

FULL BOARD MINUTES

DATE: November 16, 2006
TIME: 6:30 P.M.
PLACE: St. Vincent’s Hospital, 170 W. 12th Street
Cronin Auditorium, 10th Floor

BOARD MEMBERS PRESENT: Steve Ashkinazy, Keen Berger, Tobi Bergman, Carter Booth, Helene Burgess, Lisa Cannistracci, Leonard Cecere, Maria Passannante Derr, Chair, Community Board #2, Manhattan (CB#2, Man.) Doris Diether, Sheelah Feinberg, Elizabeth Gilmore, Jo Hamilton, Anne Hearn, Brad Hoylman, Susan Kent, Don Lee, Raymond Lee, Christine Lindemann, Elizabeth Loeb, Edward Ma, Don MacPherson, Dr. John Maggio, Jason Mansfield, Rosemary McGrath, Philip Mouquinho, Patrick Munson, Rick Panson, Annie Vanrenterghem-Raven, David Reck, Robert Rinaolo, Rocio Sanz, Arthur Z. Schwartz, Shirley Secunda, James Solomon, Richard Stewart, Sean Sweeney, Wilbur Weder, Elaine Young

BOARD MEMBERS EXCUSED: John Diaz, Harriet Fields, Edward Gold, Arthur Harris, Judy Paul, Robert Riccobono, Shirley H. Smith, Betty Williams, Carol Yankay

BOARD MEMBERS ABSENT: Lawrence Goldberg, Garth Harvey, Michael Xu

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

GUESTS: Jillian Youngblood, Congressman Jerrold Nadler’s office; Adam Riff, Senator Tom Duane’s office; Lee Grodin, Council Speaker Christine Quinn’s office; Gregory Brender, Assembly Member Deborah Glick's office; Cindy Voorspuy, Council Member Alan Gerson’s office; John Fout, Council Member Rosie Mendez’s office; John Ricker, NYC Comptroller’s office; Susan Goren, Daniel Weinberg, Edy Selman, Myra Martin, David Lehmann, Lois Rakoff, Jillian Youngblood, Sharon Woolums, Jessie McNab, Tom Weiss, Josephine A. Chianese, Chisato Shimada, Carole Greene, Lisa Kaplan.

MEETING SUMMARY

Meeting Date – November 16, 2006
Board Members Present – 38
Board Members Excused– 9
Board Members Absent - 3

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II. PUBLIC SESSION

Non-Agenda Items

Gentrification

Daniel Weinberg, spoke regarding gentrification.

New York University

Myra Martin spoke against NYU's proposed co-generation power station

Update on Events

David Lehmann, from NYU's Office of Government & Community Relations, spoke regarding upcoming events.

Business Items

Barry Wohl or a Business Entity to be formed, 159 Bleecker St., NYC 10012;

Lois Rakoff, from BAMRA, spoke regarding the proposed liquor license.

Parks, Recreation, Open Space & Waterfront

Request for Parks Department Presentation

Susan Goren, Edy Selman, Sharon Woolums, Tom Weiss, Jessie McNab, were against the Washington Square Park Redesign plan.

Traffic and Transportation Items

Bike Lane on all of Houston Street

Lois Rakoff spoke in favor of a proposed bike lane along Houston St.

Proposal to co-name a portion of West 3rd Street as "Blue Note Way."

Lois Rakoff spoke against the proposal.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Adam Riff, Senator Tom Duane's office

Gregory Brender, of Assembly Member Deborah Glick's office

Lee Grodin, of Council Speaker Christine Quinn's office

Cindy Voorspuy, Council Member Alan Gerson's office.

John Fout, Council Member Rosie Mendez's office.

V. ADOPTION OF MINUTES

Adoption of September minutes, and distribution of October minutes.

VI. EXECUTIVE SESSION

1. Chair's Report Maria Passannante Derr reported: a) **Treasurer's Report**—SEE ATTACHED EXHIBIT I

Vote: Unanimous, with 38 Board members in favor.

