

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 31 In Favor 1 Opposed 2 Abstained 0 Recused

RE: Hugh L. Carey Battery Park City Authority Board Composition

WHEREAS: The Hugh L. Carey Battery Park City Authority (BPCA) is a New York State public benefit corporation whose mission is to plan, create, coordinate and maintain a balanced community of commercial, residential, retail, and park space within its designated 92-acre site on the lower west side of Manhattan. There is a recognition that, as development of new parcels is completed, the importance of “maintenance” within the mission will become more significant, and

WHEREAS: The BPCA is governed by a seven-person board of directors along with an executive staff, and

WHEREAS: Since its founding in 1969, Battery Park City has been transformed from a development project into a vibrant residential and commercial community, however, the governance structure of BPCA has not changed as the community has evolved; and

WHEREAS: The seven-person board has never included more than one resident as a member despite the fact that residents and Community Board 1 (CB1) have been calling for greater community representation on the BPCA board for more than 10 years. The most recent resolution to this effect was passed by the Battery Park City Committee of Community Board 1 on January 5, 2016 and ratified by the full Community Board during its January 2016 Meeting; and

WHEREAS: CB1 has also asked the New York State Governor to appoint more residents to the BPCA Board numerous times; and

WHEREAS: A number of board decisions over the past eighteen months have caused significant community concerns and amplified the call for a local voice in decision making; and

WHEREAS: Out of a total of seven positions on the BPCA Board, today there are two vacant seats and four members whose terms have expired, making this, coupled with the changed nature of the BPCA mission, which is now focusing more on sustainability, the perfect time for the Governor to address the vacancies and expired terms and appoint more BPC residents to the BPCA Board; and

WHEREAS: New York State Senator Daniel Squadron has introduced legislation S130 in the New York State Senate in an effort to ensure that a majority of new BPCA board members appointed by the Governor are residents of Manhattan Community District 1; and

WHEREAS: CB1 commends Sen. Squadron for introducing S130 and for his leadership on this issue and thanks Assembly Members Deborah Glick and Yuh-Line Niou for their support of A4002, the legislation in the NYS Assembly; and

WHEREAS: S130 and A4002 would amend the Public Authorities law to require that if less than a majority of BPCA board members are residents of the community district in which Battery Park City is located, future appointments must be residents of the community district until a majority is achieved; and

WHEREAS: Battery Park City is a part of Manhattan Community District 1; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly supports the principle that BPC residents should make up a majority of the BPCA Board of Directors; and

BE IT

FURTHER

RESOLVED

THAT: CB1 asks that language showing a preference for the appointment of BPC residents, as opposed to the larger group of Manhattan Community District 1 residents, be added to the bill or entered into the official legislative record; and

BE IT

FURTHER

RESOLVED

THAT: CB1 urges the New York State Assembly and Senate to pass A4002 and S130 and for the Governor to sign this into law as soon as possible so that the two existing board vacancies can be filled and to address the fact that there are four BPCA board members whose terms have expired.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 4 In Favor 4 Opposed 2 Abstained 0 Recused
BOARD VOTE: 32 In Favor 1 Opposed 2 Abstained 0 Recused

RE: LM Plaza Text Amendment - N1702862ZRM

WHEREAS: The Applicant, Lightstone Acquisitions X, LLC, proposes an amendment to the text of Zoning Resolution which pertains to the permitted floor area bonus for public plazas in the Special Lower Manhattan District (LM District); and

WHEREAS: As currently drafted, this section does not permit a floor area bonus for public plazas connected to developments or enlargements that are located within 50 feet of a designated street on which either retail continuity is required, or street wall continuity is required. For properties in C6-4 zoning districts, the proposed text amendment would make the 50 foot restriction applicable to the plaza itself, allowing developments or enlargements within such districts that are located within 50 feet of a designated street to benefit from the plaza bonus provided that the public plaza is located more than 50 feet from a designated retail street or a Type 1 or 2A street wall street; and

WHEREAS: The Applicant also proposes a minor addition to ZR Section 37-713, to clarify that additional locational restrictions for public plazas exist in the LM District and other Special Zoning Districts; and

WHEREAS: A development that would be facilitated by the proposed zoning text amendment is one being proposed by the Applicant at 130 William Street. The development is located on an L-shaped zoning lot that has frontage on Fulton, William, and Gold Streets. Fulton Street is a designated retail street, but William Street is neither a street designated for retail use nor any street wall type. The proposed development will have frontage along the Fulton Street street line, and the public plaza is proposed to only have frontage along William Street and will be located approximately 81 feet away from Fulton Street; and

