

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: BATTERY PARK CITY

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 6 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 40 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: West Side Corridor Improvements

WHEREAS: NYC DOT has already implemented changes in the intersection of West Street and Chambers Street pursuant to their October 2016 presentation.

WHEREAS: NYC DOT has presented improvements for cyclists in the bike path and pedestrians in the west crosswalk from vehicles turning from West Street on to Battery Park City at the following four intersections:

- West Street & Warren Street
- West Street & Murray Street
- West Street & Vesey Street
- West Street & Liberty Street

WHEREAS: NYC DOT has presented the changes to be in split phases:

- During the first part of the split phase, the signal indications are:
 - Green for southbound through traffic
 - Red turning arrow for right-turning traffic
 - Green bike signal
 - WALK (stickman) for west crosswalk
- During the second part of the split phase, the signal indications are:
 - Green for southbound through traffic
 - Green turning arrow for right-turning traffic
 - Red bike signal
 - DON'T WALK (steady hand) for west crosswalk
- Change cycle length to 150 seconds during weekday AM and PM peak period. Currently cycle length is 135 seconds during weekday AM peak period and 120 seconds during weekday PM peak period, and

WHEREAS: NYC DOT will provide extra crossing time for north and south crosswalks where needed, and

WHEREAS: NYC DOT has presented that the turn lane between Vesey Street and Liberty Street will allow for trucks to turn into Brookfield Loading Dock and cars to pull off the road if necessary, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 requests that NYPD Traffic Enforcement enforce traffic rules around the vehicle for hire driveway at 200 West Street currently and once intersections north and south of the driveway are complete, and

BE IT

FURTHER

RESOLVED

THAT: CB1 requests that NYC DOT add handicapped and visually impaired accessible pedestrian signals at all intersections crossing West Street while changes are made to each intersection, and

BE IT

FURTHER

RESOLVED

THAT: CB1 approves all changes as presented by NYC DOT to improve pedestrian and bicycle safety at the intersections working south from Chambers Street and Route 9A (West Side Highway) through Liberty Street, and

BE IT

FURTHER

RESOLVED

THAT: CB1 requests that NYC DOT continue to evaluate the West Street intersections at Albany and West Thames Streets.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE: South End Avenue West Thames Street Streetscape Design

WHEREAS: Beginning in 2011, NYCDOT, at the request of Manhattan Community Board #1 (CB1), conducted an extensive study of South End Avenue in Battery Park City to assess what, if any, calming measures could be implemented to improve pedestrian, cyclist and driver safety; and

WHEREAS: NYCDOT working closely with members of CB1 (BPC Committee) and local elected officials welcomed robust community engagement and input which resulted in a “*Pedestrian and Traffic Safety Recommendation*” report issued in December 2013, which was subsequently approved by CB1, but BPCA did not support the plans; and

WHEREAS: In 2015, BPCA launched its own South End Avenue study with Stantec, and created plans that resulting in the October 2016 CB1 Resolution requested a cease and desist with their plans and funding measures; and further requested BPCA to work with CB1 and NYC DOT to update the original analysis and work together in a working group and/or Socratic dialog with the community; and

WHEREAS: NYCDOT reported 83 crashes along South End Avenue corridor within the past 3 years; and

WHEREAS: In 2018, BPCA began working with CB1 and NYCDOT to review updated analysis and community needs with presentations and discussions in the BPC Committee meetings, streetscape walk through and meetings with affected stakeholders to create revised plans; and

WHEREAS: The BPCA has divided its planned project changes into three sections:

- North Section: South End Avenue from Liberty Street to Albany Street
- Central Section: South End Avenue from Rector to Albany Street
- South Section: South End Avenue from Rector to the cul de sac and West Thames Street; and

WHEREAS: Changes for the North Section are as follows:

- **Taxi cab line** extended to north west side on Liberty Street
- **Taxi cab line** added on the SW side of Liberty Street facing East
- **Daytime commercial and evening alternate side of the street parking** added to the north and south east sides of Liberty Street
- **Daytime commercial street parking** changes from 3 hours to 2 hours on the west side of South End Avenue

- NYC DOT has agreed with BPCA and CB1 to study the commercial parking usage along South End Avenue between Liberty and Albany Streets for potential changes and updates
- **Bike Lanes** will be added to the streetscape, providing safe passage for cyclists in and out of BPC on Liberty Street
- **Curb bump-outs** will be installed at the south east portion of the intersection at South End Avenue and Liberty Street
- **Sidewalk extensions** along the West side of South End Avenue to be extended by a maximum of 5 to 6 feet.
- **Median** is added from a pedestrian refuge island at Liberty Street/South End Avenue to near the entrance to Gateway
- **Left Turn Lane** to be added from northbound South End Avenue into Gateway; and

WHEREAS: Some Condominium Buildings along South End Avenue & West Thames Street have voiced opposition to the widening of the sidewalks in the center & south zones due to the financial burden for maintenance and quality of life burden during the construction, there is agreement for need for the curb bump-outs, pedestrian refuge islands & increased safety; and

WHEREAS: Changes for the Center Section are as follows:

- **Daytime commercial and evening alternate side of the street parking** added to the north and south east sides of Albany Street between South End Avenue & West Street
- **Bike Lanes** will be added to the streetscape, providing safe passage for cyclists in and out of BPC on Liberty Street
- **Citibike Station** to be added by the Northwest corner of Albany and West Street
- **Curb bump-outs** will be installed at the intersections of South End Avenue & Albany Street & Rector Places
- **Sidewalk extensions** along the West side of South End Avenue to be extended by a maximum of 5 to 6 feet.
- **Raised Table** added to South End Avenue between Rector Places
 - **Crosswalks** added to the north/southern-most crossings of the table
- **MTA Bus Changes**
 - M-9 (to BATTERY PK CITY via AV C via PARK ROW)
 - Bus stop added on the east side of South End Avenue and Rector Place
 - M20 (to SOUTH FERRY via 7 AV via BAT PK CITY)
 - Bus stop added to South End Avenue and Rector Place.
 - M20 (to LINCOLN CENTER 66 ST via 8 AV)
 - Bus stop added to South End and Rector Place.
 - M20 (to SOUTH FERRY via 7 AV via BAT PK CITY)
 - Bus stop added to South End and Rector Place
- **Downtown Connection** Changes
 - Downtown Connection (Eastbound) – Bus stop moved north to in between Rector place at raised median; and

