA	8
INSTITUTIONS	8
LANDMARKS AND PUBLIC AESTHETICS	9
SIDEWALKS, PUBLIC FACILITIES AND ACCESS	12
TRAFFIC AND TRANSPORTATION	14
YOUTH	16
ZONING AND HOUSING	16
NEW BUSINESS	18
ROLL CALL	19

II. PUBLIC SESSION

Non-Agenda Items

Board Member Keith Crandell

Ann Arlen spoke regarding the passing of Keith Crandell.

Non-Profit

Eva Swan introduced herself and her non-profit organization.

Astor Place Closing

Ian Dutton spoke in favor of the closing of Astor Place.

Will Weder spoke.

Zoning and Housing Items

Far West Village Rezoning

J. McNab spoke in favor of the rezoning plan and landmarking the Far West Village.

Andrew Berman, GVSHHP, spoke in favor of the rezoning plan.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Arturo Garcia-Costas, Congressman Jerrold Nadler's office

Jon Prosnit, Senator Tom Duane's office

Matt Viggiano, Senator Martin Connor's office.

Deborah Lester, of Assembly Speaker Sheldon Silver's office

Gregory Brender, of Assembly Member Deborah Glick's office

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

Council Member Margarita Lopez' office,

Kate Seeley-Kirk, of Council Member Christine Quinn's office

V. ADOPTION OF MINUTES

Adoption of April minutes and distribution of May minutes.

VI. EXECUTIVE SESSION

1. **Chair's Report** Jim Smith reported

a) Election of Officers for the Ensuing Term

The following Board members ran unopposed and were elected Officers of Community Board #2, Manhattan for the ensuing term:

Maria P. Derr – Chair

Brad Hoylman – 1st Vice Chair

Carol Yankay – 2nd Vice Chair

Rocio Sanz – Treasurer

Robert Rinaolo – Secretary

Mark Rosenwasser – Assistant Secretary

2. **District Manager's Report** Arthur Strickler reported.

STANDING COMMITTEE REPORTS

BUSINESS

1. Getty Group, Inc., 268 Bleecker Street, NYC 10014

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

WHEREAS, this application is for a new On Premise license located in a three story, mixed use building on Bleecker Street between Morton and Leroy Streets consisting of 1,000 s.f. (Including basement); and,

WHEREAS, the existence of “The Neighborhood Church” across the street, less than 200 feet from the applicant, prevents the issuance of an On Premise liquor license at this location.

THEREFORE, BE IT RESOLVED that CB#2, Man. **strongly recommends denial** to the issuance of an On Premise license to **Getty Group, Inc., 268 Bleecker St., NYC 10014**

Vote: Unanimous, with 35 Board members in favor.

2. Deviled Foods, LLC d/b/a Diablo Royale, 189 West 10th Street, NYV 10014.

WHEREAS, the members of the applicant and their attorney appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for a 1,200 s.f. restaurant located in a mixed use building between West 4th and Bleecker Streets, formerly the West Village Eatery and Chez Ma Tante, consisting of 22 tables and 60 seats and one bar with 5 seats; and,

WHEREAS, the applicant stated that the hours of operation will be Sunday – Tuesday, noon – midnight and Wednesday – Saturday, noon – 1 a.m.; the music would be background only and the menu would feature authentic Mexican food; and,

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

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Deviled Foods, LLC d/b/a Diablo Royale, 189 West 10th Street, NYV 10014.**

Vote: Unanimous, with 35 Board members in favor.

3. LADL, LLC d/b/a Café Jack, 80 University Place, NYC, 10003.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for a 2,200 s.f. restaurant located in a commercial building at the corner of University Place and 11th Street, formerly Lemongrass Grill, consisting of 50 table seats and 12 bar seats; and,

WHEREAS, this operation will be a French bistro style, neighborhood restaurant; and,

WHEREAS, the applicant stated that the hours of operation will be 8 a.m. – 2 a.m., seven days a week; the music would be background only and there would be no sidewalk café; and,

WHEREAS, the applicant has operated the Bridge Café, a restaurant owned by her family, and she has been a commercial tenant on the second floor of this building; and,

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

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **LADL, LLC d/b/a Café Jack, 80 University Place, NYC, 10003.**

Vote: Unanimous, with 35 Board members in favor.

4. JASL Café, LLC 157 Lafayette Street, NYC 10013.

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an On Premise license for a 2,500 s.f. (basement and ground floor) restaurant located in a 2 story building contiguous to and part of the Solita Hotel located between Grand and Howard Streets, consisting of 110 table seats and one bar with 15 seats; and

WHEREAS, this restaurant will feature Mediterranean style food with an Egyptian theme décor; and,

WHEREAS, the applicant stated that the hours of operation will be 7 a.m. – 4 a.m., seven days a week; the music would be background only; and,

WHEREAS, the plans show and the applicant stated that the restrooms are not located within the leased premises, but located 50 feet away through a hallway and elevator (also used by the hotel staff and guests) to a floor below; and,

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

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that, if the SLA does not object to the restroom arrangement, then CB#2, Man. has no objection to the approval of an On Premises license; If the SLA objects to the restroom arrangement, then CB#2, Man. **recommends denial** to the issuance of an On Premise license to **JASL Café, LLC 157 Lafayette Street, NYC 10013.**

Vote: Passed, with 34 Board members in favor, and 1 in opposition.