WHEREAS: The plaza will contain a total of 5,317 square feet and will generate a floor area bonus at a ratio of 6 to 1 for C6- 4 districts. A residential entrance to the Proposed Development and an entrance to the ground floor retail will open onto the public plaza; and

WHEREAS: The Applicant's Development will be 60 stories and will contain a total of approximately 426,889 gross square feet, including 322,022 residential square feet and 5,373 retail square feet. It will utilize development rights from the other properties on the zoning lot and will derive 31,902 square feet from the plaza bonus and 49,852 square feet from the Inclusionary Housing bonus, coming from off-site Inclusionary housing located at 118 Fulton Street. The building's frontage on Fulton Street will be occupied primarily by retail uses, in compliance with the requirements of ZR 91-41 for designated retail streets. The main residential entrance for the building will be located off the proposed plaza on William Street; and

WHEREAS: At the March 2017 Financial District Committee, Community Board 1 members requested that the applicant return to the monthly full board meeting with more information and visual documentation on the project and the plaza itself; and

WHEREAS: The applicant will be returning to the CB1 Land Use Committee for review of the plaza café; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the application for LM Plaza Text Amendment N1702862ZRM to modify the Zoning Resolution pertaining to the permitted floor area bonus for public plazas in the Special Lower Manhattan District, subject to the following conditions:

1. The applicant must stipulate in the plaza plan that it will be regularly and permanently maintained by the building owner.
2. The applicant must return to CB1 to present the final plaza design before the application is approved by the City Planning Commission.
3. The City Planning Commission will not approve the final plaza design until it is presented to CB1.
4. CB1 supports programming in the plaza, as long as it does not disturb neighborhood residents.

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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 140 Broadway, Board of Standards and Appeals application for a special permit to allow operation of a physical culture establishment
2016-4470-BZ

WHEREAS: An application has been filed with the Board of Standards and Appeals (BSA) for a special permit to allow a physical culture establishment (PCE), Crunch Fitness, at 140 Broadway; and

WHEREAS: It is proposed to establish a new Crunch facility within portions of the first floor and second sub-cellar of the existing building. The gross square footage for the PCE will be 28,611 square feet; and

WHEREAS: Patrons will access Crunch from an entrance facing Nassau Street (rear of building). The first floor will consist of an entrance lobby and reception desk with dedicated elevators and stairs for the PCE. The sub-cellar will contain locker rooms, exercise equipment, group training and fitness areas, spinning and yoga studios and office space; and

WHEREAS: It is anticipated that the PCE will eventually have approximately 6,000 to 7,000 regular members with patrons visited estimated at 600 to 800 per day. The proposed hours of operation are 5:00AM – 11:30PM Monday – Friday and 7:00AM – 9:00PM Saturday and Sunday; and

WHEREAS: The applicant has represented that they will not use “sandwich board” advertising in front of the PCE; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose application 2016-4470-BZ filed with the BSA for a special permit to allow operation of a physical culture establishment in the first floor and sub-cellar of 140 Broadway.

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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 In Favor 3 Opposed 2 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 88 Broad Street, small unenclosed sidewalk café application for OBBM, LLC d/b/a
Broadstone Tap House

WHEREAS: The applicant, OBBM, LLC d/b/a Broadstone Tap House, has applied for an unenclosed sidewalk café license for 12 tables and 24 seats; and

WHEREAS: The applicant has represented that the hours of the sidewalk café will be 11:30AM – 10:00PM all week; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose this application as long as the applicant adheres to the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Applications for alteration of existing restaurant liquor licenses for sale of alcohol outdoors

WHEREAS: The annual Stone Street Pedestrian Mall event will begin on March 15, 2017 and conclude on November 30, 2017; and

WHEREAS: The establishments participating in the event must obtain alterations to their existing liquor licenses in order to allow them to the sell alcohol outdoors; and

WHEREAS: The participating establishments include:

One Hanover LLC
DBA Harry's Café & Steak
One Hanover Square
New York, NY 10004
Serial #1174355

Pearlstone Restaurant
Dba Ulysses' Folk House
91-97 Pearl /48 Stone Street
New York, NY 10004
Serial #1153657 and #1132328

Pizza on Stone, LLC
Dba Adrienne's Pizza Bar
54 Stone Street
New York, NY 10004
Serial #1162852

Liam Street Venture LTD
DBA Bavaria
19 South William Street
New York, NY 10004
Serial #1269142