WHEREAS: CB 1 notes that proposed changes in the South Section on West Thames Street were the most controversial, but BPCA subsequently revised the proposal based on community feedback:

- Additional load/unloading zones have been added

- Decrease in the size of the sidewalk extension build-out of the North side of West Thames Street sidewalk from 24' to a **maximum** of 14';
- Proposed MTA - M-9 Bus Stop has been moved closer to the West Side Highway to clear view of the Stop Sign at Battery Place and West Thames Street;
- Sidewalk Crossing Bump Outs were decreased in depth at the NW Corner of West Thames & South End Avenue;
- Median was removed from the cul de sac on South End Avenue;
- Full Medians on the area of South End Avenue between Rector and West Thames decreased to Pedestrian refuge islands; and

WHEREAS: The BPCA proposed full medians along South End Avenue, NYC DOT proposed pedestrian refuge islands will work for pedestrian safety; and

WHEREAS: Changes for the South Section are as follows:

- MTA & Downtown Alliance Connection Stops on West Thames Street
 - MTA M-9 (to BATTERY PK CITY via AV C via PARK ROW)
 - Bus stop on West Thames Street will move to East of the Battery Place intersection and will add a stop on the east side of South End Avenue at Rector Place
 - MTA M20 (to SOUTH FERRY via 7 AV via BAT PK CITY)
 - Bus stop at West Thames and South End will be moved to South End and Rector Place
 - MTA M20 (to LINCOLN CENTER 66 ST via 8 AV)
 - Bus stop at West Thames and South End will be moved to South End and Rector Place
 - **Downtown Alliance Connection** (Eastbound) – Bus stop at West Thames and South End will be eliminated
 - **Downtown Alliance Connection** (Westbound) – Bus stop at West Thames and South End will be eliminated
- **Citi Bike** Station: will be moved to the South east side of West Thames Street, closer to the Greenway
- **Bike Lanes** will be added to the streetscape, providing safe passage for cyclists in and out of BPC on West Thames Street
- **Curb bump-outs** will be installed at the intersections of South End Avenue and West Thames Street to ease pedestrian crossings
- **Sidewalk extensions** along the North side of West Thames Street (from South End Avenue to West Street will be extended by a maximum of 14 feet.
- **Citi Bike/Stone Enclosure & Current Pedestrian Refuge Island** – Current islands in the center of West Thames to be removed
- **Daytime commercial & evening alternate side of the street parking** added to the north and south east sides of West Thames Street; and

WHEREAS: Some residents of condominium buildings along West Thames Street have voiced opposition to the widening of the sidewalks in the center & south zones due to the financial burden for maintenance and quality of life burden during the construction, there is agreement for need for the curb bump-outs and increased safety measures; and

WHEREAS: The sidewalk extensions will require maintenance; additional maintenance of the extensions will add to the expenses associated with the building owners/managements; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 requests that additional maintenance expenses associated with the extended sidewalks should be incurred by the BPCA and not passed through to the building owners/managements in any manner, and

BE IT
FURTHER
RESOLVED

THAT: CB1 approved pedestrian refuge islands at crossings and not full medians along South End Avenue from Albany Street to West Thames, and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that the space between pedestrian refuge islands at all crossings be large enough that a Box Truck can pass but not allow any tractor trailer or semi-trucks to park, and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that New York City DOT and BPCA ensure there is no reduction in the number of docks at each CitiBike station and even include a possible increase total number of bicycles at the West Thames, and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests New York City DOT and BPCA ensure the proposed design changes do not reduce any daytime public (non-commercial) on-street parking. There is currently space for 63 non-commercial vehicles, and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests New York City DOT include West Thames proposed commercial areas in the parking usage analysis planned for South End Avenue, and

BE IT
FURTHER
RESOLVED

THAT: New York City DOT has indicated that they have not budgeted money to pay for three new bush shelters for the new stops at West Thames and on the east and west sides of South End Avenue. The Battery Park City Authority has guaranteed they would build bus shelters at each stop as part of the design and capital projects, and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that BPCA do a full analysis about relocating the trees and landscaping currently at the curb line to minimize expenses while still preserving the goals of enhanced pedestrian safety and maintaining the urban landscaping with no reduction in trees, and

BE IT
FURTHER
RESOLVED

THAT: CB1 approves the South End Avenue & West Thames Street Streetscape Design on the condition that the final plan reflect the changes set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: International Passive House Standard for New York City

WHEREAS: New York City is demonstrating its commitment to address climate change through its membership in the C40 and its attendance at the upcoming San Francisco C40 conference. Community Board 1 passed an International Passive House Resolution in December 2014 and the Manhattan Borough Board adopted an International Passive House Resolution on Earth Day, 2016. These actions helped inspire a Brooklyn Borough Board Resolution, increased public engagement, additional Passive House projects, expanded legislation and advancement of such technologies as LoRa [Long-Range, low power wireless platform]. These significant advances and opportunities now demand a renewed declaration of commitment; and

WHEREAS: The President of the United States has withdrawn from the Paris Climate Agreement. In response, U.S. cities and states have taken up the climate cause in such initiatives as the C40 Cities Climate Leadership Group. Mayor de Blasio signed Executive Order 26 in 2017, directing the City to the principles of the Paris Agreement limiting global temperature rise to 1.5 degrees Celsius. The City is committed to work with other C40 cities to develop a protocol to reduce carbon footprints to zero; and

