

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:       3 In Favor   1 Opposed   0 Abstained   0 Recused\*  
PUBLIC VOTE:           0 In Favor   1 Opposed   0 Abstained   0 Recused  
BOARD VOTE:           36 In Favor   0 Opposed   2 Abstained   1 Recused

*\* Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.*

RE:                   14 Fulton Street, application for a liquor license for Supercraft Group LLC

WHEREAS: The applicant, Supercraft Group LLC, is applying for a liquor license; and

WHEREAS: This applicant has indicated that this establishment will be open for 6 months seasonally from Spring 2014 to Fall 2014; and

WHEREAS: The applicant has requested the bar service hours of 12:00 p.m. to 4:00 a.m. all week; and

WHEREAS: The Committee has agreed to the bar service hours of 12:00 p.m. to 2:00 a.m. Sunday through Wednesday and 12:00 p.m. to 4:00 a.m. Thursday, Friday and Saturday; and

WHEREAS: The applicant has had five other establishments in the area that have been successfully run without problems for the neighborhood; and

WHEREAS: The total area of the restaurant is 1,344 square feet, including a dining area of 1,000 square feet with 21 tables and 30 chairs and a bar area of 250 square feet with 0 tables and 20 seats; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does intend to apply for a sidewalk café license; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 opposes the granting of a liquor license to Supercraft Group LLC at 14 Fulton Street unless the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	2 In Favor	2 Opposed	0 Abstained	0 Recused*
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	3 Opposed	2 Abstained	0 Recused

RE: 27 Cliff Street, application for a liquor license for Dalglish 7 Inc.

*\* Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.*

WHEREAS: The applicant, Dalglish 7 Inc., is applying for a restaurant liquor license; and

WHEREAS: The applicant has requested the bar service hours of 8:00 a.m. (noon Sunday) to 2:00 a.m. Sunday through Thursday and 8:00 a.m. to 4:00 a.m. Friday and Saturday; and

WHEREAS: The Committee has agreed to the hours of 8:00 a.m. to 12:00 a.m. Sunday through Wednesday and 8:00 a.m. to 1:00 a.m. Thursday, Friday and Saturday, for a 6 month trial basis after which the applicant may revisit the Committee and request extended hours based on performance in the neighborhood; and

WHEREAS: The total area of the restaurant is 4,000 square feet, including a dining area of 2,200 square feet with 22 tables, 5 booths and 108 chairs and a bar area of 1,350 square feet with 7 booths and 16 stools; and

WHEREAS: The applicant does not intend to apply for a cabaret license or a sidewalk café license; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 opposes the granting of a liquor license to Dalglish 7 Inc. at 27 Cliff Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 415 Greenwich Street, Board of Standards and Appeals application to permit a physical culture establishment

WHEREAS: Stuart A. Klein, on behalf of Flywheel Sports, has filed an application with the Board of Standards and Appeals for a special permit to legalize the physical culture establishment at 415 Greenwich Street; and

WHEREAS: This physical culture establishment will be a fitness studio operated on a portion of the first floor of the existing building; and

WHEREAS: The first floor space will include a spinning studio, shower rooms, bathrooms, a reception area, and a storage room; and

WHEREAS: The hours of operation will be 5:30 a.m. to 9 p.m. Monday through Friday and 6:30 a.m. to 9 p.m. Saturday and Sunday; and

WHEREAS: At the Community Board 1 Tribeca Committee meeting where this application was presented, residents of 415 Greenwich Street complained about excessive noise very early in the morning due to loud amplified sound from classes being held in the facility; and

WHEREAS: Section 72-36 of the New York City Zoning Resolution allows the Board of Standards and Appeals to "prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to. . . the control of undue noise, including the amplification of sound, music or voices," now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 *opposes* the granting of a special permit to allow a physical culture establishment at 415 Greenwich Street *unless* the establishment agrees to reduce the level of amplified sound from the establishment, as stipulated by the Board of Standards and Appeals in response to complaints from neighbors and based upon the following standards from the New York City Administrative Code:

. § 24-231 Commercial music. (a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of

any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:

- (1) is in excess of 42 dB(A) as measured with a sound level meter; or
- (2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or
- (3) causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C).