2. District Manager's Report Bob Gormley reported.

STANDING COMMITTEE REPORTS

BUSINESS

1. BLT Burger NYC, LLC., 470 Sixth Avenue < NYC 10011

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an On Premise license at this 1031 s.f. space between 11th and 12th Streets seating 60 persons. and,

WHEREAS, the applicant stated that the hours of operation will be 11:30 a.m. – 11 p.m. Seven days; and,

WHEREAS, the applicant stated there are no plans for an outdoor café, nor a backyard garden; and,

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

THEREFORE, BE IT RESOLVED that CB2 Manhattan has no objection to the approval of an On Premise license to **BLT Burger NYC, LLC, 470 Sixth Avenue, NYC 10011**

Vote: Unanimous, with 38 Board members in favor.

2. Bu Bu Corp., d/b/a Le Gamin, 132 West Houston Street, NYC 10012

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for an On Premise license for this 1000 square foot location that had been operated as a Le Gamin in the past; and,

WHEREAS, the applicant stated that the hours of operation will be from 8:00 a.m. – 11:00 p.m, seven days and that the music will be background only; and,

WHEREAS, no one from the community appeared on this application; and,

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the granting of an On Premise license to **Bu Bu Corp., d/b/a Le Gamin, 132 West Houston Street, NYC 10012**

Vote: Unanimous, with 38 Board members in favor.

3. The Mercer 1, LLC, d/b/a Mercer Kitchen, 147 Mercer Street, NYC

WHEREAS, the applicant appeared before the committee; and

WHEREAS, this application is for an alteration to the existing On Premise license at this location to add an additional bar (10 seats) in the sub basement. This bar was included on the original license, however it was never used and the license lapsed. The applicant now seeks to relicense this bar; and,

WHEREAS, the applicant stated that there will not be any changes to the method of operation; 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 the alteration of the existing On Premise license to **The Mercer 1, LLC, d/b/a Mercer Kitchen, 147 Mercer Street, NYC**

Vote: Unanimous, with 38 Board members in favor.

4. JLLN Tavern, LLC d/b/a Greenwich Treehouse, 46 Greenwich Avenue, NYC 10014

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, the application is for an On Premise license for this 1250 square foot, 74 seat premise formerly known as Café Degli Artisti; and

WHEREAS, the applicant stated that the hours of operation will be from 9:00 a.m. – 1:00 a.m. Sunday through Tuesday, 9:00 a.m.-2:00 a.m. Wednesdays, and 9:00 am -3:30 a.m. Thursday, Friday & Saturday; and

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

THEREFORE, BE IT RESOLVED, CB#2, Man. has no objection to the approval of an On Premise license to **JLLN Tavern, LLC., d/b/a Greenwich Treehouse, 46 Greenwich Avenue, NYC 10014**

Vote: Unanimous, with 38 Board members in favor.

5. RAM NYC Inc. d/b/a Stonewall, 53 Christopher Street, NYC 10014

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for transfer of an On Premise license, pursuant to purchase, for the Stonewall Bar, a 3,500 s.f. bar/cabaret; and

WHEREAS, the applicant stated that the hours of operation will continue to be 12:00 p.m. – 4:00 a.m. Seven days; and,

WHEREAS, the new owner stated that there would only be minor changes to the premises; and,

WHEREAS, the new owner has an established track record in the community at his other location Chi Chiz on Christopher Street and seems like a good fit for this space; and,

WHEREAS, a Board Member spoke in favor of this applicant citing the historic significance of this location to the gay & lesbian community; and,

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

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premises license to **RAM NYC Inc. d/b/a Stonewall, 53 Christopher Street, NYC 10014.**

Vote: Unanimous, with 38 Board members in favor.

6. Pico Pico One, LLC, d/b/a Pico Pico, 159 Bleecker Street, NYC 10014

WHEREAS, the applicant appeared before the committee; and,

WHEREAS, this application is for a new On Premise license for a restaurant/bar in an 8,000 s.f., 250 seat, premise located in what was formerly the Circle In The Square Theatre; and,

WHEREAS, the applicant stated that this will be a Peruvian rotisserie chicken concept selling primarily chicken at reasonable prices; and,

WHEREAS, the applicant stated that the hours of operation are 11 a.m. – 1 a.m.; there will not be a sidewalk café or backyard garden, music will be background only; and,

WHEREAS, in response to Committee concerns, the applicants submitted a written pledge that they will not operate these premises as a club, nor will they ever convert these premises to a club; and,

WHEREAS, a representative of BAMRA, the neighborhood business/resident organization, expressed concern about the size of this operation and the proximity of residents to this location; and,

WHEREAS, the applicant agreed to present his plans at the BAMRA meeting schedule for the following night; and,

THEREFORE, BE IT RESOLVED that CB#2, Man. has no objection to the approval of an On Premise license to **Pico Pico One, LLC., d/b/a Pico Pico, 159 Bleecker Street, NYC 10014** and calls upon the State Liquor authority to hold a 500 foot hearing on this application.