WHEREAS: Energy efficiency is a cornerstone of New York State's and New York City's national leadership promoting clean energy solutions and addressing climate change. New York State has proposed a comprehensive energy efficiency initiative designed to accelerate progress towards a 40% reduction of GHG (Green House Gas) emissions by 2030 ("40 by 30") and an 80% reduction by 2050 ("80 by 50") from 1990 levels. The City of New York is committed to reducing emissions 80% by 2050; and

WHEREAS: New York City Local Law 84 (2009) requires annual benchmarking and reporting of energy and water use in City buildings with 50,000 gross square feet. In 2016 Local Law 133 expanded covered buildings to those with more than 25,000 gross square feet adding 17,000 buildings. Under Local Law 87 (2009), covered buildings must undergo a ten year energy audit and commissioning process to tune up existing equipment and identify all cost-effective measures to improve energy efficiency; and

- WHEREAS: Local Law 31 (2016) strengthened sustainability requirements and introduced measures to make City-owned buildings among the most efficient in the country. The City plans to ensure that by 2030 all City new construction and substantial retrofit capital projects are designed to Passive House EUI (Energy Use Intensity) with the Passive Standard as a compliance path option; and
- WHEREAS: Mayor de Blasio signed Local Law 32, Stretch Energy Code (2018), with aggressive reductions in 2019 and 2022 energy standards with “Passive like” performance targets by 2025. Local Law 33, Building Energy Grades, will require posted building energy grades based on Energy Star scores, starting in 2020; and
- WHEREAS: The New York State Energy Research and Development Authority (NYSERDA) has proposed Stretch Code Supplement Amendments (March 2018) of “Passive-like” standards to the 2018 International Energy Conservation Code and ASHRAE 90.1-2016 including an alternative compliance provision, Section R408, specifying Passive House standard for residential buildings; and
- WHEREAS: The Passive House (PH) Standard is a recognized world-wide protocol for energy-saving buildings identified by the UN as the best way to achieve Paris Accord targets (2016). PH Standard reduces heating and cooling energy requirements by up to 90% and overall energy demand by up to 75% compared to conventional buildings while providing the most comfortable, healthy and noise-conditioned inside environment; and
- WHEREAS: Passive House reduces energy needs through the application of building physics, high quality and proven construction technologies including insulation, airtightness, heat recovery, solar energy, and solar shading. Resulting reductions in energy use can enable renewable sources to meet 100% of energy needs (“Net Zero”) or to supply surplus energy to the utility grid (“Net Positive”); and
- WHEREAS: In periods following sudden failures of critical power or steam infrastructure, Passive House can facilitate community storm resilience under the coldest and hottest weather conditions by permitting only a minimal change in temperature over time; and
- WHEREAS: The House at Cornell Tech opened in New York City in 2017 as the world’s largest residential high-rise built to PH Standard; Sendero Verde, the largest Passive House project in the world, will be a mixed-use development that will bring 660 affordable Passive House units to East Harlem with projected completion in 2021; and
- WHEREAS: Major large recently completed or under construction Passive House Manhattan projects include: ABC No Rio Headquarters; Gramercy Park EnerPHit Townhouse; the Perch Harlem Multi-family; the Passive House Canal Street Mixed-use; the 29th Street Multifamily; and the 511 East 86th Street Multi-family; and

WHEREAS: Recent successful Passive House Manhattan retrofit projects include the 206 East 20th Street townhouse and the 11 West 126th Street multi-family; and

WHEREAS: New York City is one of the world's leaders in real estate development, architecture and engineering with skilled labor unions, financial institutions, and research universities and is uniquely poised to develop the integrated solutions needed to transform our city and to share these solutions with the world. The New York State Tech Sector is the third largest in the nation. Tech jobs in New York City increased 57% between 2010 and 2016 and there are now more than 7,600 tech firms in residence; and

WHEREAS: New York City has exceptional qualifications as the economic engine for sustainability in the U.S. and the world. The integrated urban lifestyle of the City results in a low carbon footprint ranking NYC's carbon profile as the 4th lowest in the nation. Passive House helps solidify and extend sustainability leadership efforts; and

WHEREAS: Cost is a major consideration in construction projects, Passive House (PH) is achieving cost parity with conventional construction. The Knickerbocker Commons PH project was delivered at no extra cost in 2014 and the New York State Energy Research and Development Authority (NYCERDA) funded a cost study by the architectural firm, F.X.Fowle (2017), that demonstrated the feasibility of constructing high-rise residential buildings in New York City to Passive House standard at near cost parity with conventional construction; and

WHEREAS: Residential buildings built to Passive House standards would increase energy efficiency; reduce tenant utility costs; improve overall housing affordability; enhance community health; reduce noise; produce savings and social capital; and develop new jobs and careers in the eco-economy; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 supports the implementation of the Passive House Standard in the New York City and State building and energy codes to create a pathway including the inclusion of the Passive House Performance Package (PHPP) into the International Energy Conservation Code (IECC) to accelerate the construction of Passive House buildings and net-zero energy construction in all commercial, multifamily, and single-family building types; and

BE IT
FURTHER
RESOLVED

THAT: Community Board 1 encourages the development of affordable housing and calls for all buildings constructed in NYC that receive any form of public financing and/or are located on NYC-owned property lots to be built to Passive House or low energy standards and that an effective means of monitoring be developed and deployed to verify performance and guide construction practices, and efficient building oversight. 100% affordable housing buildings under 50 units should be exempt or have less stringent requirements on energy efficiency; and

BE IT
FURTHER
RESOLVED

THAT: Community Board 1 urges New York City: to normalize energy efficient buildings and retrofits, setting a zero net energy standard and requiring the use of renewable energy in our City, State, and across our country in urgent response to climate change. We must leverage our eco-leadership in construction, finance, and innovation. Above all, it is critical to promote sustainability awareness to gain support from government agencies and officials, developers, contractors, unions, buyers, and to educate and inform the public on the urgent issue of climate change.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEES OF ORIGIN: LAND USE, ZONING AND ECONOMIC DEVELOPMENT
HOUSING SUB-COMMITTEE

Land Use

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused

Housing

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

PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: Protections for Owners of Residential Units