5. AKM, Inc. 25 West Houston Street, NYC

WHEREAS, the applicant, consisting of the current owner of Il Trulli restaurant and the developer of the building (by a representative) and their attorney appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for this 1,250 s.f. restaurant and 400 s.f prep station in the basement, located in a mixed use building, between Greene and Mercer Streets, consisting of 60 table seats and 14 bar seats with background music only, and,

WHEREAS, the applicant stated that the hours of operation are 8 a.m. – midnight, seven days a week; that the menu will be Italian cuisine, similar to Il Trulli, with a wine/bar theme; and,

WHEREAS, The SoHo Alliance, a community group, submitted a letter in favor of this application; and,

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

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **AKM, Inc. 25 West Houston Street, NYC**

Vote: Unanimous, with 35 Board members in favor.

6. O&C Table, LLC, 92 Prince Street, NYC 10012

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this is an application for a new On Premise license in a restaurant located in the mezzanine of a 2,521 s.f. basement (consisting of a commercial bakery) and ground floor establishment (consisting of a café, retail bakery and a L'Occotane retail store located in a commercial use building, at the corner of Prince and Mercer Streets; and,

WHEREAS, the applicant stated that the hours of operation are 8 a.m. – 3 a.m., seven days a week; and,

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

WHEREAS, the committee requested that the applicant's attorney appear at the July, 2005 meeting to clarify some aspects of this application; and,

WHEREAS, subsequent to the meeting, the applicant's attorney requested that this matter be laid over to the July, 2005 so that he could appear with the applicant.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the adjournment of the application of an On Premise license to O&C Table, LLC, 92 Prince Street, NYC 10012

TABLED – WILL BE REAPPEARING BEFORE THE COMMITTEE IN JULY.

7A. BE Lounge, LLC, 290 Hudson Street NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for a 2,000 s.f. restaurant/lounge, located in a commercial building, between Spring and Dominick Streets, consisting of 47 table seats and 10 bar seats; and,

WHEREAS, the applicant stated that the hours of operation will be Monday – Thursday, 5 p.m. – 2 a.m. and Friday and Saturday, 5 p.m.- 4 a.m. (closed on Sunday); the music will be live, d/j and background; and,

WHEREAS, the applicant intends to apply a cabaret license and a sidewalk cafe; and,

WHEREAS, the applicant has entered into a written memorandum with The Friends of Hudson who appeared in favor of this application; and,

WHEREAS, the memorandum dealt with the issues of noise pollution, garbage removal, hours and manner of operation; and

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to BE Lounge, LLC, 290 Hudson Street NYC.

Passed: Unanimous

FAILED – SEE SUBSTITUTE RESOLUTION BELOW.

7B. BE Lounge, LLC, 290 Hudson Street NYC

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for a 2,000 s.f. “restaurant/lounge”, located in a commercial building, between Spring and Dominick Streets, consisting of 47 table seats and 10 bar seats, with a 140-person capacity; and

WHEREAS, the applicant stated that the hours of operation will be Monday – Thursday, 5 p.m. – 2 a.m. and Friday and Saturday, 5 p.m.- 4 a.m. (closed on Sunday); the music will be live, d/j and background; and,

WHEREAS, the applicant intends to apply a cabaret license and a sidewalk cafe; and,

WHEREAS, the applicant has entered into a written memorandum with a community group, The Friends of Hudson who appeared in favor of this application; and,

WHEREAS, the issues of noise pollution, garbage removal, and hours of operation were not addressed by the Board but with the community group Friends of Hudson Square; and

WHEREAS, the Board is concerned that this area is a fast-growing, quiet residential neighborhood; and

WHEREAS, there was never a liquor license issued at this premises; and

WHEREAS, operating a cabaret and closing at 4 a.m. clearly indicates that this operation will be a dance club which is not in the community interests; and

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held;

THEREFORE, BE IT RESOLVED that CB#2, Man. **strongly objects** to the issuance of an On Premise license to **BE Lounge, LLC, 290 Hudson Street NYC**

Vote: Passed, with 21 Board members in favor, 8 in opposition, and 3 abstentions.

8. Lil Green Enterprises, Inc., 35 Grand Street, NYC 10013.

WHEREAS, the applicant and his attorney appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for an 800 s.f. restaurant located in a 3 story, mixed use building, at the corner of Grand and Thompson Streets, consisting of 30 table seats and 4 bar seats; and,

WHEREAS, the applicant owns and lives in the building with his family; and,

WHEREAS, this operation will be that of a “world burger café” and the hours of operation will be 11:30 a.m.- midnight, Monday through Saturday (closed on Sunday); and,

WHEREAS, the applicant stated that the music would be background only and there would be no sidewalk café or use of the backyard; and,

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

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Lil Green Enterprises, Inc., 35 Grand Street, NYC 10013.**

Vote: Unanimous, with 35 Board members in favor.

9. Maantra, NYC, Inc. 1 West 3rd Street, NYC 10012

WHEREAS, the applicant and his attorney appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for a 2000 s.f. restaurant, located in a mixed use building, on the corner of Broadway and West 3rd Street, formerly Pamela’s Cantina, consisting of 70 table seats and 10 bar seats with an Indian cuisine; and,

WHEREAS, the applicant stated that the hours of operation will be 10:00 a.m.- 3 p.m. and 6 p.m. – 11 p.m. seven days a week; the music would be background only and the sidewalk café would be configured like that of the prior owners; and,

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

WHEREAS, should the SLA determine that there are more than three similarly licensed premises within 500 feet, then a 500 foot rule hearing must be held.

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Maantra, NYC, Inc. 1 West 3rd Street, NYC 10012.**

Vote: Unanimous, with 35 Board members in favor.