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:       7 In Favor   0 Opposed   0 Abstained   1 Recused  
BOARD VOTE:           36 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                   339 Greenwich Street, application for renewal of unenclosed sidewalk café license for Sarabeth's Tribeca LLC d/b/a Sarabeth's

WHEREAS:   The applicant, Sarabeth's Tribeca LLC d/b/a Sarabeth's, is applying for renewal of an unenclosed sidewalk café license at 339 Greenwich Street; and

WHEREAS:   The sidewalk café will have no more than 13 tables and 28 seats and will have a sidewalk clearance of greater than 8 feet; and

WHEREAS:   This renewal will result in a reduction of the allowable number of tables and chairs which were 14 and 30 respectively in the initial application approved by Community Board 1 in April 2011; and

WHEREAS:   The establishment is located in a historic district or landmarked building and the applicant received approval from the Landmarks Preservation Commission to operate the cafe; now

THEREFORE

BE IT

RESOLVED

THAT:       Community Board 1 does not oppose the renewal of the unenclosed sidewalk café license for Sarabeth's Tribeca LLC d/b/a Sarabeth's located at 339 Greenwich Street subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:       8 In Favor   0 Opposed   0 Abstained   1 Recused  
BOARD VOTE:           35 In Favor   0 Opposed   0 Abstained   1 Recused

RE:           105 Reade Street, Application for Renewal of Liquor License for Sazon

WHEREAS: Reade Street was traditionally a quiet, narrow residential block with mostly 5-story buildings; and

WHEREAS: Sazon applied for a liquor license as a restaurant and, because of the inevitable late night crowd noise and disturbances, not to mention noise from inside, CB1 would never have recommended approval of a license for a club in that location; and

WHEREAS: At the State Liquor Authority (SLA) Board hearing in February 2010, the owner of Sazon, after many complaints by residents and CB1 concerning late hours and noise, admitted to some live music at a Christmas party; accordingly, he was ordered by Commissioner Healey to have no promoted events or parties with live music or dancing; and

WHEREAS: The questionnaire that Sazon submitted to the SLA and to CB1, which also incorporates the stipulations agreed to by CB1 and Sazon, claims that Sazon is a restaurant, not a club, and plays recorded background music only, with no DJs or dancing; and

WHEREAS: Over the years, the representatives of Sazon have continually denied to neighbors and CB1 the existence of parties with live music or DJs, despite noisy crowds outside and evidence of advertising of live bands, DJs and dancing on Sazon's website; and

WHEREAS: In response to CB1's requests to Sazon to reduce levels of noise emanating from the restaurant, they have repeatedly said they would better manage crowds, keep the windows closed and be more responsive to neighborhood complaints; and

WHEREAS: Repeatedly, and most unfortunately for the residents of Reade Street, they have failed to do so; and

WHEREAS: Complaints to Sazon are handled by a manager who was hired approximately one year ago and has tried to be responsive. However, while a problem that is brought

to their immediate attention may be addressed, there is no change in their day-to-day operations. For example, a neighbor reported at the meeting of CB1's Tribeca Committee held on January 8, 2014, that the manager responded to a complaint about a patron vomiting and rolling around in front of a neighbor's building but made no subsequent efforts to improve crowd control; and

WHEREAS: Though management denies the existence of a dance floor or anything other than an occasional patron dancing in place, a CB1 member recently patronized the basement lounge and reported dancing on the dance floor right in front of the DJ booth. Another CB1 member reported that he often walks past Sazon and has observed noisy crowds and windows open well past 7 p.m., even in cold weather. Lines continue to form outside and noise and other problems recur and often keep neighbors awake until 2 a.m. or 3 a.m. in the morning; and