55 Stone Restaurant, Inc.
Dba Mad Dog & Beans Mexican Cantina
83 Pearl Street/56 Stone Street
New York, NY 10004
Serial #1193952
55 Stone Street LLC
DBA Growler Bites & Brews
55 Stone Street

R.E.T. Venture
Dba Route 66
46 Stone Street/79 Pearl Street
New York, NY 10004
Serial #1268835

Bake My Day, LLC
Dba Financier Patisserie
62 Stone Street
New York, NY 10004
No liquor served

85 Stone Street Venture LTD
Dba Stone Street Tavern
52 Stone Street
New York, NY 10004
Serial #1180057

81 Pearl Street Venture, LTD
Dba Beckett's
81 Pearl Street/50 Stone Street
New York, NY 10004
Serial #1180483

Smorgas Chef LLC
Dba Smorgas Chef
53 Stone Street
New York, NY 10004
Serial #1168386
45 Stone Street Venture
Dba Dubliners
45 Stone Street,

New York, NY 10004
Serial #1255517

New York, NY 10004
Serial #1222588

Vintry, LLC
DBA Vintry Wine & Whiskey
57 Stone Street
New York, NY 10004
Serial #1225388

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose the granting of an alteration of an existing liquor license for sale of alcohol outdoors for the establishments listed above for the duration of the Stone Street Pedestrian Mall event.

COMMUNITY BOARD #1 –MANHATTAN
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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 6 Water Street, application for a new hotel liquor license application for AI IV LLC, AI Operating IV LLC and AI Manager IV LLC d/b/a Hilton Garden Inn

WHEREAS: The applicant, AI IV LLC, AI Operating IV LLC and AI Manager IV LLC d/b/a Hilton Garden Inn, is applying for a hotel liquor license; and

WHEREAS: The bar service hours will be 5:00PM – 4:00AM all week; and

WHEREAS: The establishment will be 1,950 square feet with a dining area of 880 square feet with 31 tables and 74 seats; a bar area of 220 square feet with 12 seats; and a kitchen area of 850 square feet; and

WHEREAS: The bar will be on the second floor of the hotel, within the restaurant. This license also includes room service for the hotel; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not 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: CB1 opposes the granting of a hotel liquor license to AI Operating IV LLC and AI Manager IV LLC d/b/a Hilton Garden Inn unless the applicant complies with the limitations and conditions set forth above.

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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 2 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 180 Water Street, application for restaurant wine, beer & cider license for IKRG – Midtown West, LLC d/b/a Academia Barilla Restaurants

WHEREAS: The applicant, IKRG – Midtown West, LLC d/b/a Academia Barilla Restaurants, is applying for a restaurant wine, beer & cider license; and

WHEREAS: The bar service hours will be 8:00AM – 11:00-PM all week; and

WHEREAS: The establishment will be 1,325 square feet with a dining area of 845 square feet with 17 tables and 53 seats and a kitchen area of 330 square feet; 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; and

WHEREAS: The Financial District Committee expressed concern over homophobic remarks made by former Barilla CEO in 2013, in light of recent attacks on gays and lesbians in district establishments; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a restaurant wine, beer & cider license to IKRG – Midtown West, LLC d/b/a Academia Barilla Restaurants unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 61-69 Barclay Street, application for a new bar/lounge liquor license for If Not Now LLC d/b/a TBD

WHEREAS: The applicant, If Not Now LLC, is applying for a bar/lounge liquor license; and

WHEREAS: The bar service hours will be 10:00AM - 2:00AM on Sunday and 7:00AM – 2:00AM Monday – Saturday; and

WHEREAS: The establishment will be 6,649 square feet including a dining area of 1,225 square feet with approximately 101 seats; a bar area of 1,034 square feet with approximately 37 seats; and a kitchen area of 288 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not 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: CB1 opposes the granting of a bar/lounge liquor license to If Not Now LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: 27 Park Place (24 Murray Street), application for renewal of a bar/tavern liquor license for MXK Restaurant Corp. d/b/a Remix

WHEREAS: The applicant, MXK Restaurant Corp. d/b/a Remix, is applying for renewal of a bar/tavern liquor license; and

WHEREAS: The State Liquor Authority (SLA) has informed Community Board 1 (CB1) that after an investigation and over 50 charges, the license is under emergency suspension; and

WHEREAS: Some of the charges include: adult entertainment; alteration to the premises without SLA permission; non-compliance with building codes and/or fire, health, safety and governmental regulations; failing to comply with representations set forth in the application, etc.; and