Vote: Passed, with 33 Board members in favor, and 1 abstention.

LANDMARKS AND PUBLIC AESTHETICS

1ST NOVEMBER MEETING

120-126 Wooster Street- Soho Cast Iron Historic District. A Classical style warehouse building built by Richard Berger and built in 1894. Application is to request that the Landmarks Preservation Commission (“LPC”) issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

WHEREAS, Community Board #2 (“CB#2, Man.”) had heard and approved the same application in September, 2005 for the use of the first floor for retail use, and

WHEREAS, in its prior resolution CB#2, Man. had noted the applicant's willingness to sign an agreement with the LPC for periodic inspections of the building to assure that the building will continue to be maintained in good condition, and

WHEREAS, the applicant has proposed further renovations, including restoring window shutters, which are in furtherance of restoring the building to its original historic and landmark condition.

THEREFORE BE IT RESOLVED that CB#2, Man. is appreciative and commends the applicant for restoring the building to more closely resemble its original historic and landmark condition,

BE IT FURTHER RESOLVED that CB#2, Man. recommends that LPC issue the required report to the City Planning Commission for the modification of use requested for 120-126 Wooster Street.

Vote: Unanimous, with 38 board members in favor.

45 West 10th Street - Greenwich Village Historic District An co-operative owner apartment building built in 1959. Application is to alter entrance.

WHEREAS, the applicant seeks to increase the size of the lobby and to upgrade a deteriorating front entranceway by (1) moving the entire entrance, currently slanting into the building from the exterior wall, so that it will be entirely flush with the exterior wall, and (2) by replacing the aluminum framing on the entranceway doors and windows with brushed stainless steel framing, and by (3) placing the name of the building onto one of the entryway windows, and

WHEREAS, the applicant also seeks to reclade or replace the current canopy aluminum framing with a brushed stainless steel framing, with the address of the building etched onto the stainless steel frame, and

WHEREAS, the applicant has assured CB#2, Man. that material used, other than the replacement of the aluminum framing with brushed stainless steel, will remain the same as the existing material and the existing lighting will not be changed, and

THEREFORE BE IT RESOLVED, CB#2, Man. does not object to the application to alter the entranceway of 45 West 10th Street.

Vote: Unanimous, with 38 board members in favor.

28 Grove Street - Greenwich Village Historic District. A transitional Greek Revival/Italianate style building built in 1851-52. Application is to construct a rear yard addition.

WHEREAS, the applicant seeks to cure a pending violation by replacing the metal framed "one over one" windows currently existing on the front facade of the third and fourth floors of the subject building, 28 Grove Street, with "six over six" windows in wooden frames, and

WHEREAS, the applicant seeks to remove an elevated rear yard "porch" which currently extends 10 feet from the second (parlor) floor (supported by posts from the ground) approximately ten feet into the rear yard, and

WHEREAS, the applicant seeks to build atop the existing first (garden) and second (parlor) floors, which extend into the rear yard by approximately 11' 4" (not including the porch which further extends an additional 10 feet into the rear yard as noted above), by adding to the third and fourth floors creating a rear facade flush from ground to roof, and

WHEREAS, the applicant seeks to install new doors and windows in the back of the building including three separated windows on the fourth floor, three windows on the third floor with two abutting each other, four windows/doors on the first and second floors, with wooden casements but without lintels, and a Juliet balcony extending out three feet from the building, and a metal grate stairway from the second floor to the rear yard, and

WHEREAS, the applicant indicated to CB#2, Man. a willingness to change the configuration of the proposed windows and doors in the back of the subject building, 28 Grove Street, to better reflect the historical and landmark character of the area but no such proposal is currently before CB#2, Man. and

THEREFORE BE IT RESOLVED that CB#2, Man. approves the proposed replacement of the metal framed windows on the front facade with wooden framed "six over six" windows to cure the pending violation, and

BE IT FURTHER RESOLVED that CB#2, Man. approves the proposed removal of the existing elevated porch extending from the second floor of 28 Grove Street, and

BE IT FURTHER RESOLVED that CB#2, Man. objects to the addition/extension of the two top floors in the back of 28 Grove Street as such addition will drastically change the historic character of the building and is not consistent with its original historic design, and

BE IT FURTHER RESOLVED that CB#2, Man. objects to the applicant's proposed configuration of windows and doors in the back of 28 Grove Street, and requests that a new configuration be proposed which more closely reflects the original historic and landmark condition of 28 Grove Street and the neighboring buildings.