WHEREAS: Community Board 1 is committed to maintaining a stable community for all its residents, and

WHEREAS: Affordable ownership in our community has taken a downturn with the recent loss of affordable ownership at South Bridge Towers. For our area, Mayor de Blasio's Housing New York 2.0 Plan does not include a plan to develop new affordable ownership units, and

WHEREAS: According to the Furman Center's 2016 State of NYC Housing and Neighborhoods, New York City has a 31.6% ownership rate, compared with a 64.2% rate for the United States as a whole. The homeownership rate for Manhattan is even lower, at 23.5%, and

WHEREAS: Even though the percentage NYC uses to tax unit owners declined in the past 5 years, regular increases in the assessed value of the property can greatly increase the price of tax an owner pays on July 1 and Jan 1. According to the Citizen's Budget Commission, the average compound growth rate on property taxes for cooperatives and condominium was 6.7% annually between 2001 and 2017. The City tends to rely upon this revenue source. In 2016, 44% of all NYC's revenue came from property tax, making it the largest source of City revenue. Although New York State has instituted a property tax cap of the lesser of 2% or the Consumer Price Index annually, the cap does not apply to New York City, and

WHEREAS: A new Federal tax law in effect for 2018 caps the deductibility of NYC real estate tax (along with state and local tax) for unit owners to \$10,000 and caps mortgage interest deduction to \$750,000 worth of debt plus home improvement equity debt is no longer deductible, creating not only a possible non-sustainable tax increase but also a disincentive to purchase, and

WHEREAS: When stabilized and or affordable rentals convert to condos or co-ops, these rental tenants are generally protected, until move out, but as owner renovations get underway the rentals can become uninhabitable, and alternative living spaces are only offered for complete demolition, and

WHEREAS: Condos may have a large group of investment owners who rent out their apartments. Once this takes hold, the building may have a large population of short term and unprotected renters, a group that may not take pride and responsibility for the rules of the buildings, and the need to build a community. The board may not be able to attain a quorum for important capital improvement projects.

WHEREAS: Like all other groups, those who have and will put down roots in our area through unit ownership seek advocacy through our Community Board, therefore

THEREFORE

BE IT

RESOLVED

THAT: To create a more sustainable residential community allowing home ownership, CB1 recommends the following:

1. Create additional affordable ownership units in the CB1 area through Mayor de Blasio's Housing New York 2.0 Plan.
2. Limit NYC property real estate tax increases to the existing New York State Law of the lesser of 2% or the Consumer Price Index annually providing that it has no negative impact on school budgets.
3. Limit rental conversion to condo and co-op allowing long time renters to stay in our community.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 28, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: 412 Broadway, an application to legalize the LPC approved window replacement plan

WHEREAS: The second floor window sash as installed does not match the Landmarks approved sash depth creating a narrower shadow line than the other approved replacement windows on floors three through five, and

WHEREAS: The applicant proposes to keep the non-confirming window sash because the windows are too tall and will not allow for a sash of matching size, and

WHEREAS: The committee finds that the overall integrity of the window replacement has not been compromised by the installed 2nd floor window profile, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends the Landmarks Preservation Commission approve the nonconforming second floor window work.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 28, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: 253 Church Street, application for legalization of existing storefront

WHEREAS: This application calls for the legalization of the storefront of the long-established Kori restaurant, in the Tribeca East Historic District, and

WHEREAS: As approved originally, the north door was to be operable and is, in fact, fixed, and

WHEREAS: A transom was added to the entry door on the south side where none was approved, and

WHEREAS: The approved color of all trim was darker than what exists, and

WHEREAS: While the fixed north door is a non-issue, the transom is not at all good and neither is the rusting, aluminum-colored trim, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission reject this application apart from the fixed north door.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 28, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 27 In Favor 8 Opposed 0 Abstained 1 Recused

RE: 83-85 Worth Street, application for ground floor restoration, rear façade alterations and rooftop addition

WHEREAS: This application to alter substantially a building in the Tribeca East Historic District has a number of components, and

WHEREAS: It must be understood that 83-85 Worth Street is out of place with its neighbors to the west, comprising an extraordinary row of cast-iron columned, marble-clad “whitestones” which once lined both sides of the block. In order to preserve the remnant, the Landmarks Preservation Commission deliberately included this half-block jag in the historic district, and

WHEREAS: The applicant wishes to restore the front façade, recess the three proposed storefront entries, expose the now-buried original cast-iron columns, and replace all front windows with in-kind wood-framed windows, and

WHEREAS: The applicant proposes to add a one-story rooftop extension with an additional clerestory level, citing as precedent the rooftop extension at 73 Worth Street, and

WHEREAS: The proposed rooftop additions to this precious building is highly visible from across the street and a block away, through the public plaza abutting the brutalist ATT Long Lines Building on Thomas Street, and while a rooftop extension is reasonable, one this high and this visible is not, and

WHEREAS: One presenter, in trying to justify this view corridor, made the preposterous claim that the open park was “atypical” of Tribeca. Not only is Tribeca composed of many open triangles and parks, but it is the very destruction of the matching “whitestones” on the south side of this Worth Street in order to build the windowless ATT Long Lines skyscraper that impelled the Landmarks Preservation Commission to safeguard the “whitestones” on the north side, and

WHEREAS: The proposal calls for a contemporary bronze entry marquee where no industrial awning had ever existed on this or the neighboring “whitestones,” and the application for which at neighboring 73 Worth Street was rejected by the LPC as an interruption in the classical colonnade, and

WHEREAS: The proposal asks to install a skylight on the rear first floor extension, which is entirely appropriate and probably existed in the past, and

WHEREAS: What would become retail space at the cellar within the lower levels of the rear façade would be opened up with glass in an acceptable way since much is below grade, and