WHEREAS: In November 2013, the manager of Sazon appeared before CB1 to request an extension of hours to 4 a.m., claiming that he was changing "the culture" of the establishment in acknowledgement of past problems. Residents opposed the request, stating that crowds continued to make noise late at night, that noise from inside the establishment could be heard on the street, particularly during warm weather when windows and doors were not regularly closed at 7 p.m. as stipulated in the establishment's license, that patrons entering and exiting Sazon had been observed vomiting, urinating and defecating on the street, and that these problems continued despite complaints to management; and

WHEREAS: The manager denied knowledge of the window stipulation and said he would address the issue. He asked neighbors and CB1 to give him another chance; and

WHEREAS: CB1 did not support the application for an extension to 4 a.m. but said if the establishment addressed problems and improved operations we would look forward to seeing him and would consider the extension in a year; and

WHEREAS: In the first week of January 2014, just before the renewal application was heard at the meeting of CB1's Tribeca Committee held on January 8, residents found the attached flyers on the internet advertising dancing and DJ parties, not just on New Year's Eve and Thanksgiving but every Wednesday, with hours beyond the closing times stated in Sazon's Method of Operations. The holiday flyers were found on Sazon's own Facebook page, and the Wednesday parties were found on a website called [www.NYCECLUBS.com](http://www.NYCECLUBS.com) from a link on that same Facebook page. At the meeting, the manager again claimed to be unaware of the stipulations for his license, specifically those relating to DJs, dancing, and promotions/parties. He also claimed the Wednesday parties were only for a few hours after work, though the flyers advertised that they continued until 2 a.m., and specifically denied that the party was a late-night event; and

WHEREAS: We also note that in the questionnaire supplied by Sazon for their license renewal application in December 2013, the box for DJs was checked off as if it was an



accepted stipulation although it is not, and this was also the case on the form submitted for the alteration application in November 2013; and

WHEREAS: CB1 has never agreed to a stipulation allowing DJs; and

WHEREAS: CB1's resolution recommending rejection of Sazon's Alteration Application for 4 a.m. closing hours was adopted at CB1's monthly meeting on November 21, 2013 and submitted to the SLA following the meeting; and

WHEREAS: At this point, they have repeatedly failed to live up to any of their commitments to CB1 or the SLA and are in breach of the stipulations attached to their license, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 respectfully requests that the SLA rescind the license for Sazon, #1220846, at 105 Reade Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Gateway Plaza heating units, windows and electric bills

WHEREAS: Glenn Plaskin, President of the Gateway Plaza Tenants Association (GPTA) presented the committee with facts and background regarding long term negative living conditions at Gateway Plaza; and

WHEREAS Glenn Plaskin made a series of suggestions to improve living conditions at Gateway Plaza; and

WHEREAS: The problems are in three areas: antiquated windows which do not seal, allowing rain and snow to enter that apartments, outdated heating/air conditioning units and monthly electric bills which are hundreds of dollars and erroneous; and

WHEREAS: The windows of the complex are 30+ years old and lack insulation. We saw pictures of snow and ice inside the windows; and

WHEREAS Replacement of heating units was guaranteed by management but of the 4,000 only a few hundred have been replaced. Additionally, the criteria for replacement are unclear. This is far below the expectation that the landlord had set in the past year; and

WHEREAS: Additionally, we heard testimony from Gateway residents of electric bills that exceeded \$500. When investigated, some residents had them adjusted and corrected going forward, some have to fight each month and some had no success in addressing this problem; and

WHEREAS: The landlord has made promises in the last year that these issues would be resolved but the progress has been slow at best and the window issue is not being addressed; and

WHEREAS: CB#1 passed a resolution February 26, 2013 which describes the problems and calls on the landlord to implement recommendations made by their own environmental consultant; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 calls again on The Lefrak Organization and its partners to implement the promised improvement; and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 urges the BPCA and our elected officials to continue their support of the Gateway residents and the GPTA in this struggle to secure a safe and energy efficient living space.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 225 Liberty Street, application for a wine and beer license for Tartinery Liberty LLC