WHEREAS: The renewal notice received by CB1 marks “patron dancing”, but not “exotic dancing”, “topless entertainment” or any other adult entertainment; and

WHEREAS: In February 2017, CB1 adopted a resolution stating serious concern over the establishment based on the information outlined in the Emergency Summary Order of Suspension document and urged that the SLA does not move forward with any pending application until CB1 had a chance to address concerns with the establishment owner when they would attend the upcoming Financial District Committee meeting; and

WHEREAS: This matter is still pending at the SLA. Hearings on this matter have concluded but the SLA Full Board must still rule on the matter which will either result in financial penalty or cancellation of the license altogether; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the application by MXK Restaurant Corp. d/b/a Remix for renewal of a bar/tavern liquor license at 27 Park Place because of the egregious violations documented against this establishment and their poor record as a neighbor in the community. CB1 urges that the SLA does not approve the renewal of this license.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Ziua USA Cultural Foundation; Street Activity Permit Office application for Romania Day Festival; Sunday, May 14, 2017; Broadway between Liberty Street and Battery Place; Whitehall Street between Stone Street and Morris Street

WHEREAS: Ziua USA Cultural Foundation has applied for a street activity permit for Broadway between Liberty Street and Battery Place; and Whitehall Street between Stone Street and Morris Street on Sunday, May 14, 2017 from 10:00AM – 6:00PM; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 opposes the application submitted by Ziua USA Cultural Foundation for a street activity permit on Sunday, May 14, 2017 on the grounds that the location of the event is on Broadway, a main thoroughfare in Lower Manhattan, creating disruptions for the many private businesses that remain open.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Bowling Green Association; Street Activity Permit Office application for Columbus Day Festival; Monday, October 9, 2017; Whitehall Street between Stone Street and Water Street; Broadway between Morris Street and Stone Street; Broadway between Liberty Street and Battery Place

WHEREAS: The Bowling Green Association has applied for a street activity permit for the Columbus Day Festival on Whitehall Street between Stone Street and Water Street; Broadway between Morris Street and Stone Street; Broadway between Liberty Street and Battery Place on Monday, October 9, 2017 from 10:00AM to 6:00PM; and

WHEREAS: CB1 has opposed this application five times in the past six years on the grounds that the event occurs on Columbus Day, when many private businesses remain open although government offices are closed, and that the location of the event is on Broadway, a main thoroughfare in Lower Manhattan, creating disruptions for the many private businesses that remain open; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the application submitted by the Bowling Green Association for a street activity permit for the Columbus Day Festival on Monday, October 9, 2017.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 1 Recused

RE: Independence Plaza North Tenants Association; Street Activity Permit Office
application for Veteran’s Day Festival; Friday, November 10, 2017; Broadway between
Liberty Street and Battery Place

WHEREAS: Independence Plaza North Tenants Association has applied for a street activity permit
for Veteran’s Day Festival on Broadway between Liberty Street and Battery Place on
Friday, November 10, 2017 from 10:00AM – 6:00PM; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 opposes the application submitted by the Independence Plaza North Tenants
Association for a street activity permit for the Veteran’s Day Festival on Friday,
November 10, 2017 on the grounds that the location of the event is on Broadway, a
main thoroughfare in Lower Manhattan, creating disruptions for the many private
businesses that remain open.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 14 White Street, application for a new seven-story mixed use building

WHEREAS: The application is for a new seven-story building 85' tall with a 16' bulkhead on the corner of White Street and Sixth Avenue which has been a vacant lot for many years, and

WHEREAS: The façade will be an etched bronze material with punched openings creating metal envelopes with an interesting vertical gradient with larger apertures at higher stories, and

WHEREAS: The windows behind the heavy bronze curtain wall are clear tilt-and-turn, with innovative thermal energy recovery units, which was a concern to the Committee as being too much clear glass, and

WHEREAS: The building will be one story higher than the adjoining building at 12 White Street, which was a concern to all Committee members, which will be the subject of a future BSA application, and

WHEREAS: The base of the building contains a retail entrance doorway, a residential entrance doorway and a garage door, which the Committee felt was too busy and would benefit from a simpler design, and

WHEREAS: The Committee felt the very thin cornice top to the building was not appropriate and suggested a heavier looking cornice be incorporated, and

WHEREAS: The Committee commended the team for the use of innovative materials and thorough presentation and creative design, and,

WHEREAS: CB1 is distressed that the LPC voted on this application prior to receiving community board comment, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends the Landmark Preservation Commission approve the application, with amendments to the massing, the amount of clear glass, a simpler base design and a bolder cornice, and