10. BYO CO. (USA), LTD. d/b/a EN, 435 Hudson St. a/k/a 72-76 Morton St., NYC 10014.

WHEREAS, the applicant and her manager appeared before the committee; and,

WHEREAS, this application is to extend the existing On Premise license of this “Japanese brasserie” to include the recently approved sidewalk café consisting of 16 tables and 32 seats; and,

WHEREAS, this establishment is a Japanese Brasserie located in a commercial/office building, on the corner of Hudson and Leroy Streets with 150 tables seats and 6 bar seats; and,

WHEREAS, the applicant stated that the hours of operation are 11 a.m.- 2 a.m., seven days a week, the music is background only; 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 approval of an extension of the existing On Premise license to **BYO CO. (USA), LTD. d/b/a EN, 435 Hudson St. a/k/a 72-76 Morton St., NYC 10014.**

Vote: Unanimous, with 35 Board members in favor.

ENVIRONMENT

1. Time to Upgrade or Replace New York City's Toxic School Buses

WHEREAS, Congress has allocated \$7.5 million in funding to Clean School Bus USA for a cost-shared grant program to school districts to upgrade their diesel fleets to burn Ultra Low Sulfur Diesel (ULSD); and

WHEREAS, the US Environmental Protection Agency says the nation's fleets of school buses are now the oldest and most polluting buses on the road; and

WHEREAS, more diesel exhaust pollution winds up INSIDE school buses than outside, according to Yale University research; and

WHEREAS, Columbia University research found that diesel exhaust triggers asthma attacks; and

WHEREAS, Children's Aid Society research showed that over 50% of school absences in New York City are due to asthma, and that makes diesel school bus emissions an urgent school health AND education issue; and

WHEREAS, US/EPA states that diesel exhaust particles are carcinogenic, and that children are many orders of magnitude more likely to get cancer from exposure to carcinogens than are adults; and

WHEREAS, owners of New York City school bus fleets have refused EPA's offers to pay for school bus upgrades to use ULSD, saying retrofits might damage their buses; however, the fact that many of their buses are too old to retrofit may be a factor; and

WHEREAS, because New York City school bus fleets are not owned by school districts, as is usually the case, but by private fleet owners contracted to the City, the City has the responsibility in contracting to require clean burning buses for our children;

THEREFORE, BE IT RESOLVED, that CB#2, Man. calls upon Mayor Michael Bloomberg and the New York City Council in its oversight capacity to make certain that all New York City contracts with school bus fleet owners require that EVERY New York City diesel school bus burn Ultra Low Sulfur Diesel, in order to stop the deplorable exposure of our children to the toxic effects of diesel emissions both inside and outside their school buses; and

BE IT FURTHER RESOLVED, that CB#2, Man. calls upon Mayor Michael Bloomberg to provide the leadership necessary to require that all school bus companies contracted to the City of New York either retrofit or if need be replace school buses that cannot now burn Ultra Low Sulfur Diesel, whether or not it is possible to use the offer of Congressional funds; and

BE IT FINALLY RESOLVED, that CB#2, Man. calls upon Council Speaker Gifford Miller and CB2's Council representatives Christine Quinn, Alan Gerson and Margarita Lopez to bring the Council's oversight capacity to bear to eliminate City school children's deplorable exposure to school bus diesel emissions, inside and outside their buses..

Vote: Passed with 35 Board members in favor.

Re: Recommendation that New York City Council withhold approval of the Solid Waste Management Plan until significant goals and strategies for waste prevention and reuse are incorporated .

Dear Councilmembers Miller, McMahon, Gerson, Quinn and Lopez,

Community Board #2 Manhattan (CB2) has long been on record urging aggressive implementation of waste prevention and reuse as New York City's healthiest, most fiscally sound options for dealing with its solid waste.

Waste prevention tops America's federally mandated waste management hierarchy. It costs least and has the least toxic side-effects: no toxic diesel exhaust from transport of waste and recyclables, no toxic by-products in air and ash from incineration.

Yet the Draft Solid Waste Management Plan (SWMP) before you contains no goals for waste prevention and reuse. Rather than expanding upon the goals and strategies in the 1992 SWMP, the current plan provides no way out of the expensive and costly morass that has become the City's present way of dealing with its solid waste.

Clearly, the SWMP does not provide the leadership we must have if we are not to squander our fiscal resources and foul our air and water with continued waste mis-management.

CB#2, Man. is grateful that the Council has undertaken a much-needed leadership role in this matter. We urge the Council to withhold approval from any plan that does not provide the goals and strategies necessary for waste prevention and reuse to significantly reduce the City's waste stream, including establishment of separate offices of waste prevention and reuse.

Finally, we commend to you the implementation recommendations of the New York City Waste Prevention Coalition, of which we are a member.

14ST STREET/GANSEVOORT MARKET AREA

1. Taxi pick up and drop off stand

WHEREAS, there has been a traffic problem with taxis that continually circle the Gansevoort Market to find passengers;

WHEREAS, there is a great need for organized locations so that taxis and/or passengers can link up;

WHEREAS, the taxi stands should be strategically located so that they facilitate and not impede the flow of traffic,

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends that the Department of Traffic should place two taxi stands in the Gansevoort Market area; one taxi stand of at least three car lengths, on the west side of Hudson Street at 12th Street going south, and another on the south side of 14th Street, at 9th Avenue going east.