WHEREAS: The applicant, Tartinery Liberty LLC, is applying for a wine and beer license; and

WHEREAS: The hours of both food and bar service for this establishment are 7:00 a.m. to 9:30 p.m. all week; and

WHEREAS: The total area of the restaurant is 1,500 square feet, including a dining area with 16 tables and 60 seats and a bar area with 31 seats; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant does not intend to apply for a cabaret license or a sidewalk café license; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 *opposes* the granting of a of a wine and beer license to Tartinery Liberty LLC at 225 Liberty Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 225 Liberty Street, Store 242, application for a beer license for Downtown Tacos LLC (Dos Toros)

WHEREAS: The applicant, Dos Toros, is applying for a restaurant beer license; and

WHEREAS: The hours of both food and bar service for this establishment are 10:00 a.m. to 8:00 p.m. Sunday through Thursday and 12:00 p.m. to 10:00 p.m. Friday and Saturday; and

WHEREAS: The total area of the restaurant is 500 square feet, including a dining area with 3 tables and 15 seats; and

WHEREAS: The applicant does not intend to apply for a cabaret license or a sidewalk café license; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 *opposes* the granting of a of a beer license to Dos Toros at 225 Liberty Street, Store 242 *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 209 Broadway, application for approval of restoration plan for the churchyard at St Paul's Chapel

WHEREAS: The application is to carefully landscape the churchyard that has no original plantings left from its original plantings in the 1760's, and

WHEREAS: The new landscape must address the issues of 10,000 visitors a day since 911 to the memorial in the Chapel and the Bell of Hope, and

WHEREAS: The plan is to continue to allow visitors easy access to all parts of the churchyard, and

WHEREAS: The restoration contains the following components: replace eroded soil; provide ground cover which does not need mowing; deal with compaction of the ground; address the heavy shade from tall nearby buildings; provide appropriate paving, create joy and

WHEREAS: The Committee was delighted with the design and proposed plantings including: American Holly, low Roses, great grass ground cover, 5' wide blue stone with the removal of the existing metal wickets, and

WHEREAS: The Committee noted how well the design worked with the existing tombstones and commended the applicant on a truly wonderful churchyard design, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 enthusiastically recommends the Landmark Preservation Commission approve the application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:       9 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:           33 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                105 Chambers Street, application for approval of louvers

WHEREAS: The application is to approve a master plan for louvers on the non-original Church Street side of the Carey Building, and

WHEREAS: The Committee had approved the plan that was rejected by LPC, and

WHEREAS: The Committee noted the LPC request to make the placement of the louvers more uniform on the side of the building that was created when Church Street was widened in the 1930's, now

THEREFORE  
BE IT  
RESOLVED

THAT:            Community Board 1 recommends the Landmark Preservation Commission approve the application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 117 Beekman Street, application for approval of sidewalk and curb replacement

WHEREAS: This application calls for the replacement all pavement extending from the above property in the South Street Historic District, up to and including curbs, and

WHEREAS: The property is bounded by Pearl, Beekman and Water Streets, and the Titanic Memorial Park, and

WHEREAS: All granite curbs will be replaced in kind, and

WHEREAS: The applicant wishes to replace the existing historic bluestone sidewalks, which surround the property, with pigmented concrete, and

WHEREAS: While a compelling case was made that constant intrusions into Con Edison manholes on Water Street create bluestone maintenance problems, it does not justify leaving no trace of bluestone anywhere, and

WHEREAS: At least the pavers in the arcade running from Water to Pearl Streets adjacent to Titanic Memorial Park should be replaced with bluestone, with the transitions beyond the covered arcade to be determined, and

WHEREAS: If the old bluestone material is reusable in any form, we suggest that it be donated to a relevant group, such as Hudson River Park Trust, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1, Manhattan recommends that the Landmarks Preservation Commission approve this application subject to the replacement of arcade bluestone in kind.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 111 Franklin Street, application for façade restoration and new storefront infill

WHEREAS: This application calls for a substantial alteration to the storefront level of this beautiful 1868 building in the TriBeCa East Historic District, now the home of the New York Academy of Art, and