WHEREAS: The rest of the proposal for the building's rear façade is to essentially strip out the existing fabric and replace it with tiers of balconettes, giant picture windows, and new brick, resulting in something looking more like a Lexington Avenue post-war apartment façade than a beautiful if uncared-for Tribeca historic façade, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks and Preservation Committee of CB 1 struggled to resolve this application. Much of it is commendable. The intent to restore the wonderful marble front façade, expose the original cast-iron columns, and actually improve the storefront is highly desirable. Meanwhile, the enormous visibility of the incongruous rooftop extensions, the destruction of the rear façade, and the proposed marquee are unacceptable, and

BE IT

FURTHER

RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission approves this application with the strong exceptions noted.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 28, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 0 In Favor 40 Opposed 0 Abstained 0 Recused

RE: 74 Leonard Street, an application to construct a minimally visible three-story roof addition replacing an existing one-story non-visible penthouse replacement storefront infill and major modifications to the rear masonry window openings

WHEREAS: Originally, 74 Leonard Street was a five-story approximately 75 foot tall Italianate Revival commercial building, and

WHEREAS: Above the fifth floor roof, there is an existing non-original approximately 1,200 square foot triangle-shaped penthouse floor, and

WHEREAS: The existing penthouse will be removed and replaced by a proposed three-story roof addition approximately two times the size of the existing penthouse bulk, and

WHEREAS: A portion of the three-story addition is visible from multiple locations in front of the building and west from Leonard Street and West Broadway, and

WHEREAS: A substantial portion of the rear façade is being altered such that the proposed window design creates a rear façade that no longer resembles at all the original configuration, and

WHEREAS: The proposed replacement painted wood storefront infill is appropriate, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends the Landmarks Preservation Commission approve the proposed three-story addition noting any addition of this size should not also be visible over the primary façade from a public way and the applicant should work with staff to adjust the design.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 8 In Favor | 2 Opposed | 1 Abstained | 0 Recused |
| PUBLIC VOTE: | 1 In Favor | 2 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 2 Opposed | 0 Abstained | 0 Recused |

RE: Street Activity Permit application for New York Fashion Week

WHEREAS: New York Fashion Week is requesting a Street Activity Permit for August 27, 2018 to September 15, 2018, 8:00 am to 9:00 pm, with full sidewalk closure on Varick Street between Laight Street and Beach Street and curb lane closures on Varick Street, Laight Street, Beach Street and St. Johns, and

WHEREAS: The additional locations since last year for Fashion Week Events include Beach Street between Varick Street and St. John Lane as well as Laight Street between St. John Lane and Sixth Avenue, and

WHEREAS: The Fashion Week representative stated that they coordinated with the Special Events from NYPD 1st Precinct stationed at the event and the Department of Buildings to reduce pedestrian traffic, and

WHEREAS: The applicant is also requesting curb lane closure on Beach Street and Varick Street which would reduce commercial parking and generate additional competition for residential parking with the result of increased traffic congestion, and

WHEREAS: The applicant stated there would be a large tent constructed on the sidewalk in front of 50 Varick Street, and

WHEREAS: In addition, there are complaints from the prior Fashion Week Event in January to February 2018 in regards to lack of sidewalk clearance for pedestrians due to the tent on the East side of Varick Street between Laight Street and Beach Street, and that some pedestrians had been asked to walk in the street, and

WHEREAS: The New York Fashion Week representative stated when asked; that at no time would pedestrians be stopped or impeded from walking through the narrow 5 foot section of the sidewalk remaining alongside the tent, and

WHEREAS: A clear danger to pedestrians is posed by the combination of the full sidewalk closure and tent requested on the east side of Varick Street between Laight and Beach along with the curb lane closure requested on the west side of Varick for

vehicle drop-offs and pick-ups, since the west side of Varick Street at that point has no sidewalk to speak of and in fact is where the Holland Tunnel Rotary and two tunnel exits are located, and

WHEREAS: That stretch of Varick Street is already a highly congested area due to traffic from North of Canal Street, from Canal Street itself, and from the two Holland Tunnel exits, and

WHEREAS: The applicant is also requesting a south side curb lane closure on Laight Street between Varick and St. Johns Lane which is likely to cause further traffic congestion because this section of Laight is an exit for the Holland Tunnel onto Canal Street eastbound and West Broadway northbound, and

WHEREAS: The applicant is also requesting a west side curb lane closure on St. Johns Lane between Laight and Beach which would effectively close the entire street, as St. Johns Lane is a one-lane street or alleyway, and

WHEREAS: The New York Fashion Week representative did state that they will be requesting an After-Hours Work Permit from the Department of Buildings for the construction of the tent, and that the work would be approximately two days, but that they will provide us with a more exact schedule, and

WHEREAS: There have been numerous complaints in the past from residential buildings circling the Holland Tunnel rotary for even one-time events at the 50 Varick venue, and on the St. John Lane's side of the same event venue for crowds, noise and loading/unloading beyond the stipulated hours and usage, and

WHEREAS: The New York Fashion Week representative stated they were not the ones responsible for the noise from loading/unloading on St. Johns Lane during the previous Fashion Week and sent photos as proof to the Department of Consumer Affairs showing non-IMG trucks loading and unloading beyond the stipulated hours, and re-routed their own loading/unloading beyond stipulation hours toward the Varick Street entrance, and

WHEREAS: The applicant did also state that they were advised by Community Affairs to request a Sound Permit as a precautionary measure against competition for other sound permits, particularly from possible protest groups, however they assured the committee that they will have no amplified sound outdoors, and no bull horn, and

WHEREAS: Several committee members were unhappy with this "precautionary" use of a sound permit as they felt it was an infringement on the rights of others, and

WHEREAS: The Committee asked that New York Fashion Week provide a tentative schedule for times and days in regards to the construction of the tent, and

WHEREAS: The Committee asked that there will no unloading/loading on St. John Lane between the hours of 7 pm and 7am, as per Spring Studio's stipulations, and

WHEREAS: The Committee also asked that they withdraw Beach Street between St. John Lane and Varick Street from the application due to complaints from residents and traffic congestion at the Holland Tunnel exits, and

WHEREAS: The Fashion Week representative did not agree with the removal of St. John Lane and Beach Street from the application due to the lack of last year's available storage for heavy equipment, and the extra work and time involved in moving heavy equipment an extra block, and

WHEREAS: The Committee recommends that the many people associated with Fashion Week who will be filling our streets patronize local businesses within the area, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not support issuance of a permit for amplified sound simply to dissuade protests or competing ideas.