Vote: Unanimous, with 38 board members in favor.

2nd NOVEMBER MEETING

580 Broadway- SoHo Cast Iron Historic District A commercial building designed by Buchman and Deisler and building in 1897. Application is to install new storefront infill.

WHEREAS, the applicant seeks to change the storefront display windows on either side of the entrance by increasing their size by removing a dividing strip and combining the space currently occupied by smaller upper windows with the existing storefront display windows, and

WHEREAS, the applicant also seeks to utilize more modest signage appropriate to the historic and landmark status of the building, and to add a small canopy above the entrance, and

WHEREAS, the applicant has assured CB#2, Man. that the existing structure of the building will not be changed and that no exterior lighting would be utilized,

THEREFORE, BE IT RESOLVED, CB#2, Man. does not object to the application to install new storefront infill at 580 Broadway.

Vote: Unanimous, with 38 board members in favor.

354 West 11th Street

WHEREAS, 354 West 11th Street was built in 1842-1844 for Edwin L.S. Brooks, a lawyer, and is an example of the Greek Revival style common in much of Greenwich Village, and

WHEREAS, the Landmarks Commission report specifically cites the brick and brownstone trim, the denticulate cornice, brownstone lintels and sills and the graduated windows decreasing in size from the 1st to 3rd floors, and

WHEREAS, the Commission also cites the Greek Revival entrance with a brownstone door enframement for the Tuscan polasters supporting a denticulate cornice and paneled door with side lights and transom, and

WHEREAS, the building is "remarkably intact" according to the Landmark Commission and a good example of the Greek Revival style,

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends landmark designation of 354 West 11th Street, and

BE IT FURTHER RESOLVED that CB#2, Man. continues to urge the Commission to landmark the other already identified sites in the West Village and continue to look at further extensions of CB#2, Man. Historic Districts and individual landmarks.

Vote: Unanimous, with 38 board members in favor.

150 Barrow Street (a/k/a 384-385 West Street-354 West 11th Street - Keller Hotel)

WHEREAS, the Keller Hotel, built in 1898 by architect Julius Munckwicz, is one of the three remaining waterfront special program hotels along the Greenwich Village waterfront, an important part of the area's history, and

WHEREAS, this Greek Revival style building is not in great condition, and the designation would protect and hopefully lead to a restoration of this building,

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends landmark designation of 150 Barrow Street, and

BE IT FURTHER RESOLVED that CB#2, Man. continues to urge the Commission to landmark the other already identified sites in the West Village and continue to look at further extensions of CB#2, Man. Historic Districts and individual landmarks.

Vote: Unanimous, with 38 board members in favor.

159 Charles Street

WHEREAS, the Greek Revival house at 159 Charles Street was built around 1838 for Henry J. Wyckoff as part of a group of 10 houses on the site of the former Newgate State prison and is the only one of the ten still standing, and

WHEREAS, the three story plus basement, 3 bay wide, brick house retains brownstone detailing and brownstone surround entry with pilasters and entablature with wood pilasters framing the paneled doorway, sidelights, transom and toplights, and

WHEREAS, the building retains its 6 over 6 windows and wood sashes on the 2nd and 3rd floors, and the brownstone base, and original decorative wrought iron fence with anthemia.

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends landmark designation of 159 Charles Street, and

BE IT FURTHER RESOLVED that CB#2, Man. continues to urge the Commission to landmark the other already identified sites in the West Village and continue to look at further extensions of CB#2, MAN. Historic Districts and individual landmarks.