WHEREAS: Other elements of this application call for façade restoration, removal of the fire escape and the addition of signage, and

WHEREAS: While the Landmarks Committee of Community Board No. 1, Manhattan, agreed with the applicant to recommend removal of the beautiful fire escape baskets because a representation was made that they are not original, the fire escapes are specifically called out in the Landmarks Preservation Commission designation report as "historic:" "Historic two-over-two double-hung wood sash, an historic fire escape at the four center bays, and a metal cornice further enhance the design," and

WHEREAS: The elevation of an existing flag to the second story and the addition of pin signage across the entryway are not objectionable, but the inclusion of a third emblem, a blade sign projecting from the west end of the building, is one sign too many, and

WHEREAS: The remainder of the first floor alterations - including the removal of a handicap-access ramp across the width of the structure; the addition of elegant, graduated diamond plate steps; the exposure of beautiful original columns and pilasters which resolve at the top of the steps; and the removal of hideous glass brick infill added in the 1930s - all enhance the building, the school and the block, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1, Manhattan recommends that the Landmarks Preservation Commission approve the street front alterations as described herein, reject the blade sign and save the fire escape baskets if they are original historic fabric.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Broadway, application for approval of ADA lift/door, fire-alarm pull station and reconfiguration of bronze-clad subway stair enclosure

WHEREAS: This application calls the addition of various compliance-and-safety devices, and

WHEREAS: Many approvals have been filed and approvals given to this important individually landmarked building whose designation includes part of the interior, and

WHEREAS: The cynical request to replace the beautiful bronze panels adorning an exterior/interior subway kiosk so that shoppers may better see merchandise as they emerge from the subway has to be regarded with humor, and we consider it out of the question, especially since much has been allowed already to open the ground floor visually, and

WHEREAS: The uniform 4-foot high simple bronze stanchions which are proposed to be placed at various points in and out of the building, for purposes of security, fire safety and similar functions, are unobjectionable if their uses are necessary and as described, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1, Manhattan recommends that the Landmarks Preservation Commission reject the removal of any bronze panels or other historic material and approve the installation of the stanchions.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:       5 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:           33 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                    140 West Street, application for signage within storefront windows, new light fixtures, interior alterations, installation of louvers, removal of rooftop equipment, modification of window openings and building lighting program

WHEREAS: The application is to restore the important New York Telephone Company designed by Ralph Walker in 1925 which dominated the downtown skyline for decades, and

WHEREAS: The 31 story 1 million square foot building is being converted into residential use above the commercial Verizon office use on floors 1-10, and

WHEREAS: The commercial base on floors 2-10 will have louvers removed and a more appropriate consolidated plan for cooling louvers will preserve the West Street facade, and

WHEREAS: The 11-30th floors will incorporate 144 enlarged openings to provide terrace access – all entirely non-visible from street level, and

WHEREAS: The 30-31st floors will have enlarged corner windows to provide light and air for residential use – all entirely non-visible from street level, and

WHEREAS: The 11<sup>th</sup> and 18<sup>th</sup> floor mechanical equipment will be removed, and

WHEREAS: The 18<sup>th</sup> floor terraces will include bulkheads that will only be minimally visible on the north façade from Chambers Street, the Washington and West Street bulkheads will not be visible, and

WHEREAS: The roof will contain all mechanical equipment which will be screened, and

WHEREAS: The 3' 6" guard rail on the top of the building will not be visible, and

WHEREAS: The proposal incorporates white flood-lighting around the top cornice of the building to identify the building at night, the fixtures will not be visible, and

WHEREAS: The residential entrance will be on Barclay Street, with a two-bay marquee of 12'by12' in dimension, with three discreet integrated lights, and

WHEREAS: A master plan with appropriate signage for ground floor storefronts provides for 12” lettering of bronze metal on the transom line on Barclay and Vesey, 6” lower internally applied signage to the all-clear glass storefronts, 3 American flags will be applied to the original flag poles, and