TABLED

2. Parking signs changed to "No Standing between 10:00pm and 4:00am Thursday – Saturday

WHEREAS, there has been an ongoing problem with traffic congestion in the Gansevoort Market especially from Thursday nights through Saturday nights, between the hours of 10:00pm and 4:00am, on 9th Avenue between 12th street and 14th Street,

WHEREAS, cars and taxis are forced to double and triple park because of the existing parking regulations,

WHEREAS, there are very few sidewalk spaces for people to unload in the busy area on 9th Avenue between 12th Street and 14th Street,

WHEREAS, the existing meatpacking trucks that are parked in this section of the Gansevoort Market are in conflict with the changes in this area and existing needs of this section of the Gansevoort Market,

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends Department of Transportation place "No Standing between 10:00pm and 4:00am Thursday – Saturday" signs on both the East and West sides of 9th Avenue between 14th Street and 12th Street; and on the north and south side of 13th Street between Hudson and 9th Avenue.

TABLED

INSTUTIONS

The Mexican Cultural Institute for their ABCDF: Portraits of Mexico City

WHEREAS, the Executive Director and Managing Director for the Project appeared before the committee; and

WHEREAS, the applicants are seeking the approval of CB2, Manhattan to project photographic images of Mexico City onto The O’Toole Center of Saint Vincents Hospital and the Virgin Record store on 14th Street; and

WHEREAS, the applicants stated that the exhibit will take place from October 7, 2005 until October 27, 2005. The images will be projected from 7 PM until 9:30 PM. and

WHEREAS, the applicants stated that no commercial messages would be contained in the images: and

WHEREAS the applicants stated that they had the approval and cooperation of the Mayor’s office as well as the approval of Saint Vincent’s Hospital and The Related Companies, owners of the Virgin Record site on 14th Street: and

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

THEREFORE BE IT RESOLVED that CB#2, Man. has no objection to this application by The Mexican Cultural Institute for their ABCDF : Portraits of Mexico City, The New York Project and recommends its approval.

Passed: Unanimous, with 35 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1ST LANDMARKS MEETING

Item 6 - 42-50 Greene Street (Canal/Grand)- SoHo-Cast Iron Historic District. A French Renaissance Revival style store and loft buildings designed by Griffith Thomas and built in 1869; and a French Renaissance Revival style store and loft building built in 1860. Application is to legalize a storefront installed without Landmarks Preservation Commission permits and to modify the fire escapes.

WHEREAS, the application mentions storefront legalization, but the applicant stated that legalization is not part of this application, so we shall not comment on that; but

WHEREAS, the modifications to the fire escape are an improvement and contribute to the building; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of the modification of the fire escape.

Vote: Unanimous, with 35 Board members in favor.

Item 7 - 113-115 Mercer Street (Spring/Prince)- SoHo-Cast iron Historic District An Italianate style store and storehouse building designed by Julius Boeckell and built in 1872. Application is to install new storefront infill

WHEREAS, the proposal would destroy significant historic material for no compelling reason; and, further,

WHEREAS, the proposal would actually create an unbalanced, asymmetrical and unharmonious fenestration; now

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

Vote: Unanimous, with 35 Board members in favor.

Item 8 - 27 Wooster Street, a/k/a 61-69 Grand Street - SoHo-Cast Iron HD. A vacant lot. Application is to construct a nine-story building. Zoned M1-5A/B

WHEREAS, unlike all the other new buildings that are being constructed in the community, there was no attempt to consult with the community, and this is unfortunate, because often the developer gets helpful ideas that would benefit both the project and the neighborhood; and

WHEREAS, the building is too tall, probably the tallest building on Wooster Street; and

WHEREAS, the massing is not appropriate for this setting, with so many low-rise buildings surrounding it; and

WHEREAS, it is too cold in its coloration; and

WHEREAS, the ground floor is too squat for the Cast-Iron District; and

WHEREAS, the façade is too flat, without traditional texture or depth. There is no shadow play. It resembles more an office building than a residential one; and

WHEREAS, the floor heights are uniform in this proposal; but traditionally in the district the floor heights would decrease on the upper floors; and

WHEREAS, the cornice and storys are not in line with those of the adjacent buildings; and

WHEREAS, although diligence has been shown by the architect, it needs further refinement; now

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

Vote: Passed, with 34 Board members in favor, and 1 in opposition.

Item 9 - 154 Spring Street (West Broadway/Wooster)- SoHo-Cast Iron Historic District. A store and loft building designed by Louis Sheinart and built in 1911. Application is to install a new storefront.

WHEREAS, the applicant stated that there is no intention to alter the storefront, just to add a blade sign; and

WHEREAS, the proposed bracket sign is modest in scale; but

WHEREAS, there already is a large banner and pole, which may not have a permit, and having two signs on this low-scale building could be too busy; now

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends approval of this blade sign; and

BE IT FURTHER RESOLVED that CB#2, Man. advises the Commission to check to see if the other banner and flagpole has permits.

Vote: Unanimous, with 35 Board members in favor.

Item 10 - 490 Broadway (n.e. Broome)- Haughwout 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 replace storefront infill and to construct a rooftop bulkhead.

Applicant requested the application be held over.

Item 11 - 477 Broome Street - SoHo-Cast Iron Historic District A neo-Classical style store building designed by Elisha Sniffen and built in 1872-73. Application is to construct a rooftop addition. Zoned M1-5B

Voted on in May

Item 12 - 620 Broadway (Houston/Bleecker)- NoHo Historic District. A Renaissance Revival style store and loft building designed by John B. Snook and built in 1858-1859. Application is to alter the Crosby Street facade and to install new windows.

WHEREAS, the new window installation will contribute to the appearance of the building by replacing a 1960s style fenestration with a more harmonious look; now

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

Vote: Unanimous, with 35 Board members in favor.