Vote: Unanimous, with 38 board members in favor

PARKS, RECREATION, OPEN SPACE & WATERFRONT

1. Fishing At Pier 40

WHEREAS:

1. Fishing off the south side of Pier 40 has long been an activity enjoyed by Village residents and visitors, long before plans were made to build Hudson River Park; and
2. During the summer of 2006, without notice to Community Board 2 or the Hudson River Park Trust Advisory Council, the Hudson River Park Trust began to bar fishing from the south side of Pier 40 because of the potential for interference with boats temporarily moored off the south side of Pier 40 and increased kayaking activity; and
3. The Trust has proposed that fishing off all of the south side of the Pier be allowed only from November 15 B April 30, and that in the spring, fishing be relegated to the A finger pier@ at the far southwestern corner of Pier 40; and
4. The striped bass fishing season runs from mid-May through July and from September to mid-October, and striped bass fishing is best in the more protect areas of the Pier closer to the bulkhead, and is negligible farther out into the River; and
5. It is the view of CB#2, Man. that a change in use at Pier 40 should not have been enacted by the Trust without first consulting Community Board 2 and/or the Advisory Council; and
6. The use of the south side of Pier 40 for fishing is a valuable and valued use to the surrounding community which needs to be preserved; therefore be it

RESOLVED:

1. That CB#2, Man. calls upon the Trust to rescind its ban on fishing off the south side of Pier 40 and allow fishing on the western half of the south side year round.
2. That CB#2, Man. encourages the Trust to improve communications and coordination between the fishermen and the boaters at Pier 40.
3. That CB#2, Man. once again urges the Trust to consult with Community Board 2 prior to enacting major rules changes, changes in use, or the setting up of major events in Hudson River Park.

Vote: Unanimous, with 38 Board members in favor

2. Washington Square Park

A) Request for Parks Department Presentation

WHEREAS, since 1828, Washington Square Park has been a premiere gathering space, providing a cherished experience for generations of Greenwich Village residents and visitors worldwide; and,

WHEREAS, CB#2, Man. seeks to protect this park, including its continued availability as a venue for the arts, recreation, play, and relaxation; and,

WHEREAS, Washington Square Park has not been renovated in thirty years, has fallen into disrepair, and the New York City Department of Parks has proposed major renovations and redesign; and,

WHEREAS, CB#2, Man.'s April 28, 2005 resolution regarding redesign states *more lawn areas should not be created at the expense of existing uses including Y areas for formal and informal performance*; and,

WHEREAS, the Community Board notes substantial and ongoing community concern about the details of the Parks Department's plan, including from Greenwich Village block associations, park organizations, park users, historians, activists, artists, the disabled, and students; and,

WHEREAS, CB#2, Man. endorsed the Quinn-Gerson/ Parks Department Agreement of October 6, 2005, which states, at page 3, *the total square footage of the inner circle, from the outermost edge of the fountain wall to the innermost edge of any seating, will be no less than 90% of the current area*; and,

WHEREAS, the City, in its Appellate brief in Greenberg v. City of New York, at page 17, states that the *overall reduction [of the plaza] would total approximately 23%*; and,

WHEREAS, the City, in its Appellate brief in Greenberg, at page 20, stated that the *A Quinn-Gerson letter was never signed by any representative of the Parks Department and contained no acknowledgment on the part of any Parks Employee*; and,

WHEREAS, it is in the best interests of the community for CB#2, Man. to accurately understand and review the current plans for the renovation of Washington Square Park and resolve the confusion about the size of the plaza and the status of the Quinn-Gerson/Parks Department agreement;

WHEREAS, CB#2, Man. can exercise its legally mandated, and procedurally required power, as the representative of the community, to give its advice on Parks Department plans only if it is given full and accurate information; the fact that the Community Board's role is advisory does not alter the City's legal obligation to present the Community Board with accurate information

THEREFORE, BE IT RESOLVED, that CB#2, Man. reaffirms its endorsement of the Quinn-Gerson/Parks Department Agreement of October 6, 2005, and its understanding that there was an agreement; and,

BE IT FURTHER RESOLVED, that CB#2, Man. requests that the New York City Parks Department, at the January 8, 2007 Parks and Waterfront Committee meeting, present to the Board for its review an accurate, written, up-to-date plan, including elevations, unequivocally reaffirming the Quinn-Gerson/Parks Department Agreement, demonstrating, item by item, how its plans comport with the Quinn-Gerson/Parks Department Agreement and that it not circulate an RFP prior to the January CB#2, Man. meeting and;

BE IT FURTHER RESOLVED, that CB#2, Man. reaffirms its support for a fountain design which allows for access to the fountain in the manner in which it has been historically accessible; and,

BE IT FURTHER RESOLVED, that CB#2, Man. reaffirms its desire to see a plan for the Park which provides the maximal access for people with disabilities; and

BE IT FURTHER RESOLVED, that the Washington Square Park Task Force called for in the Quinn-Gerson agreement convene so as to assist in the resolution of disputes, clarify issues, and provide a vehicle for moving the park renovation forward.