WHEREAS: Planter boxes will be placed on the new granite sidewalks on Barclay and Washington Streets, and

WHEREAS: The arcade on Vesey Street will include new hanging pendant light fixtures based upon an original Walker design, with multi-media screens to provide light and excitement behind the existing glazed storefronts in the recessed arcade, and

WHEREAS: Washington Street facade is partially within the WTC security perimeter, the modern Verizon red and black signage will be replaced with a bronze Verizon mark placed in the bronze recessed office entrance, lights will follow the original specifications by Walker, and

WHEREAS: The internal landmarked lobby will be restored in kind with only one modern addition of a large dividing screen between the office and residential lobbies, of highly polished steel to create the effect of a massive mirror, the original telephone booths will be carefully altered to create a display case for the office tenant, and

WHEREAS: The Committee felt the application was appropriate for this important individual landmark, and commended the applicant for their thorough presentation and high quality materials, and

WHEREAS: The Committee felt the massive polished steel lobby divider was not appropriate and suggested the applicant consider other options – including those the Committee approved at 70 Pine Street, and

WHEREAS: The Committee noted the loss of original material on the 30<sup>th</sup> floor and recommended this be safely stored in case the design is changed in the future, some members disliked the use of multi-media screens in the arcade – it was concluded that these would be acceptable if they were to be limited to exhibiting arts and cultural content only – and never any advertising content – which the applicant agreed to make as a condition of the application, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 recommends the Landmark Preservation Commission approve the application with the amendment of providing a more appropriate screen design for the lobby and to restrict the multi-media screens in the Vesey Street arcade to only appropriate arts and cultural content.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:       10 In Favor    0 Opposed    0 Abstained   0 Recused  
BOARD VOTE:           35 In Favor   0 Opposed    5 Abstained   0 Recused

RE:                   Exponents proposed relocation to 2 Washington Street

WHEREAS: Exponents has served individuals with a history of drug addiction, alcoholism, incarceration and chronic health conditions at 151 West 26th Street since its inception in 1998 and among other services has offered NYS Article 822-licensed outpatient, medically supervised, substance abuse treatment, serving approximately 50 to 60 clients on site at any given time between the hours of 8-7 Monday through Friday and 9-3 pm on Saturday; and

WHEREAS: Exponents informed Community Board 1 (CB1) by an email sent late in the afternoon on Friday, December 27, 2013 of its proposal (the Proposal) to move to a location at 2 Washington Street in the Greenwich South section of CB1 from CB4, after a request for the email following a message left in a phone call to CB1 late on Thursday, December 26 during the holidays; and

WHEREAS: The District Manager of Community Board 4 has informed CB1 that his office has received no complaints about problems with the facility in CB4; and

WHEREAS: There are nearby residential buildings at 1, 20 and 21 West Street and Learning Experience, a day care center is located at 28 Washington Street; and

WHEREAS: The Financial District Committee of CB1 held a meeting on January 7, 2014 (the Meeting), and invited representatives from New York State Office of Alcoholism and Substance Abuse Services (OASAS) to attend. They declined and suggested that Luke Bergmann, Director of Programs, Bureau of Alcohol and Drug Use Prevention, Care and Treatment, New York City Dept. of Health and Mental Hygiene (DOHMH) attend; and

WHEREAS: Mr. Bergmann attended the meeting and described the process for review of an application for a program for the treatment of substance abuse in New York City, stating that once OASAS determines that an application is complete, it sends it to DOHMH, which serves as the Local Government Unit and has 45 days to review applications for substance abuse programs, during which time the community board where the program would be located must be notified so that it can make a non-binding recommendation; and

WHEREAS: Prior to the expiration of its 45 day review period, DOHMH makes a recommendation to OASAS which makes a final decision about whether to approve the program at the proposed location, however Mr. Bergman stated that approval by DOHMH and OASAS is required

only for programs involving treatment for substance abusers, not the other programs Exponents operates; and