BE IT

FURTHER

RESOLVED

THAT: CB1 approves the New York Fashion Week request for a Street Activity Permit with the provision that the above conditions must be met, including the removal of the Beach Street closure from the application and the 7am to 7pm only limitation on loading/unloading on St. Johns Lane.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 9 In Favor | 1 Opposed | 1 Abstained | 0 Recused |
| PUBLIC VOTE: | 1 In Favor | 1 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 2 Opposed | 0 Abstained | 0 Recused |

RE: Unenclosed sidewalk café application and changes in method of operation for SERAFINA Tribeca Restaurant

WHEREAS: SERAFINA Tribeca Restaurant is requesting a sidewalk café permit on 95 West Broadway and Reade Street with 72 seats consisting of 26 two tops, 4 three tops and 2 four tops and changes in business hours to 7 am to 11pm on weekdays and 7am to 12am on weekends, and

WHEREAS: SERAFINA representative stated that there is 75ft of street frontage on West Broadway and approximately 18ft of street frontage on Reade Street, and

WHEREAS: SERAFINA representative stated that they received preliminary approval for the proposed sidewalk café application from the Department of Consumer Affairs, and

WHEREAS: There have been complaints from nearby residents such as those living at 16 Hudson building regarding the noise from the open doors and the loud diners in the restaurant, and

WHEREAS: In addition, one concern from the committee about the sidewalk café is the obstruction for pedestrians due to the placement of resiliency-related MTA subway grates that are raised a number of inches from the ground and contain integrated street furniture such as bike racks and benches, and

WHEREAS: SERAFINA representative stated that there is an 8 foot sidewalk clearance to the grates and the service aisle will be in operation from the doors that are adjacent to the corner and the door in the middle of West Broadway, but they will not use the door located outside of the perimeter for service, and

WHEREAS: The applicant also stated that baby carriages are placed inside of the restaurant and diners will be waited to be seated from inside the restaurant, and

WHEREAS: According to the stipulation for the liquor licensing, doors had to be closed at 10 pm due to the bar music and indoor speakers, and

WHEREAS: The Committee will inform New York State Liquor Authority about the changes in hours of operation for the closing of the doors to 11 pm, and

WHEREAS: The applicant agreed to change the proposed hours of operation to 11 pm and withdraw the portion of the sidewalk café on Reade Street from the application. With the exception of one round table on the corner, the sidewalk café will only operate on the West Broadway side, which will consist of 21 tables and 48 seats, and

WHEREAS: The applicant agreed to limit any music from inside to background only, and

WHEREAS: The Committee will revisit the sidewalk café and its operations and consider of the changes to the hours of operation during the renewal process, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 approves the sidewalk café and hours of operation for SERAFINA Tribeca Restaurant with the provision that the above condition must be met.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|------------|-------------|-----------|
| COMMITTEE VOTE: | 10 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 0 In Favor | 36 Opposed | 4 Abstained | 0 Recused |

RE: 213-221 Pearl Street, application for a liquor license for Lam Pearl Street Hotel

WHEREAS: The applicant, Lam Pearl Street Hotel LLC. is applying for a liquor 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 establishment is a hotel restaurant on the second floor with total of 4,500 square feet including a dining area of 2800 square feet with 17 tables and 22 seats and a bar area of 700 square feet with one table, and

WHEREAS: There will be no room service for liquor when the restaurant is closed, and

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

WHEREAS: The hours of operation will be 8:00AM to 2:00AM from Monday - Saturday and 10:00AM – 2:00AM on Sunday, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers mounted on the ceiling with no subwoofers and that there will be no live music, no DJ's, no dancing or promoted events and no non-musical entertainment, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to 213 – 221 Pearl Street Lam Hotel LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 10 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 40 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 70 Pine Street, application for a beer and wine license for Blue Park Kitchen

WHEREAS: The applicant, Blue Park Pine LLC, is applying for a wine and beer license for Blue Park Kitchen; and

WHEREAS: The establishment is a restaurant with a total of 1,500 square feet including a dining area of 550 square feet with 7 tables and 22 seats; and

WHEREAS: The hours of operation will be 11:00AM to 10:00PM seven days a week, and

WHEREAS: The applicant has represented that there will be recorded background music from wall mounted Bose speakers with no subwoofers and that there will be no live music, no DJ's, no dancing or promoted events and no non-musical entertainment; and

WHEREAS: The applicant 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 no establishments with on-premises liquor licenses within 500 feet of this establishment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to Blue Park Kitchen at 70 Pine Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 10 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 40 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 100 Church Street, 7th floor, application for a liquor license for 100 Church Street Club

WHEREAS: The applicant, 100 Church Street Club, Inc. is applying for a Private Members Club liquor license (CL); and

WHEREAS: The establishment is a private members club on the 7th floor with a total of 34,000 square feet including a dining area of 1,913 square feet and a bar area of 2,110 square feet with two stand up bars; and

WHEREAS: The club is stated not to be a night club, but intended for social and business gatherings, open to family memberships, will have an activity room for children and a health and wellness fitness area for which they will have to apply to BSA for a physical culture establishment; and

WHEREAS: The event space can handle only about 40 people; and

WHEREAS: The hours of operation will be 10:00AM to 1:00AM on Sundays, 8:00AM to 1:00AM on Monday to Thursday and 8:00AM to 2:00AM on Friday and Saturday; and

WHEREAS: The applicant has represented that there will be recorded background music from ceiling mounted speakers and that there will be live and DJ private entertainment events with security personnel; and

WHEREAS: The applicant 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; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to 100 Church Street Club, Inc. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 10 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 40 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 515 Hay Road, Governors Island, application for a liquor license for Eva’s Icebox