B) Environmental Assessment Statement

WHEREAS:

1. The Parks Department issued, for comment, an Environmental Assessment Statement, as part of the SEQRA and CEQRA process, addressed to a version of its plan to renovate Washington Square Park; and

2. Council Member Gerson made detailed comments, which CB#2, Man. believes reflect the views and concerns of Community Board 2; therefore, be it

RESOLVED, that CB#2, Man. endorses and adopts Council Member Gerson’s September 19, 2006 concerns, recommendations, and questions regarding the Washington Square Park Environmental Assessment Statement, and requests that the Parks Department communicate to Community Board 2 any modifications made in the EAS or the plans annexed thereto as a result of or in response to the Council Members comments.

Vote: Passed, with 37 Board members in favor and 1 abstention.

JOINT PARKS & WATERFRONT, YOUTH, SOCIAL SERVICES, HOMELESS AND SENIOR SERVICES, AND LESBIAN, GAY BISEXUAL & TRANSGENDER

Problems on Christopher St. and the Christopher St. Pier. SEE ATTACHED EXHIBIT II.

Vote: Unanimous, with 38 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Support of City Council Intro. 199, the “Traffic Relief Bill.”

WHEREAS, traffic congestion in New York City steadily worsens, hindering movement of buses, endangering pedestrians, creating more air and noise pollution that compromises people’s well-being and threatens their health, as studies show, with increased risk of illnesses like asthma, diabetes, cancer and heart disease, and costing New Yorkers extensive time loss and unnecessary fuel consumption (2003 figures show an average of \$6.78 billion worth of time lost and 198 million gallons of fuel wasted); and

WHEREAS, upzoning, new development, and a projected increase of one million more New Yorkers by 2030 will increase travel demand, further clog our streets and exacerbate the City’s traffic problems; and

WHEREAS, the city needs a more comprehensive information base and system of analysis to understand and evaluate existing traffic conditions, weigh alternative solutions to reduce their impact and establish a more effective balance of transportation modes that can better serve the City’s needs for efficient movement of people and goods, better performing streets, increased public transit use, and an improved quality of life; and

WHEREAS, New York City Council Intro 199 (“The Traffic Information and Relief Bill”) calls for provision by the New York City Department of Transportation (DOT) of detailed information on the location and nature of traffic congestion and other transportation-related problems in the City, to properly analyze and address them on both micro and macro levels and to devise solutions through an open public process that allows for modal flexibility and innovations such as pricing, design and regulatory changes, as well as for the establishment of performance measures and targets to achieve and assess these objectives;

THEREFORE BE IT RESOLVED, that CB#2, Man., supports the passage of New York City Council Intro 199 (“The Traffic Information and Relief Bill”) and looks forward to working with the New York City Council and DOT to implement its provisions.

Vote: Unanimous, with 38 Board members in favor.

2. Support of the Perry Street Distinctive Street Lighting Project

WHEREAS, the Perry Street Distinctive Street Lighting Project from West Street to Greenwich Avenue will ultimately replace the twelve existing “Cobra Head” type street light poles with “Bishop’s Crook” type street light poles in a one-for-one street light replacement; and

WHEREAS, the Perry Street Block Association supports this project and has raised privately funds to replace two of the light poles, along with Assembly member Deborah Glick, who has appropriated funds to replace two of the light poles, as well; and

WHEREAS, the community thinks the “Bishop’s Crook” type street light poles are appropriate for the neighborhood in light of the fact that all but the western most block of Perry Street (Washington to West Streets) is within the Greenwich Village Historic District.

