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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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May 23, 2011

Amanda Burden, *Chair*
Department of City Planning
22 Reade Street
New York, New York 10007

Dear Chair Burden:

At its Full Board meeting on April 21, 2011, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

38-40 Grand Street, City Planning Commission Special Permit Application pursuant to Section 74-781 to convert portions of the ground floor and cellar of a 5-story building to Use Group 6 retail (Eating & Drinking Establishment) in an M1-5B zoning district.

WHEREAS, There are other Use Group 6 store fronts on this block, And,

WHEREAS, There are many Use Group 2 residential apartments on this block and in this building, And,

WHEREAS, CB#2, Man. has had numerous complaints about the over saturation of Eating and Drinking Establishments in this area, And

WHEREAS, The surrounding blocks have a very active night life that keeps residents awake at night, And,

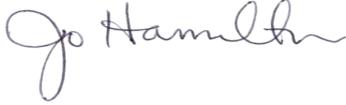
WHEREAS, At the time of the public hearing the applicant was asked to agree to ban an eating and drinking establishment at this location, however, the applicant was unable to give an answer at that time;

THEREFORE BE IT RESOLVED, that CB#2, Man. recommends denial of this application unless the applicant agrees to ban an eating and drinking establishment at this location, And,

THEREFORE BE IT FURTHER RESOLVED, that CB#2, Man. does not object to other Use Group 6 uses at this location.

Vote: Unanimous, with 38 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.



Jo Hamilton, Chair
Community Board #2, Manhattan



David Reck, Chair
Zoning and Housing Committee
Community Board #2, Manhattan

JH/fa

cc: Hon. Jerrold L. Nadler, Congressman
Hon. Thomas K. Duane, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott M. Stringer, Man. Borough President
Hon. Christine C. Quinn, Council Speaker
Lolita Jackson, Manhattan Director, CAU
Vivian Awner, Community Board Liaison, Dept. of City Planning
Land Use Review Unit, Dept. of City Planning
Jeff Mulligan, Executive Director, Board of Standards & Appeals
Derek Lee, Man. Borough Commissioner, NYC Department of Buildings