

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	1 Abstained	1 Recused

RE:           **81 Hudson Street, transfer of a liquor license for Puffy's**

WHEREAS: The applicant proposes to continue to operate a bar with 5 tables and 35 seats, and

WHEREAS: The proposed maximum hours of operation will be 12:00 PM until 4:00 AM Sunday through Saturday, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or sidewalk café license, and

WHEREAS: The applicant represented that there would be no change in the current operation of the bar and it would continue as it has existed for a number of years, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE  
BE IT  
RESOLVED

THAT:           CB #1 does not oppose the transfer of the liquor license for 81 Hudson Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	1 Opposed	1 Abstained	1 Recused

RE:           **325 Greenwich Street, application for a liquor license for Viet Cafe**

WHEREAS: The applicant recently opened and currently operates a restaurant with 26 tables and 110 seats and a bar with 10 seats at this location and currently is licensed to serve wine and beer and is seeking an upgrade to a full liquor license, and

WHEREAS: The proposed maximum hours of operation will be 11:00 AM until 10:30 PM Monday through Wednesday, 11 AM until 11 PM Thursday through Saturday and 5 PM until 10 PM on Sundays, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license but does intend to apply for a sidewalk café license, and

WHEREAS: The applicant represented that there would be no change in the current operation of the bar and it would continue as it has existed for a number of years, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE  
BE IT  
RESOLVED

THAT:           CB #1 does not oppose the full liquor license for Viet Café for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE:	4 In Favor	2 Opposed	1 Abstained	1 Recused
PUBLIC MEMBERS VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	5 Opposed	4 Abstained	1 Recused

RE:           **176 West Broadway, application for a liquor license for the Tribeca Dining Group LLC**

WHEREAS: The applicant proposes to operate a restaurant with 17 tables and 50 seats and a bar with 8 tables and 32 seats, and

WHEREAS: The proposed maximum hours of operation will be 11:30 AM until midnight Sunday through Thursday, 11:30 AM until 1:00 AM Friday and Saturday, and

WHEREAS: The applicant has also agreed to close all doors and windows by 9 PM Sunday through Thursday and 10 PM Friday and Saturday, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT:           CB #1 approves the issuance of a liquor license to the Tribeca Dining Group at 180 West Broadway for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above, and

BE IT

FURTHER

RESOLVED

THAT:           This approval is also contingent upon the owner's commitment to work cooperatively with the Community Board and local residents to rectify any noise or other complaints regarding this establishment.

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DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:           4 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:               37 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                   **246 Front Street, BSA application for a bulk variance to permit the construction of a seven story residential building**

WHEREAS: The owners of 246 Front Street have applied to the BSA for a bulk variance to allow for the construction of a seven story residential building (5.25 FAR) with ground floor commercial space on this narrow vacant lot, and

WHEREAS: The proposed new building had previously been approved by both the Community Board and the LPC when it applied for a Certificate of Appropriateness in 2003, and

WHEREAS: Because the site is so small and narrow (only 12' wide on Water Street), and because of the shallow depth of the interior lot, the proposed building fails to comply with six provisions of the zoning resolution, and

WHEREAS: The owners have managed to design an efficient nine unit residential building which fits in well with the neighboring buildings on this rather difficult, narrow lot, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the BSA approve the variance application put forth by Micro Realty LLC to allow for the construction of a seven story residential building with ground floor commercial space at 246 Front Street.

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Peck Slip, street modifications to accommodate planned park**

WHEREAS: The City is currently planning for both the reconstruction of Peck Slip (in cobblestone) and the creation of a new park between South and Water Streets, and

WHEREAS: The Department of Transportation has presented their geometric street plan for Peck Slip to the Community Board for review which lays out the footprint for the new park space, and

WHEREAS: The only change in traffic patterns on Peck Slip is to make the block between Pearl and Water Streets westbound only since the roadway narrows in this section, and

WHEREAS: DOT has agreed to reverse Beekman Street between Pearl and South Streets to go eastbound to compensate for the Peck Slip change, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 supports the proposed modifications to Peck Slip and Beekman Street as proposed by the Department of Transportation including the footprints for the new park space, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 calls on DOT to undertake a parking study of the Seaport Historic District area in conjunction with the Community Board and local residents to create additional on-street parking for the growing residential population and to change the regulations which have been in place to serve the Fulton Fish Market which is slated to depart this area in March 2005.

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DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Recused

RE:           **55 Wall Street, liquor license application for Cip 55 LLC**

WHEREAS: The applicant will operate a banquet hall with a public assembly capacity for 1200, and

WHEREAS: This is the former Regent Hotel events space, which is an interior landmark and one of the few spaces large enough to accommodate large scale events or public gatherings in Lower Manhattan, and

WHEREAS: The applicant will not be seeking a sidewalk cafe license or a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE  
BE IT  
RESOLVED

THAT:           CB #1 supports the new liquor license application for Cip 55, LLC at 55 Wall Street for a period of two years.

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Recused

RE:           **9-11 Maiden Lane, beer and wine license application for Klatch Coffee Bar**

WHEREAS: The applicant will operate a restaurant with 6 tables and 20 seats, and

WHEREAS: The hours of operation will be 7 AM until 7 PM Monday to Friday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license or a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE  
BE IT  
RESOLVED

THAT:       CB #1 does not oppose the new beer and wine license application for Klatch Coffee Bar at 9-11 Maiden Lane for a period of two years.