WHEREAS: Mr. Bergman also stated that the immediate environment of a proposed location is taken into account during the review process for new locations, and that the safety of patients, participants and community members is considered to be of “paramount importance”; and

WHEREAS: Some of the information regarding the timeline and process were not sufficiently clear because OASAS did not attend the Meeting; and

WHEREAS: Exponents stated at the Meeting that it signed a lease for space at 2 Washington Street in July, 2013 and informed OASAS of its intention to move to this location in November, 2013 and stated that it was not aware prior to that time that it needed OASAS approval; and

WHEREAS: Residents, business people and others from the area surrounding 2 Washington Street attended the Meeting to express opposition to the Proposal, and one resident stated that a petition opposing the Proposal had collected over 200 signatures in two days; and

WHEREAS: Financial District Committee members expressed appreciation at the meeting that OASAS has begun to require community consultation as part of its process, however strong concerns were expressed about the inadequate timeline and the fact that the lease was signed six months prior to outreach to CB1; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 strongly urges OASAS to withhold a decision on granting certification to serve patients with a history of substance abuse at this location until a public hearing can be held to determine the appropriateness of the facility at this location, with adequate notice to CB1 and the local community, to which OASAS will send representatives to learn community concerns prior to making a final decision on the application; and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 strongly urges OASAS to create a more structured process for approving new locations for programs it regulates so that service providers are required to reach out to community boards at the earliest opportunity when they intend to relocate facilities and applications are not approved if this outreach does not take place according to criteria that OASAS should establish.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:       10 In Favor    0 Opposed    0 Abstained   0 Recused  
BOARD VOTE:           40 In Favor   0 Opposed    0 Abstained   0 Recused

RE:                    25 Broadway, application for catering facility liquor license for 25 Broadway Ballroom

WHEREAS: The applicant, 25 Broadway Ballroom, is applying for a liquor license for 25 Broadway; and

WHEREAS: The proposed hours of operation of this establishment are 8 a.m. to 2 a.m. seven days a week; and

WHEREAS: The square footage of the establishment is 29,972 square feet; and

WHEREAS: There will be background music and musical entertainment; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has stated that there are no buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has stated that there are three or more establishments with on premises liquor licenses within 500' of this establishment; and

WHEREAS: The applicant has requested a 4 a.m. closing time on Thursday, Friday and Saturday; and

WHEREAS: The Financial District Committee members present at the committee meeting on January 7 where this application was presented agreed to not oppose an extension of the hours on Thursday, Friday and Saturday until 4 a.m. if after 6 months there have been no complaints about the establishment; and

WHEREAS: The applicant has provided a signed stipulations sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 *opposes* the granting of a liquor license for 25 Broadway Ballroom, *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:       10 In Favor    0 Opposed    0 Abstained   0 Recused  
BOARD VOTE:           36 In Favor   0 Opposed    4 Abstained   0 Recused

RE:                    Application by MXK Restaurant Corp, d/b/a Remix, for a Cabaret License for 27 Park Place a/k/a 24 Murray Street

WHEREAS:   The applicant, MXK Restaurant Corp, d/b/a Remix, has applied for a cabaret license for 27 Park Place a/k/a 24 Murray Street; and

WHEREAS:   The applicant originally appeared before CB1’s Financial District Committee on October 22, 2013; and

WHEREAS:   Due to opposition from area residents who attended the meeting on October 22, 2013 and spoke about adverse impacts caused by the establishment to quality of life in the neighborhood, the Committee passed a resolution opposing the license; and

WHEREAS:   The applicant requested permission to return before the Committee and the attorney, Matthew Leone, presented a letter, dated December 23, 2013 and attached to this resolution, stating steps taken to address the concerns of the residents raised at the October 22 meeting; and

WHEREAS:   The letter included a commitment by the owner that the Murray Street door will no longer be available as an entrance and will be used for emergencies only and an alarm will be installed on the door; and

WHEREAS:   Residents in the vicinity who expressed opposition to this application on October 22, 2013 appeared again at the Financial District Committee meeting on January 7, 2014 to speak in support of the application, citing improvements due to measures taken by the establishment to address previous concerns; and