Item 13 - 51 Bleecker Street, a/k/a 320 Bowery - NoHo East Historic District An Italianate style house, with a commercial ground floor, designed by David & John Jardine and built in 1869. Application is to construct a rooftop addition. Zoned C6-1

WHEREAS, the pergola is barely visible; and

WHEREAS, the fence is visible and although it may be mandated by code, we request the Commission to see whether an LPC permit was issued; now

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

Vote: Unanimous, with 35 Board members in favor.

Item 14 - 71 8th Avenue (13th/14th Street) - Greenwich Village Historic District. A factory building built in 1833 and altered c. 1880. Application is to replace a storefront removed without Landmarks Preservation Commission Permits.

WHEREAS, the proposed glass store door is too modern for this old building and a more historical accurately door in painted wood, resembling the existing residential door, is recommended; and

WHEREAS, the storefront bulkhead is too low and a higher bulkhead is more appropriate; now

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

Vote: Unanimous, with 35 Board members in favor.

Item 15 -107 Christopher Street - Greenwich Village Historic District. An apartment house designed by Bernstein & Bernstein and built in 1904. Application to install new storefront infill.

Voted on in May.

Item 16 -150 West 13th Street (6th/7th Avenue)- Greenwich Village Historic District A Greek Revival style rowhouse built in 1846 and altered in the 20th century. Application is to alter the front areaway and install a barrier-free access lift.

WHEREAS, the lift is mandated by the American with Disabilities Act and is relatively unobtrusive and destroys little original material; now

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

Vote: Unanimous, with 35 Board members in favor.

Item 17 - 228 West 10th Street - Greenwich Village Historic District. An apartment house built in 1877. Application is to replace the sidewalk.

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

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

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

Vote: Unanimous, with 35 Board members in favor.

2ND LANDMARKS MEETING

1. 95 Greene St. Application to enlarge an existing rooftop addition

WHEREAS, this building currently has a small rooftop addition which is visible from some streets, and also has an inappropriate fence above the parapet, and

WHEREAS, the proposal is to remove the present rooftop addition and reconstruct a new one set back 5 feet further from the building wall, the new structure to be minimally larger but not visible from the streets, and

WHEREAS, the new proposal would remove the fence, since the current parapet wall is adequate to protect people on the roof without the fence,

THEREFORE, BE IT RESOLVED, that CB#2, Man. recommends approval of this application, but requests the Landmarks Preservation Commission (LPC) to work with the applicant on appropriate colors for this rooftop addition. (He has already indicated he would be willing to paint the structure in whatever colors the LPC requests.).

Vote: Unanimous, with 35 Board members in favor.

2. 316 Lafayette St. a/k/a 26 E. Houston St. and 153-157 Crosby St. Application is to legalize the installation of signage without LPC permits.

WHEREAS, the signs in question are those for the now pet supply store called Happy Paws, and this violation is not for the other numerous signs on this building, and

WHEREAS, there are two signs for this store one on Lafayette St. and the one above the vacant lot or gas station on E, Houston St. consist of individual letters protruding from the walls, with neon lighting inside the letters, and

WHEREAS, the signs were 10'2" long and 6'15" tall (letters Only) in blue & red,

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial of these signs as inappropriate to the SoHo Historic District, that there was community opposition to the signs, and that the size was also not appropriate

Vote: Unanimous, with 35 Board members in favor.

3. 253 West 13 St. a/k/a/ 120 Greenwich Ave. (Greenwich substation) Application to install HVAC louvers.

WHEREAS, CB#2, Man. last month approved various ohm-igees to this building, but apparently the HVAC louvers were not included in the application at that time, and

WHEREAS, the applicant did not appear at this hearing to explain this new application,

THEREFORE, BE IT RESOLVED, CB#2, Man. recommends denial of this application until the applicant appears before the Landmarks Committee to explain this further change to this building.

Vote: Unanimous, with 35 Board members in favor.

SIDEWALKS, PUBLIC FACILITIES AND ACCESS

1. NEW application to NYCDCA for revocable consent to operate an unenclosed sidewalk café for Mexicana MAMA, Inc., 525 Hudson St., New York, NY 10014, with 1 table and 8 seats, DCA#1196934.

WHEREAS, the area was posted and the owner appeared before the committee; and

WHEREAS, there has been a restaurant at this location (between Charles and West 10th Street) for 7 years; and,

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO-YEAR revocable consent to Mexicana MAMA, Inc., 525 Hudson St., New York, NY 10014 with 1 table and 8 seats, DCA#1196934.

Vote: Unanimous, with 35 Board members in favor.

2. NEW Application to NYCDCA to operate an unenclosed sidewalk café to Artelire, Inc. d/b/a Artepaste Resaturant, 81 Greenwich Avenue, New York, NY 10014 with 17 tables and 36 seats, DCA#1196381.

WHEREAS, the area was posted and the applicant appeared; and

WHEREAS, this restaurant has been at this location (the corner of Bank and Greenwich Streets) for 15-18 years; and

WHEREAS, there had been a sidewalk café at this location since 1992 with the same configuration as proposed in this application; and

WHEREAS, one of the prior owners failed to renew the sidewalk café application thereby allowing the permit to lapse; and

WHEREAS, there is sufficient passageway for pedestrian safety; and

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Artelire, Inc. d/b/a Artepaste Resaturant, 81 Greenwich Avenue, New York, NY 10014, with 17 tables and 36 seats.

Vote: Unanimous, with 35 Board members in favor.

3. RENEWAL Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café by Twelfth Street Corp. d/b/a Village Den, 225 West 12th Street, New York, NY 10014, with 7 tables and 14 seats, DCA#1035310.