BE IT
FURTHER
RESOLVED

THAT: In the future Community Board 1 would like the LPC to allow community board comment before it votes on an application.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 54 Franklin Street, application for replacement of vault lights

WHEREAS: This property at the eastern end of the Tribeca East Historic District is in substantial disrepair, and

WHEREAS: The property owner would be under great financial hardship if the vault lights - now mostly covered and surrounded by crumbling foundation support structure - were to be restored or replaced in kind, and

WHEREAS: The proposal calls for the lights to be replaced with concrete and diamond plate, and

WHEREAS: We regret that the vault lights cannot be saved but understand the impossibility of the owner to do so, and

WHEREAS: Nevertheless, the current proposal of concrete and diamond plate is an unfortunate option, and

WHEREAS: We believe a financially prudent but more historically appropriate solution should be found, such as bluestone or another material, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission accept the removal of the existing vault lights but work with the applicant to find a more fitting replacement.

COMMUNITY BOARD #1 –MANHATTAN
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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 41 Park Row, application for façade alterations

WHEREAS: This is an application to substantially change the façades of this individual landmark, originally The New York Times building, designed in 1889 and enlarged in 1905 by pioneering skyscraper designer George B. Post, and

WHEREAS: It is the last remaining Post office building in downtown Manhattan, and one of the last survivors of Newspaper Row, and

WHEREAS: The original composition is a stunning example of Romanesque architecture, with remarkably complex detailing, and the rusticated pilasters are magnificent, and

WHEREAS: Much of the streetfront elevations on the three sides of 41 Park Row have been badly altered over the last century, but the echo of the original design still remains in many places, especially the second-story fenestration, and

WHEREAS: In an effort to "open up" the building to a new campus plaza and to create an art gallery, Pace University proposes to infill existing window bays with huge swaths of plate glass surmounted by enormous, un-segmented transom glass, and

WHEREAS: The 1950s-era spandrel panels would be replaced with elegant rubbed bronze separating the storefront and transom glass, although the rubbed bronze would be in a rather too dark color, and

WHEREAS: The once magisterial Park Row entrance - portal, really - is now puny, and would remain so in this plan, missing an opportunity to add at least a shadow of prominence to this entry, and

WHEREAS: Replacing the later limestone base and replacing with granite is a beautiful improvement, and

WHEREAS: If the materials other than the overwhelming glass infill remain as proposed and are not value-engineered before construction, they are improvements over years of bad interventions, and

WHEREAS: While the Romanesque style of the original design soars, the base was heavily and carefully rooted to the street, and the window proposal destroys that sense, and is in need of greater articulation, and

WHEREAS: The presentation by FX Fowle was notably thorough, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission accept this application provisionally, but require the applicant to redesign the first- and second-floor windows more contextually, especially on the Park Row elevation.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 209 Broadway, application for handicapped accessibility ramp for St Paul's Chapel

WHEREAS: The application will provide ADA accessibility to St Paul's Chapel, and

WHEREAS: The 26' ramp will run along the North side of the Chapel and be constructed from high quality blue stone to match the existing blue stone pavement, and

WHEREAS: The new hand rail along the ramp will match the existing historical handrail at the entry steps, and

WHEREAS: A new gate will be made on Broadway to match the existing historical gates, and

WHEREAS: A new step to the side of the ramp will be added using stone to match the existing, and

WHEREAS: The Committee noted three existing benches had to be removed to place the ramp – and asked the applicant to place the benches elsewhere in the gardens – which the applicant agree to do, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmark Preservation Commission approves the application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 30 In Favor 1 Opposed 1 Abstained 1 Recused

RE: Community Service Society of New York Fair Fares proposal

WHEREAS: At the Community Board 1 (CB1) Quality of Life (QOL) Committee meeting on March 16, 2017, Nancy Rankin, Vice President for Policy Research and Advocacy, Community Service Society of New York (CSS), presented Fair Fares: A Campaign for Half-Price Fares on MTA Subways and Buses for Low-Income New Yorkers (the Proposal); and

WHEREAS: The Proposal would enable low-income New Yorkers, defined as those with family income below the federal poverty level (approximately \$20,000.00 per year), to pay half-price on MTA subways and buses; and

WHEREAS: For the Proposal to be implemented, the estimated annual cost of about \$200 million a year in foregone fare revenue, plus administrative costs that would be needed to reimburse the MTA, can be funded in either of two ways:

1. The New York State Legislature could pass a law to provide funds to the MTA, or
2. Mayor de Blasio on his own can authorize the City to reimburse the MTA from NYC revenue pursuant to the New York Public Authorities Law Section 1205 #2:

“Upon the written request of the mayor the authority shall permit reduced fares for one or more classes of transit facility users designated by the mayor upon the agreement of the city to assume the burden of the resulting differential, together with the attendant administrative costs of the authority, pursuant to procedures satisfactory to the authority.”