THEREFORE, BE IT RESOLVED, that CB#2, Man. (i) supports the Perry Street Distinctive Lighting Project for the entire length of the street (from West Street to Greenwich Avenue) and (ii) commends the Perry Street Block Association, Assemblywoman Glick and the New York City Department of Transportation for their efforts in this regard.

Vote: Unanimous, with 38 Board members in favor.

3. Support of Moving or Removing a Parking Regulation Sign at 26 W. 10th Street if Feasible

WHEREAS, the “No Parking” sign at 26 West 10th Street between Fifth and Sixth Avenues is located on a narrow portion of the sidewalk where there are tree pits and iron wickets; and

WHEREAS, it has come to the attention of Community Board 2 that its location could cause a hazard for pedestrians as bicycles fastened to the sign sometimes extend into the middle of the sidewalk, where pedestrians can trip on them.

THEREFORE, BE IT RESOLVED, that CB#2, Man. supports moving the “No Parking” sign at 26 West 10th Street to an area of the sidewalk that is wider or removing it altogether if the New York City Department of Transportation deems it necessary and desirable in the interest of pedestrian safety to do so.

Vote: Unanimous, with 38 Board members in favor.

4. Support of a Reconsideration of the Request for an All-Way Stop Sign at the Corner of Bedford and Downing Streets

WHEREAS, at the intersection of Bedford and Downing Streets there is a stop sign at the Downing Street, but not at Bedford Street; and

WHEREAS, at the request of the Bedford Downing Block Association, this Community Board passed a resolution on March 31, 2005 requesting an all-way stop sign be installed at this location in order to make it more safe for pedestrians and motorists due to the increasing number of delivery trucks; and

WHEREAS, the New York City Department of Transportation (NYCDOT) sent a letter to the Community Board on August 24, 2005 denying this request in which it stated that an analysis of data (the “NYCDOT Analysis”) taking into account factors such as vehicular and pedestrian volumes, accident experience, vehicular speeds, visibility and signal spacing showed that an all-way stop was not warranted at that time;

WHEREAS, a member of this Community Board filed a Freedom of Information Law request to obtain a copy of the NYCDOT Analysis; and

WHEREAS, the NYCDOT Analysis, which was obtained on March 3, 2006, was shared with the Bedford Downing Street Association and examined by an independent traffic engineer at the request of State Senator Tom Duane; and

WHEREAS, the Bedford Downing Block Association has pointed out that the traffic volumes required by federal guidelines may not have been met because traffic counts were taken during the summer and early morning hours, when traffic and pedestrian numbers are typically at their lowest; and

WHEREAS, the independent traffic engineer noted the following in his report:

- Insufficient information has been provided to determine the number and types of accidents that have occurred in a 12-month period;
- Bicycle volume was not provided;
- 24-hour automatic traffic recorder (ATR) count data should be collected on the Bedford and Downing Street approached during a typical day (e.g., Tuesday, Wednesday or Thursday);
- Accident data from the New York State Department of Transportation should be reviewed;
- Manual turning movement, pedestrian and bicycle counts should be collected, simultaneous to the ATR counts; and

WHEREAS, the independent traffic engineer indicated that NYCDOT engineers appear to have used the wrong standard for evaluating whether an all-way stop sign should be installed at the intersection by utilizing the standard for a stop light (not a stop sign), which has a higher warrant requirement under the federal guidelines; and

WHEREAS, the Community Board is appreciative of the efforts NYCDOT has made in working with the community on this issue, such as conducting a site visit this summer with neighborhood residents to explore options to make the intersection safer for pedestrians, such as repainting the crosswalks and installing a sign warning of pedestrians.

THEREFORE, BE IT RESOLVED, that CB#2, Man., requests that (i) NYCDOT reconsider the Community Board's request for an all-way stop at the intersection of Bedford and Downing Streets and conduct a warrant analysis that takes into consideration the points raised above in this resolution; and (ii) thanks State Senator Tom Duane for his support of this effort.

Vote: Unanimous, with 38 Board members in favor.