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this restaurant has been at this location (the corner of Greenwich Avenue and 12th Street) for more than 12 years; and

WHEREAS, there has been a sidewalk café at this location for 4 years; and

WHEREAS, there is no change in the configuration of this sidewalk café; and

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

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to Twelfth Street Corp. d/b/a Village Den, 225 West 12th Street, New York, NY 10014 with 7 tables and 14 seats.

Vote: Unanimous, with 35 Board members in favor.

4. RENEWAL Application to NYCDCA for revocable consent to operate an unenclosed sidewalk café by BCD Restaurant Corp. d/b/a Hudson Corner Café, 570 Hudson Street, New York, NY 10014, with 14 tables and 28 seats, DCA#1029547.

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this restaurant is located at the corner of Hudson and 11th Streets; and

WHEREAS, there has been an unenclosed sidewalk café at this location for 11 years; and

WHEREAS, there is no change in the configuration of this sidewalk café; and

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

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an unenclosed sidewalk café to BCD Restaurant Corp. d/b/a Hudson Corner Café, 570 Hudson Street, New York, NY 10014 with 14 tables and 28 seats.

Vote: Unanimous, with 35 Board members in favor.

5. EXISTING NEW APPLICATION to NYCDCA for revocable consent to operate an enclosed sidewalk café by NYC Dragonfly, Inc. d/b/a Dragonfly, 47-49 Seventh Avenue South, New York, NY 10014 with 21 tables and 52 seats, DCA#1064679.

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this restaurant has operated an unenclosed sidewalk café at this location (corner of Morton Street and Seventh Avenue South) for 4 years; and

WHEREAS, the applicant was issued a temporary permit and now has removed the window shades thereby complying with the Dept. of City Planning's objection to this, originally a renewal application; and

WHEREAS, there is no change in the configuration of this sidewalk café; and

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

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an enclosed sidewalk café to by NYC Dragonfly, Inc. d/b/a Dragonfly, 47-49 Seventh Avenue South, New York, NY 10014 with 21 tables and 52 seats.

Vote: Passed, with 34 Board members in favor, and 1 in opposition.

6. RENEWAL Application to NYCDCA for revocable consent to operate an enclosed sidewalk café by Lemongrass Grill Corp., d/b/a Lemongrass Grill, 74-76 Seventh Avenue South, New York, NY 10014, with 13 tables and 42 seats, DCA#0940793.

WHEREAS, the applicant's manager appeared before the committee; and

WHEREAS, this restaurant is located at the corner of Seventh Avenue South and Barrow Streets; and

WHEREAS, there has been a sidewalk café at this location for 10 years; and

WHEREAS, there is no change in the configuration of this sidewalk café; and

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

WHEREAS, there is no opposition from the community;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends APPROVAL of a TWO YEAR revocable consent to operate an enclosed sidewalk café to Lemongrass Grill Corp., d/b/a Lemongrass Grill, 74-76 Seventh Avenue South, New York, NY 10014, with 13 tables and 42 seats, DCA#0940793.

Vote: Unanimous, with 35 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Request to Close Gansevoort St. between Hudson & W. 4th Sts. for the period of the Water tunnel shaft construction.

WHEREAS, there is strong support for closing Gansevoort St., between Hudson and West 4th Street, during the primary construction of the 3rd City Water Tunnel at such location for safety reasons;

THEREFORE BE IT RESOLVED, that CB#2, Man., supports closing Gansevoort St., between Hudson and West 4th Street, during the primary construction of the 3rd City Water Tunnel, provided that the street remain open to deliveries to local businesses and drop-offs and pick-ups of students and clients at the community institutions in the area.

2. Proposed Taxi Stands and a Traffic and Pedestrian Study of Gansevoort Market Area

WHEREAS, the New York City Department of Transportation ("DOT") has made a number of proposals to this community board to help address traffic issues in the Gansevoort Market area, for which the community board is highly appreciative, including most recently a plan to install three taxi stands on a 3-6 month pilot basis on the east side of 9th Avenue between Little West 12th Street and 13th Street (pick-up only), at the west side of 9th Avenue between 13th and 14th Streets (pick-up only), and on the north side of Little West 12th Street between 9th Avenue and Hudson Street (drop-off only); and

WHEREAS, State Senator Tom Duane held a "Town Hall" on February 3 to generate community input about how to improve pedestrian safety, ease congestion and the improve the quality of life for residents and businesses in the Gansevoort Market area and urged that this community board continue to address this issue through public meetings; and

WHEREAS, this community board has formed a joint working group between the Traffic and Transportation Committee and the 14th Street Committee and determined that a comprehensive study of the traffic and pedestrian uses in the Gansevoort Market area would be the most logical way to proceed in addressing to address these issues; and

WHEREAS, Project for Public Spaces (“PPS”), a non-profit planning and design firm, has received a grant to conduct a comprehensive user analysis of the Gansevoort Market area and wishes to partner with Transportation Alternatives and this community board on a workshop to elicit input from residents and businesses as indicated in the attached letter.

THEREFORE BE IT RESOLVED, that CB#2, Man., endorses the concept of a user analysis study of the Gansevoort Market area by PPS and a workshop with the community board in conjunction with Senator Tom Duane’s office; and

BE IT FURTHER RESOLVED, that the community board urges DOT to refrain from installing the aforementioned taxi stands on a trial basis until the Gansevoort Market area user analysis study is complete, which is expected to be no later than August 2005, in order for PPS to establish baseline traffic and pedestrian counts and permit evaluation of the study.