WHEREAS:   The Financial District Committee members agreed that the establishment and the applicant took the necessary steps to address the concerns raised at the October 2013 meeting; now

THEREFORE  
BE IT  
RESOLVED

THAT:                Community Board 1 *approves* the application by MXK Restaurant Corp, d/b/a Remix, for a Cabaret License for 27 Park Place a/k/a 24 Murray Street *with the conditions* that the applicant complies with commitments made in the letter from Matthew Leone, dated December 23, 2013.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 1 Recused

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 1 Recused

RE: Downtown Alliance Greening of Greenwich Street

WHEREAS: The Downtown Alliance has received preliminary approval for a plan to place and maintain planters on Greenwich Street south of the World Trade Center; and

WHEREAS: The primary goals for the streetscape greening plan are to improve pedestrian connectivity, and to enhance and enliven the sidewalk experience along the north-south corridor while strengthening links to through streets that run east-west; and

WHEREAS: Due to the subsurface infrastructure constraints of subways tunnels, building vaults, and utilities there is little if no opportunity to install street trees in the sidewalks along Greenwich Street. The streetscape greening plan introduces long linear planters with small trees under planted with seasonal vegetation to provide year round visual interest; and

WHEREAS: The incorporation of tree planters on the sidewalks provides a pedestrian scaled intervention as well as providing shade from the sun and helping to reduce the urban heat island effects. The thin wall profile of the planters emphasizes plant material and complements the architectural character of the corridor. The plan proposes sizable linear planters to accommodate a larger soil volume for tree health and longevity while providing ample sidewalk space for pedestrian circulation; and

WHEREAS: The planters are graffiti-proof and constructed to be fade resistant and structurally durable with glass fiber reinforced concrete; and

WHEREAS: The Downtown Alliance is currently undergoing outreach to building owners to determine their receptiveness to the program; and

WHEREAS: The current plan is to stop short of Albany Street due to the large number of visitors and construction activity; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 supports the Downtown Alliance's greening plan for Greenwich Street and requests that, if the program is successful, it expands both north and south along Greenwich Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 28, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 1 Recused

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

RE: Chinatown Working Group

WHEREAS: The Chinatown Working Group (CWG) was established in the Fall 2008 to create a democratic and transparent community-based planning initiative to help self-determine the future of Chinatown and the surrounding area, and

WHEREAS: CWG is comprised of fifty-two member organizations including all three Community Boards covering portions of Chinatown and surrounding areas, and

WHEREAS: CWG has concerned itself with the following goals:

- Affordability
- Culture & Historic Preservation
- Economic Development & Revitalization
- Education & Schools
- Immigrant Affairs & Social Services
- Parks, Open Space & Recreation
- Traffic, Transportation, Circulation & Security
- Zoning, and

WHEREAS: The Chinatown Working Group has engaged the services of The Pratt Center for Community Development and the Collective for Community Culture and the Environment (The Pratt Center) to create a framework for preserving affordability for residents and businesses, promoting new affordable housing and jobs, and preserving the cultural heritage of Chinatown and the surrounding areas, and

WHEREAS: The Pratt Center has produced the Plan for Chinatown and Surrounding Areas: Preserving Affordability and Authenticity which contains recommendations for affordability, economic development and culture and historic preservation and options for the creation of a Special Purpose Zoning District to advance these goals, and

WHEREAS: The Pratt Center has recommended that the Chinatown Working Group establish a Zoning Action Group to finalize decisions on zoning options and to meet with community organizations, elected officials and city agencies to advance the zoning, affordability, public housing, historic preservation and other recommendations of the plan, and

WHEREAS: Community Board #3, in which most of the plan area is located, has requested an extended period to review the proposals for zoning options in order to reach all stakeholders in the community, now

THEREFORE

BE IT

RESOLVED:

THAT: Community Board 1 will remain a voting member in the Chinatown Working Group and its Zoning Action Group.