WHEREAS: The applicant, Salmon West LLC is applying for a liquor license for Eva’s Icebox; 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 not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is a 112 square foot seasonal kiosk serving picnic fare with a dining area of 2,000 square feet with eight tables and 49 seats and no bar service; and

WHEREAS: The hours of operation will be 10:00AM to 10:00PM seven days a week; and

WHEREAS: The applicant has represented that there will be recorded background music from iPod speakers with no subwoofers and that there will be no live music, no DJ’s or promoted events and no non-musical entertainment; and

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

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to Salmon West LLC for Eva’s Icebox at 515 Hay Street, Governors Island *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 11 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 39 In Favor | 0 Opposed | 0 Abstained | 1 Recused |

RE: 95 South Street Building C, application for a liquor license for Pier 17 Restaurant C101

WHEREAS: The applicant, Pier 17 Restaurant C101 LLC is applying for a liquor 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 establishment is a modern Asian restaurant with a total of 7,124 square feet on two floors including a U-shaped bar area of 505 square feet with 1 table and 13 seats and a large patio eating area on the first floor; and a dining area of 1,991 square feet with 33 tables and 165 seats and two Karaoke rooms on the second floor; and

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

WHEREAS: The hours of operation will be 10:00AM to 1:00AM seven days a week; and

WHEREAS: The applicant has represented that there will be Karaoke and recorded background music from JBL System ceiling mounted speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Pier 17 Restaurant C101 LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 9 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 1 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 26 Vesey Street, application for a beer license for 26 Dream Team Corp

WHEREAS: The applicant, 26 Dream Team Corp is applying for a beer license; and

WHEREAS: The establishment is a restaurant/deli with a total of 3,600 square feet on two floors including a dining area of 2,000 square feet with 40 tables and 80 seats and no bar service; and

WHEREAS: The hours of operation will be 10:00AM to 9:00PM every day of the week, and

WHEREAS: The applicant has represented that there will be recorded background music from desktop speakers mounted on the ceiling with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment; and

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

WHEREAS: The applicant has represented that there are 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 applicant has signed and notarized a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to 26 Dream Team Corp. at 26 Vesey Street, unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 9 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 1 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 11 Stone Street, application for a liquor license for The Mint NYC Restaurant Inc.

WHEREAS: The applicant, The Mint NYC Restaurant, Inc. is applying for a liquor license for several venues within the Hotel Fidi; 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 primary restaurant is on the first floor with a total of 4,700 square feet including a dining area of 1,000 square feet with 15 tables and 70 seats and a bar area of 2,700 square feet with 12 tables and 140 seats; there is a lounge of 1300 square feet for overflow on the 2nd floor; and a third venue called Spare Change on the 26th and 27th floor; and

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

WHEREAS: The hours of operation will be 12:00PM to 12:00AM from Sunday – Thursday and 12:00PM – 1:00AM on Friday and Saturday; and

WHEREAS: The applicant has represented that there will be recorded background music from speakers mounted on the ceiling with subwoofers and that there will be no live music, no DJ's but there will be promoted events with security personnel but no non-musical entertainment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to The Mint NYC Restaurant, Inc at 11 Stone Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 9 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 1 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 1 Liberty Plaza 2 – 3 Floors, application for a liquor license for Convene at One Liberty Plaza LLC

WHEREAS: The applicant, Convene at One Liberty Plaza LLC is applying for a liquor license on floors 2 - 3; 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 establishment is a corporate event space with a total of 86, 252 square feet; and

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

WHEREAS: The hours of operation will be 10:00AM to 12:00AM seven days a week; and

WHEREAS: The applicant has represented that there will be recorded background music from overhead speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to Convene at 1 Liberty Plaza 2-3 Floors *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 9 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 1 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 1 Liberty Plaza, application for a liquor license for Convene at One Liberty Plaza, Ground Floor

WHEREAS: The applicant, Convene at One Liberty Plaza LLC is applying for a liquor license on the Ground Floor; 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 establishment is a café total of 4,774 square feet with 1 table and 24 seats; and

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

WHEREAS: The hours of operation will be 10:00AM to 11:30PM from Sunday – Thursday and 10:00AM – 10:00PM seven days a week; and

WHEREAS: The applicant has represented that there will be recorded background music from overhead speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to Convene at 1 Liberty Plaza Ground Floor *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

| | | | | |
|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 6 In Favor | 0 Opposed | 1 Abstained | 0 Recused |
| PUBLIC VOTE: | 0 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 38 In Favor | 0 Opposed | 0 Abstained | 0 Recused |

RE: 19 South William Street, application for a Method of Operation Change for Liam Street Ventures

WHEREAS: The applicant, Liam Street Ventures at 19 South William Street is applying for change in method of operation for Bavaria; and

WHEREAS: The establishment is a restaurant with a total of 2,400 square feet with 23 table and 95 seats and a bar area of 1,000 square feet with eight tables and 33 seats; and

WHEREAS: The hours of operation are presently 11:00AM to 4:00AM seven days a week; and

WHEREAS: The applicant has represented that there is recorded background music from Bose speakers with no subwoofers and that there will be no live music and no DJ's; and

WHEREAS: The applicant proposes to add for a four-month experiment on the second floor an interactive performance experience with a sorcery, wizardry, fantasy and magic concept to end no later than 11:00PM, well within their existing 4am license, and with advance ticket sales; and

WHEREAS: At the end of the experiment the applicant may choose to return to his existing 4am closing on the 2nd floor; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 has no objection to this request for a temporary change in method of operations for Liam Street Ventures for Bavaria at 19 South William Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: NEW BUSINESS

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

RE: U.S. Army Corps of Engineers New York/New Jersey Harbor & Tributaries
Focus Area Feasibility Study

WHEREAS: The U.S. Army Corps of Engineers is conducting their New York – New Jersey Harbor and Tributaries Coastal Storm Risk Management Feasibility Study (NYNJHAT). The objective of the study is to manage the risk of coastal storm damage in the study area, while contributing to the resiliency of communities, critical infrastructure, and the environment. The study area of this analysis captures 2,157 square miles of New York and New Jersey including the harbors and the northern Hudson River; and