Vote: Unanimous, with 35 Board members in favor

3. Traffic congestion and safety issues along the Bowery, Houston and Bleecker Streets

WHEREAS, NoHo residents have expressed concern for several years about southbound vehicular traffic backing up on the Bowery, particularly in the area between Houston and Bond Streets and sometimes to Great Jones Street and further north; and

WHEREAS, this situation has led to severe congestion, dangerous conditions for pedestrians as well as vehicles, and both noise (from horn honking) and air pollution (from stop-go traffic emissions), and also prevents eastbound traffic from side streets from advancing further, backing traffic up on those side streets; and

WHEREAS, in the following recommendations have been endorsed by the 9th Precinct, the NoHo Neighborhood Association, the Traffic Strategies Subcommittee of Community Board 2 in 2002 and numerous local residents who attended a recent meeting of the Traffic and Transportation Committee.

THEREFORE BE IT RESOLVED, that CB#2, Man., urges the New York City Department of Transportation and the Department of Environment Protection, where applicable, to enact the following measures to improve pedestrian safety, ease congestion and improve the quality of life in this neighborhood:

- Encourage the NYU Busses to use Houston Street, instead of Bleecker St. for their eastbound routes;
- Install high-visibility crosswalks at the intersection of Bleecker and Mott Streets to facilitate safe crossings for people traversing Mott Street;
- Install “NOT A THROUGH STREET” and “NO TRUCKS EXCEPT LOCAL DELIVERIES” signage at Houston Street north on Elizabeth and Mulberry Streets to mitigate northbound through-traffic;
- Install “NO HORN HONKING” signs on Bleecker Street from Lafayette Street to the Bowery;
- Install roadbed markings and signage indicating left turning lanes on the Bowery southbound at Bond Street and northbound at Prince Street;
- Change the parking regulations on the east side of Mott Street from Bleecker Street to 50 feet south of Bleecker from No Parking Monday-Friday 8:am to 6 pm to No Standing Anytime, except Authorized Vehicles; and from 50 feet south of Bleecker to Houston to No Parking 8 am to 11am;
- Change the parking regulations on the south side of Bleecker Street to halfway down from Mott toward Elizabeth Street from “No Standing Except Authorized Vehicles 7 am to 7 pm Mon –Friday Ambulance, to NO STANDING ANY TIME EXCEPT AUTHORIZED VEHICLES. AMBULANCE,” AND ON THE REMAINDER OF THE SOUTH SIDE OF Bleecker Street between Mott and Elizabeth Sts (east from Mott St to Elizabeth St.) from NO PARKING 8 am to 6pm INCLUDING SUNDAY to NO PARKING ANYTIME EXCEPT LOADING AND UNLOADING;” and
- Conduct a study of traffic patterns in the NoHo neighborhood to help formulate long-term solutions to improve pedestrian safety and ease congestion, to include Bowery from Astor Place to Houston St; Houston St from the east side of Bowery to the West side of Broadway; Broadway from Astor Place to Houston; Lafayette St from Astor Place to Houston and East 4th St., Great Jones St., Bond St., and Bleecker Street from Broadway to Bowery.

Vote: Unanimous, with 34 Board members in favor and 1 abstention.

YOUTH

Funding for Ali Forney Cener

WHEREAS, the New York City Council is currently considering a Homeless Youth Proposal as a new program item in the City Council Budget response, and

WHEREAS, this item proposes that \$2.5 Million Dollars be made available to agencies that provide shelter to Homeless Youth, and

WHEREAS, this proposal has been crafted under the leadership of Council Members Alan Jay Gerson, Christine Quinn, Margarita Lopez, Lew Fidler, Bill De Blasio, Annabel Palma, Phil Reed, Robert Jackson, Yvette Clarke and Hiram Monseratte, and

WHEREAS, this proposal is actively supported by an array of homeless youth support organizations, including, but not limited to, The Ali Forney Center, Green Chimneys, Promesa, SCO FOS, Metropolitan Community Church, the Coalition for the Homeless, and Safe Horizens, and

WHEREAS, the number of Homeless Youth in New York City is currently estimated at more than 10,000 young people, and

WHEREAS, at this time there are only 400 shelter beds available for Homeless Youth in NYC, and

WHEREAS, more than 25% of Homeless Youth identify as Lesbian, Gay and Transgender Youth, and

WHEREAS, most Youth Shelters have proven to be extremely inhospitable to L/G/B/T Youth, and

WHEREAS, the Ali Forney Center is a youth shelter with an excellent record of providing services to homeless L/G/B/T Youth, and

WHEREAS, the Ali Forney Center and is in the process of expanding from 12 to 40 beds, and

WHEREAS, there is a proposal before the New York City Council, supported by Council members: Gerson, Quinn, Reed, and James to grant \$300,000 from discretionary funds to The Ali Forney Center to help them meet matching grants from H.U.D.;

THEREFORE, BE IT RESOLVED that CB#2, Man. supports the New York City Council's Budget Proposal of \$2.5 Million to be earmarked for Homeless Youth and urges all of our elected officials to vote for it and make it part of the City's Budget; and

BE IT FURTHER RESOLVED that CB#2, Man. supports the New York City Council's granting of \$300,000 in discretionary money to The Ali Forney Center, and urges all of our elected officials to expedite this request.

Vote: Unanimous, with 35 Board members in favor.