WHEREAS: The CSS estimates that the Proposal would amount to 0.25% of the annual \$84.7 billion New York City budget and would be significantly offset by savings to the New York City Human Resources Administration which currently funds Metro cards for many low-income New Yorkers through other programs (approximately \$48 million per year) and by savings in the criminal justice system as fewer people would be arrested or be given summonses for fare-beating; and

WHEREAS: CSS research indicates that the cost of mass transit prevents many low-income people from accepting employment that requires them to travel, and the Proposal would therefore increase economic opportunity for low-income people and enable them to better contribute to the economy and government tax revenue; and

WHEREAS: The city already has reduced transit fare programs for seniors and school age children; and

WHEREAS: The Proposal has received the support of numerous elected officials including NYC Comptroller Scott Stringer, New York City Public Advocate Leticia James, Manhattan Borough President Gale Brewer and three of the other four Borough Presidents, 34 members of the New York City Council including Council Member Margaret Chin who represents all of Community District 1, and numerous non-profit and other organizations and individuals; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports the Proposal and urges Mayor de Blasio to fund it and the New York City Council to support its inclusion in the Fiscal Year 2018 budget.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 6 In Favor 1 Opposed 0 Abstained 1 Recused
BOARD VOTE: 31 In Favor 2 Opposed 0 Abstained 0 Recused

RE: 9-11 Fulton Street, application for a restaurant/beer garden liquor license for an entity to be formed by William Zafiros and Aristotle Hatzigeorgiou

WHEREAS: The applicant, an entity to be formed by William Zafiros and Aristotle Hatzigeorgiou, TB Fulton 2 LLC, is applying for a restaurant/beer garden liquor license; and

WHEREAS: The applicant has agreed to the bar service hours of 11:00AM – 4:00AM all week for the inside portion and 11:00AM – 2:00AM all week for the outside portion; and

WHEREAS: The 4:00AM closing time has been agreed on based on the applicant's excellent record with the community with other establishments they have operated in the neighborhood. We have received no complaints regarding the applicant's other establishments; and

WHEREAS: The applicant has agreed to turn off any outside music at 12:00AM daily; and

WHEREAS: The establishment will be a total of 44,633 square feet. The inside portion will be 2,466 square feet on the first floor and 4,228 square feet on the second floor and will include 14 tables, 112 seats and 1 bar; and

WHEREAS: The outside portion will be 37,939 square feet and the applicant has agreed to a maximum of 50 outside tables; and

WHEREAS: The maximum occupancy of the establishment is 4,000; and

WHEREAS: The applicant has represented that there will be at least 20 feet of clearance on the street outside, and that ADA access will be provided inside and out; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not 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: CB1 opposes the granting of a restaurant/beer garden liquor license to an entity to be formed by William Zafiros and Aristotle Hatzigeorgiou, TB Fulton 2 LLC, unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: City Hall Park

WHEREAS: City Hall Park was formerly well maintained and cared for; and

WHEREAS: Over the past year, Community Board 1 has received complaints from residents and constituents of various ongoing issues related to maintenance, disrepair and general decline at City Hall Park; and

WHEREAS: Examples of these issues include broken pavers, uneven pavement, broken gaslights and overall poor lighting, faulty water pipes, unmaintained plantings, garbage and rats; and

WHEREAS: In addition to these maintenance issues, residents have also reported on loitering, homelessness and drug use within the park; and

WHEREAS: These issues present not only quality of life and aesthetic issues, but also serious safety issues as the park is used by an increasing number of nearby families with children. The park is also a main thoroughfare for tourists and is regularly used by local workers; and

WHEREAS: Especially at night, broken pavers, uneven pavement, loitering and drug use combined with poor lighting contribute to a growing potential for accidents and crime. Residents have reported that the park no longer feels safe at night and that they avoid passing through the park when it is dark; and

WHEREAS: The community has also reported issues with cyclists riding through the park, posing a safety issue for pedestrians, children and others, as the pathways are narrow and often dark; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 urges that the Department of Parks and Recreation take immediate action to remedy the broken or damaged features in City Hall Park and ensure that the space is well maintained in the future so that it remains a space that is safe and enjoyable for the many residents, workers and tourists that use it on a daily basis;