ZONING AND HOUSING

1. 408-414 West 13 St./13-15 Little West 12 St. – BSA #275-06-BZ

WHEREAS, the application is to create a commercial condominium building on the site consisting of the current building at 414 West 13 St. and the vacant lot created by the demolition of the buildings 408-412 West 13 St. and 13-15 Little West 12 St., and

WHEREAS, the proposed building, after modification, was approved by the Landmarks Commission, and

WHEREAS, floors 2 through 5 will be office space and the first floor will be retail with some office space, and

WHEREAS, the applicant explained that the cost for the as-of-right project would be higher because of the need for two sets of stairs, two elevators, and other mechanical equipment if the rear yard was created, thus also raising the construction loan costs, and

WHEREAS, there are two elevators because one is a passenger elevator to all the floors and the smaller one is for deliveries, only to the 2nd floor, and

WHEREAS, there was some question about whether the owner qualified for a rear yard variance under findings A and D since the claim for uniqueness was based on the small size and odd shape of the lot, but the three lots individually are each 100' of more deep, the usual depth for city lots, and the three lots were purchased separately by the owner in 1990, 1992 and 2006 and the three, together, make up an odd shaped lot which could be a self-created hardship, and

WHEREAS, there were fifteen letters in support and no opposition at the meeting, and

WHEREAS, the owner is willing to agree that there will be no bar or restaurant in the building, and

WHEREAS, the building conforms to the height and style of buildings in this area, and is within the required FAR of 5 for this M1-5 area, and

WHEREAS, except for the 30' rear yard requirement, the building conforms to all of the other requirements of the zoning for this building,

THEREFORE, BE IT RESOLVED CB#2, Man. does not oppose the requested variance for 408-414 West 13 St./13-15 Little West 12 St.

Vote: Unanimous, with 38 Board members in favor.

2. 366-372 Lafayette St. – BSA #290-06-BZ

WHEREAS, this is an unusual new building, using prefabricated modular units stacked above a ground floor space of conventional steel frame construction, and

WHEREAS, the design for this building was approved by the Landmarks Preservation Commission, and

WHEREAS, the proposed building will contain retail uses on the first floor and eight residential units above, and

WHEREAS, because of the construction, the required 1,200 sq. ft. units which we have been requesting for the new buildings in the NoHo area, cannot be constructed because of the sizes of the modular units, and only 3 units are below 1,200 sq. ft., and

WHEREAS, the objections from the Dept. of Buildings for which variances are requested are that residential use is not permitted in M1-5B Districts, and ground floor retail is also not permitted, and

WHEREAS, it is anticipated an additional objection will be raised by the Dept. of Buildings, that the FAR for this site will exceed the limit by about .01 because of the open enclosure (open to the sky) of the terrace on one floor, and

WHEREAS, the site is in close proximity to the subway line, which is part of the hardship on this site, and because of the narrow size of the site caused by the construction of the subway cutting through the block, there are a limited amount of options for uses on this site, and

WHEREAS, the applicant has agreed to re-examine his plans in terms of separation of uses on the first floor and cellar, and

WHEREAS, the owner has agreed that there will be no advertising signage on the building, and no bar or restaurant in the first floor retail space,

THEREFORE, BE IT RESOLVED CB#2, Man. recommends approval of this application for 366-372 Lafayette St.

Vote: Unanimous, with 36 Board members in favor.

3. Text change for Section 72-743 – General Large Scale Development of the Zoning resolution requested for one mid-block property from West 60 St. to West 61 St. between West End and Amsterdam Aves. The text change would authorize the City Planning Commission to grant a special permit for modifications of height and setbacks, yards, courts, and minimum distance between buildings. The text change would apply to sites partially within C6-1, C6-2 or C6-3 Districts and permit distribution of density across District boundaries.

Since CB#2 has some C6 Districts, this legislation was referred to our Board for comment.

WHEREAS, this text change dealing with General Large Scale Development is being requested in order to accommodate one mid-block project on the upper West Side, and

WHEREAS, the text change would be a city-wide amendment, not confined to this mid-block site only, and

WHEREAS, the language, “partially in a C6-1,…” could lead to someone using this text change for a project located only 25% or less in the C6 District, and

WHEREAS, most of the C6 Districts in CB#2 are small, so it is likely a proposed project would extend into another zoning district with very different regulations, and

WHEREAS, it was felt by the committee that problems with one small site should not be the rationale for a city-wide text change affecting many areas,

THEREFORE, BE IT RESOLVED CB#2, Man. opposes this text change.

Vote: Unanimous, with 38 Board members in favor.

NEW BUSINESS

Respectfully submitted,

Jo Hamilton
Secretary
Community Board #2, Manhattan