ZONING AND HOUSING

1. Proposed zoning map amendment for the Far West Village Zoning

WHEREAS, The Far West Village has traditionally had a pleasing scale and a unified urban fabric and an increasing amount of development is currently taking place in the Far West Village, And;

WHEREAS, New development in this area has been out of scale and context with the surrounding neighborhood and has eroded the local urban fabric, And;

WHEREAS, The community and the Community Board are greatly concerned that future development will not be in context with the Far West Village and will further eroded the local urban fabric, And;

WHEREAS, There is an urgent need to ensure that new development under the zoning will help maintain the quality and the historic nature of the Far West Village

WHEREAS, City Planning has studied the Far West Village area and has engaged in conversation with the community and the Board to see how the zoning can be modified to the benefit of all of our mutual interests, And,

WHEREAS, The Department of City Planning is moving forward in an expeditious fashion with a proposal for a zoning map amendment for a 14-block area of the far western part of the West Village, And,

WHEREAS, The rezoning would limit the commercial uses to more neighborhood-oriented retail establishments, rather than the broader range of commercial uses allowed under the existing C6 districts, And,

WHEREAS, The proposal would change much of the area's zoning to contextual zoning districts to ensure that new development is consistent with the predominant built form and land uses And,

WHEREAS, The areas proposed to be down zoned will have densities and heights that are more consistent with the existing scale of the neighborhood, And,

WHEREAS; The community and the Community Board have expressed great concern that two important sites, the White Hall storage site and the Superior Ink site, that will not be down zoned and there are current plans for these sites that are out of context with the Far West Village.

THEREFORE BE IT RESOLVED, That CB#2, Man. thanks the New York City Planning Commission and the New York City Landmarks Preservation Commission for showing great concern for the future of the Far West Village, And,

BE IT FURTHER RESOLVED, That CB#2, Man. also thanks our local public officials for their strong leadership on this issue, And,

BE IT FURTHER RESOLVED, That CB#2, Man. generally supports this proposed zoning map amendment however the Board believes that the plan can be significantly improved, And,

BE IT FURTHER RESOLVED, That CB#2, Man. requests that the New York City Planning Commission revisit the White Hall storage site and the Superior Ink site and reconsider the proposed zoning for these areas, And,

BE IT FURTHER RESOLVED, That CB#2, Man. requests that the Department of City Planning continue to meet with the community, our local public officials, and the Community Board and to further improve this plan, And,

BE IT FURTHER RESOLVED, That CB#2, Man. requests that the Department of City Planning continue to move forward in an expeditious fashion with the proposed zoning map amendment for the Far West Village Zoning.

Vote: Unanimous, with 35 Board members in favor.

2. 465 Broadway (Block 474, Lot 38) #050220ZSM Application for a special permit pursuant to Zoning Resolution Sections 13-562 and 74-52 to allow a below-grade public parking garage containing not more than 100 spaces in 18,000 square feet of the sub-cellar level of a 13-story building containing residential dwelling units above ground floor and cellar retail use

WHEREAS; During public review of the original 2003 Special Permit, representatives of the SoHo community expressed their concern about the loss of on-site parking spaces and the scarcity of public parking in the neighborhood, And,

WHEREAS; The Manhattan Community Board #2 resolution supporting the 2003 Special Permit specifically requested the Applicant to review the feasibility of incorporating parking in the design and, if it is found to be feasible, that parking spaces be provided,

THEREFORE BE IT RESOLVED, That CB#2, Man. supports this application for a special permit pursuant to Zoning Resolution Sections 13-562 and 74-52 to allow a below-grade public parking garage containing not more than 100 spaces in 18,000 square feet of the sub-cellar level of a 13-story building containing residential dwelling units above ground floor and cellar retail use.

Vote: Unanimous, with 35 Board members in favor.

3. 209 Elizabeth St. (Block 493, Lot 20) CEQR # 05DCP031M, ULURP # N050156ZAM Application for two authorizations for modifications under section 109-514 of the front building wall requirements for an enlargement of an existing three-story former commercial building and modification of the street tree requirements in a C6-2 zone within Area A, Preservation Area of the Special Little Italy District.

WHEREAS; The construction of a new penthouse at the street wall on this building of special significance is as of right, And,

WHEREAS; The proposal for a modification of the front wall regulation would setback the new penthouse from the street wall, And,

WHEREAS; The setback will improve the appearance of the new penthouse and minimize the impact on the building and the surrounding community, And,

WHEREAS; The Board recognizes that this request for modification of the street tree requirement is minimal in nature (7 trees rather than 8) and is necessary because of the unique shape of the lot and the locations of an existing fire hydrant and an existing street light.

THEREFORE BE IT RESOLVED, That CB#2, Man. supports this application for two authorizations for modifications under section 109-514 of the front building wall requirements for an enlargement of an existing three-story former commercial building and modification of the street tree requirements in a C6-2 zone within Area A, Preservation Area of the Special Little Italy District.

Vote: Unanimous, with 35 Board members in favor.

4. 39 Downing Street Block: (528, Lot: 77) BSA Calendar No.: 99-05-BZ, ("Mas" Restaurant) Board of Standards and Appeals variance application to permit the enlargement of an existing non-conforming restaurant located in an R6 zoning district. The proposal would allow the expansion of the restaurant use by an additional 393 square feet.

WHEREAS; The applicant has met with the community to review this application, And,

WHEREAS; The area was posted and community members supported this application, And,

WHEREAS; The existing restaurant has had minimal if any impact on the surrounding community, And,

WHEREAS; This application would increase the revenues at the restaurant to a reasonable range, And,

WHEREAS; The Board recognizes that this request is minimal in nature.

THEREFORE BE IT RESOLVED, That CB#2, Man. supports this application for a Board of Standards and Appeals variance to permit the enlargement of an existing non-conforming restaurant located in an R6 zoning district by an additional 393 square feet.

Vote: Unanimous, with 36 Board members in favor.

NEW BUSINESS

Respectfully submitted,

Robert Rinaolo, Secretary
Community Board #2, Manhattan