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Recused

RE:           **54 Stone Street, liquor license application for Pizza on Stone LLC**

WHEREAS: The applicant will operate a restaurant with 15 tables with 45 seats, and

WHEREAS: The hours of operation will be 11 AM until 11 PM Sunday to Saturday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will be seeking a sidewalk cafe license but not a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE  
BE IT  
RESOLVED

THAT:       CB #1 does not oppose the new liquor license application for Pizza on Stone LLC at 54 Stone Street for a period of two years.



**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Recused

RE: **90 Washington Street, liquor license application for 90 Washington Restaurant Associates, LLC**

WHEREAS: The applicant will operate a restaurant with total square footage of 2,000 square feet, and

WHEREAS: The hours of operation will be 11 AM until 11 PM Monday to Sunday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk cafe license nor will he be seeking a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the new liquor license application for 90 Washington Restaurant Associates, LLC at 90 Washington Street for a period of two years.

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Recused

RE:           **Proposed newsstand on the eastside of Broadway between Beaver and Stone Streets**

WHEREAS: A new newsstand has been proposed for the east side of Broadway between Stone and Beaver Streets, and

WHEREAS: This location is one of the most congested sidewalks in Lower Manhattan, directly in front of the MTA headquarters and opposite Bowling Green Park, and

WHEREAS: This location has a very high level of foot traffic and the addition of this newsstand would further add to the already congested conditions, and

WHEREAS: This newsstand would cover one of the historic decorative sidewalk markers recently installed by the Alliance for Downtown NY, now

THEREFORE

BE IT

RESOLVED

THAT:       CB #1 rejects this application for a newsstand on the east side of Broadway between Stone Street and Beaver Street.

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**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **45 White Street, application for a two story penthouse addition**

WHEREAS: The applicant did not bring sufficient materials to make an adequate presentation, and

WHEREAS: The applicant agreed to return to the committee with the appropriate materials at a future meeting, now

THEREFORE  
BE IT  
RESOLVED

THAT:       CB #1 recommends that the Landmarks Preservation Commission hold over this matter until the applicant reappears before the Landmarks Committee.

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**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **77 White Street, penthouse addition and alterations to the ground floor facade**

WHEREAS: 77 White Street is a highly visible building at the corner of White Street and Cortland Alley that is being modified for conversion to residential use, and

WHEREAS: Many of the alterations to the ground floor are sensitive to the original design for the building, including restoring original cast iron columns that have unique details, and

WHEREAS: Some of the alterations to the ground floor are not historically appropriate, and

WHEREAS: The proposed penthouse addition is designed to be minimally visible from the street in a way that clearly distinguishes it from the original building, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application provided that the following modifications are made:

- The doors on the ground floor should be historically appropriate and made of wood instead of metal.
- The historic transoms mentioned in the designation report should be preserved, if they still exist.
- The base of the building should use brick that matches the original building, not cement plaster.
- Visible light fixtures on the ground floor should be in keeping with the historic character of the building
- The roof railing should be constructed entirely of metal, not of wood and metal.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **363 Greenwich Street, application for a rooftop addition**

WHEREAS: LPC staff had previously approved this application at staff level after staff certified that the rooftop addition would not be visible from the street, and

WHEREAS: After construction began and the addition was framed, the builder discovered that the roofline is minimally visible from a street position not originally used by LPC staff, at which time the builder re-applied to LPC for additional approvals, and

WHEREAS: Community Board #1 was not involved in the initial review and approval of this application, now

THEREFORE

BE IT

RESOLVED

THAT:           Community Board #1 is not taking a position on this application, and

BE IT

FURTHER

RESOLVED

THAT:           LPC should review its procedures for determining how applications are approved at staff level and ensure that all applications for work that will be visible from anywhere on the street be reviewed by the relevant Community Board before they are approved by LPC.

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**RESOLUTION**

DATE: DECEMBER 21, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **Reconstruction of Louise Nevelson Plaza**

WHEREAS: The Lower Manhattan Development Corporation has proposed a new design to reconstruct Louise Nevelson Plaza, and

WHEREAS: Louise Nevelson Plaza has fallen into disrepair over the last several years with broken benches, broken curbs, broken lights, sink holes and since 9/11 has become the security checkpoint for vehicles making deliveries to the Federal Reserve, and

WHEREAS: The design will include a reconfiguration of the plaza which will eliminate the current guard booth used for the security check of vehicles for the Federal Reserve, creating a new less obtrusive guard booth and security clearance queuing area along the Maiden Lane curb including in one proposal a bump out which would allow the vehicles to queue without obstructing traffic, and

WHEREAS: The plan would include the addition of new trees, glass benches, new paving and surface treatments, up lighting from under the trees and down lighting from the adjacent buildings, eliminating the need for additional light fixtures and the refurbishing of the existing Louise Nevelson sculptures, now

THEREFORE  
BE IT  
RESOLVED

THAT:           CB #1 is in favor of the reconstruction design as presented if the bump out on the north side of the plaza for the security check is included and we particularly like the concept of providing the down lighting from the adjacent buildings, and

BE IT  
FURTHER  
RESOLVED

THAT:           CB #1 opposes the proposed weekend closing of Maiden Lane adjacent to Louise Nevelson Plaza.