BE IT
FURTHER
RESOLVED

THAT: CB1 also requests that the Department of Parks and Recreation work with the Department of Transportation to re-install cyclist “dismount” throughout the park.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 4 In Favor 0 Opposed 1 Abstained 1 Recused

BOARD VOTE: 30 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 385 Greenwich Street, application for alteration of liquor license for Aemal LLC to permit service at sidewalk cafe

WHEREAS: The applicant has applied for a liquor license alteration to permit service at a sidewalk café; and

WHEREAS: The applicant appeared before Community Board 1 in February 20017 to present their application for a sidewalk cafe license from the New York City Department of Consumer Affairs and at the request of the Tribeca Committee agreed to remove five tables and 10 seats on the easternmost side of North Moore Street, leaving 16 tables and 29 seats; and

WHEREAS: The sidewalk café will operate until 11 p.m. Sunday through Wednesday and until 12 a.m. Thursday, Friday and Saturday; and

WHEREAS: Prior to the meeting in February 2017, CB1 received several emails from neighbors describing adverse impacts to their quality of life from the establishment and another nearby establishment operated by the same owner; and

WHEREAS: The owner of Aemal stated at the Tribeca Committee meeting in February 2017 that he was not previously aware of the neighbors' quality of life concerns and offered to meet with them to address them, and has since reached out to the neighbors and is working with them toward that end; and

WHEREAS: The applicant has signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration of a liquor license to permit service at a sidewalk café by Aemal LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 2017-51-BZ - 51 Warren Street, application for a Board of Standards and Appeals special permit pursuant to section 73-36 of the New York City Zoning Resolution to legalize the operation of a Physical Culture Establishment for “Dancebody”

WHEREAS: “Dancebody, LLC” has filed an application for a special permit with the Board of Standards and Appeals to permit a Physical Culture Establishment, and

WHEREAS: The Physical Culture Establishment is located in a portion of the cellar and first floor of a 6-story mixed-use residential and commercial building, and

WHEREAS: The Physical Culture Establishment would occupy a portion of the cellar (1,335 square feet) and the first floor (1,415 square feet), for a total of 2,750 square feet. The first floor contains a fitness studio and lobby area. The cellar is accessible by the building’s elevator and staircase and contains two fitness studios a locker area, bathrooms and showers, and

WHEREAS: Dancebody offers dance inspired fitness classes in group, small group and individual personalized sessions; free weights and machines are not used in the facilities, and

WHEREAS: The proposed hours of operation are Monday through Friday 6am – 9pm with the earliest class at 6:30am and the latest class ending at 8:30pm; Saturday and Sunday 7:30am – 7:30pm with the earliest class at 8am and the latest class ending at 7pm. There is an average of 8-10 classes per day, and

WHEREAS: The dance inspired fitness classes will host on average 10-25 patrons per class, with a maximum class capacity of 89 patrons if all classes are used. There will be 3-7 employees present in the Space at all times, and

WHEREAS: All partitions at the studios are isolated from adjacent structures with 2 layers of 5/8” sheetrock and resilient stud connection and the applicant has agreed to work with adjacent neighbors to ensure adequate sound proofing, and

WHEREAS: The Physical Culture Establishment would not have a negative impact on the surrounding area, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Board of Standards and Appeals grant a special permit to allow a Physical Culture Establishment at 51 Warren Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 2017-39-BZ - 271 Church Street, application for a BSA special permit pursuant to section 73-36 of the New York City Zoning Resolution to legalize the operation of a Physical Culture Establishment for the “Tracy Anderson Method”

WHEREAS: “Tracy Anderson Method” has filed an application for a special permit with the Board of Standards and Appeals under to legalize the operation of a Physical Culture Establishment which opened for business on September 28, 2016 at 271 Church Street, and

WHEREAS: The Physical Culture Establishment is situated on the east side of Church Street between Franklin Street and White Street in a 17 story landmarked building, and occupies approximately 4,100 square feet located in the cellar and ground floor levels, with a mezzanine within the ground floor level, and

WHEREAS: The studio offers a complete expression of the Tracy Anderson Method, including a full roster of muscular structure and dance cardio classes, for both beginners and advanced clients, as well as customized programs and private personal training, and

WHEREAS: The hours of operation are 5:30 a.m. through 10:00 p.m., Monday through Friday, and generally 7/8 a.m. through 3 p.m. on weekends. Classes are conducted on a group basis, with a trainer leading the class along with an assistant trainer, and

WHEREAS: The facility is staffed by approximately 34 employees, including 3 juice bar/café servers, 5 receptionists, 24 trainers, 1 studio manager and 1 head trainer. The class sizes vary, with the largest class size at 30, and

WHEREAS: Sounds attenuation measures include the installation of 2 layers of gypsum wallboard on each side of metal studs with a sound attenuation blanket for an STC rating of 52. Additionally, the floors throughout the studio have a resilient underlayment padding beneath the flooring, for added attenuation and the applicant has agreed to work with adjacent neighbors to ensure adequate sound proofing, and

WHEREAS: The Physical Culture Establishment would not have a negative impact on the surrounding area, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Board of Standards and Appeals grant a special permit to allow a Physical Culture Establishment at 271 Church Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: MARCH 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 4 In Favor 0 Opposed 2 Abstained 0 Recused

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Transportation Alternatives, application for a street activity permit on Tuesday, August 29, 2017 on Beach Street between Greenwich and Hudson Streets during the hours of 8 a.m. to 8 p.m.

WHEREAS: The applicant has returned to Community Board 1 (CB1) to apply for a street activity permit on Tuesday, August 29, 2017 on Beach Street between Greenwich and Hudson Streets during the hours of 8 a.m. to 8 p.m.; and

WHEREAS: Transportation Alternatives had previously applied for a street activity permit on Beach Street between Greenwich and Hudson Streets in August of 2016, and

WHEREAS: At that time, CB1 rejected the application on Beach Street between Greenwich and Hudson Streets citing the concerns outlined below, and

WHEREAS: Transportation Alternatives then applied for a street activity permit on Beach Street between Greenwich and Collister Streets in August of 2016, and

WHEREAS: CB1 approved that permit but again cited concerns about closing any part of Beach Street at that location, and

WHEREAS: The street activity permit on Beach Street between Greenwich and Collister Streets in August of 2016, although it was approved, eventually proved to be problematic for reasons also cited below, and

WHEREAS: For example, video and photos taken at the event were provided to the Tribeca Committee showing buses and other vehicles that turned onto Beach Street and dangerously backed up onto Hudson Street, with no personnel directing traffic as requested, only a city garbage can in the middle of the street that was used to delineate where the street fair began at Collister Street, and a homemade, typed sign saying 'DETOUR' that was propped up on a garbage can at Beach and Hudson Streets closing off a section of Beach Street that was not permitted by the approved permit, and

WHEREAS: Members of the Tribeca Committee expressed support for the theme of this event, but believe that there are more suitable nearby locations for it; and

WHEREAS: Concerns were expressed about the suitability of Beach Street between Greenwich and Hudson Streets and between Greenwich and Collister Streets for this event, due to the exit to the Holland Tunnel located at the Beach and Hudson intersection, frequent traffic congestion along Hudson Street and gridlock at the intersections of Beach and Hudson and Laight and Hudson Streets, concerns about pedestrian safety, as well as the presence of two schools for young children who are picked up and dropped off in passenger vehicles throughout the day, building construction projects at 47 and 51 Beach Street, and continuous deliveries to buildings throughout the day; and

WHEREAS: Several members of the committee asked the representatives from Transportation Alternatives why another nearby location such as Hubert Street, for example, that would have a much less significant impact on quality of life and traffic flow, would not be suitable; and

WHEREAS: Although asked numerous times, no clear reason was given as to why a different nearby street other than Beach Street could not be used for the street fair, and

WHEREAS: The committee asks the applicant return to CB1 to request a different, more suitable location that is acceptable to CB1 members and residents, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 is opposed to the request for a street activity permit submitted by Transportation Alternatives for Tuesday, August 29, 2017, for the following reasons:

1. The Beach and Hudson Street intersection is an exit for the Holland Tunnel.
2. Closing Beach Street in any configuration has and will exacerbate the existing traffic congestion problems along Hudson Street as well as the gridlock issues at Hudson and Beach and Hudson and Laight Streets.
3. There are other, more suitable nearby streets for the street fair that would have a much less negative impact on traffic congestion, pedestrian safety, and overall quality of life in the neighborhood.
4. Frequent and continuous building deliveries throughout the day; and

BE IT

FURTHER

RESOLVED

THAT: CB1 believes that Beach Street between Greenwich and Hudson Street is not appropriate for a street activity permit on a weekday business day, and

BE IT

FURTHER

RESOLVED

THAT: CB1 does not approve the Transportation Alternatives request for Beach Street between Greenwich and Hudson Streets as a location for this street activity permit.