WHEREAS: The non-federal sponsors of the NYNJHAT study are the New Jersey Department of Environmental Protection (NJDEP) and the New York State Department of Environmental Conservation (NYSDEC) (in partnership with the whole City of New York); and

WHEREAS: As part of the NYNJHAT study, the Army Corps is conducting an analysis on 5 different “study alternatives” including different variations and configurations of harbor and perimeter barriers. The U.S. Army Corps will eventually narrow the list to 2 alternatives. The remarks in this resolution apply to all 5 alternatives as CB1 does not yet have a position or preference for a particular alternative; and

WHEREAS: The Army Corps is proceeding with a new system called “smart planning” in which, because the former Army Corps study methods were too taxing on time and money, delay certain analysis components in order to expedite decision-making; and

WHEREAS: In July 2018 the Army Corps held several public meetings as part of the scoping process for the environmental impact statement (EIS). The Army Corps is inviting public comment to collect valuable local knowledge and expertise from stakeholders and local communities. The scoping process is intended to help gather that local knowledge for inclusion in the analysis. This resolution will act as Community Board 1’s (CB1) comment to contribute our local expertise and experiences; and

- WHEREAS: At a height of seven feet, Community District 1 (CD1) experienced one of the highest inundation levels in Manhattan during Superstorm Sandy in October 2012. Two people in our district drowned and the storm resulted in billions of dollars of damage to infrastructure, housing, commercial property and utilities; and
- WHEREAS: As we approach the sixth anniversary of Superstorm Sandy, CB1 is concerned about both the short-term and long-term time frames as Lower Manhattan remains largely unprotected. We face an increasing potential for suffering extreme weather events and subsequent damage to Lower Manhattan, and low-lying areas across the City; and
- WHEREAS: Lower Manhattan faces increasingly frequent climate events of ever greater intensity, impacting critical infrastructure systems and the economy of not only the district but also New York City and the wider region. Our evolving economy and population growth are stressing existing systems (transportation, stormwater infrastructure and the public realm; and
- WHEREAS: According to the most recent research conducted by engineers as part of the Lower Manhattan Coastal Resiliency (LMCR) project, by 2100 in CD1, 50% of buildings will be at risk from a 100-year storm surge of 9-16' and 11% of buildings will be subject to monthly tidal inundation from sea level rise. 17 miles of underground infrastructure and 7% of buildings will be exposed to rising groundwater by 2100, causing destabilization, corrosion, and settlement; and
- WHEREAS: Post-Sandy, the City applied for resiliency funding through the U.S. Department of Housing and Urban Development (HUD) National Disaster Resilience Competition (NDRC). In January 2016, HUD announced that New York City was being awarded \$176 million from the NDRC which the City and HUD decided to contribute towards East Side Coastal Resiliency, outside of CD1. As none of the HUD funding was dedicated to Lower Manhattan projects, the City of New York earmarked \$100 million in capital funding for resiliency in Lower Manhattan. The \$100 million in dedicated City funds helps to reach estimate of \$234 million needed to finance the LMCR project, but there is a staggering funding shortfall; and
- WHEREAS: As the LMCR project goes on through initial analysis and preliminary design stages, more is uncovered that adds challenge to an already monumental task. Not only is Lower Manhattan surrounded by water on three sides, but all of the edges have been built out on landfill creating complicated drainage issues and unique vulnerabilities and challenges. The Mayor's Office of Recovery and Resiliency (ORR) team is uncovering more complexity in protecting Lower Manhattan that was ever imagined and this will lead to greater challenges, cost and commitment; and

WHEREAS: The LMCR project area covers the perimeter of Lower Manhattan except for the northwest corner in Tribeca. CB1 has concerns over how that area will be protected in the event of an extreme weather event. CD1 has unique jurisdictional issues. The western edge of CD1 north of Battery Park City is under the jurisdiction of the Hudson River Part Trust (HRPT), a state entity. HRPT is not currently pursuing any resiliency infrastructure projects. A majority of the western edge of our district south of the HRPT area is composed of Battery Park City which is overseen by the Battery Park City Authority (BPCA), a state entity, which operates outside of New York City governance. The BPCA has moved forward with their own resiliency plans outside of the LMCR project. Finally, areas of our district such as the World Trade Center site and the Holland Tunnel are overseen by the Port Authority of New York and New Jersey. It is unclear if and how the City is coordinating with these state agencies in terms of resiliency and how they will integrate into LMCR; now

THEREFORE

BE IT

RESOLVED

THAT: As the Army Corps moves forward with the scoping phase of the NYNJHAT study, moving forward to identify the Tentatively Selected Plan (TSP), we request that they provide regular updates to CB1; and

BE IT

FURTHER

RESOLVED

THAT: As the Army Corps moves forward with the next phases of this study, we request that they study carefully the degree to which each alternative does or does not address sea level rise as well as the cost of additional interventions that would address sea level rise; and

BE IT

FURTHER

RESOLVED

THAT: CB1 urges that all considered alternatives are reviewed using the Army Corp's proposed method of evaluation for projects seeking federal funding which consist of a review of a project's 1) Engineering Feasibility, 2) Environmental Accessibility and 3) Economic Justification. CB 1 does not support the use of an expedited review called, "smart planning" for this study as an expedited review process could have serious implications in terms of an inadequate review of all the critical variables that need to be evaluated for a study of this magnitude.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 31, 2018

COMMITTEE OF ORIGIN: QUALITY OF LIFE & SERVICE DELIVERY

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|-----------------|-------------|-----------|-------------|-----------|
| COMMITTEE VOTE: | 10 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| PUBLIC VOTE: | 2 In Favor | 0 Opposed | 0 Abstained | 0 Recused |
| BOARD VOTE: | 29 In Favor | 3 Opposed | 4 Abstained | 0 Recused |

VOTE TO TABLE

RE: Follow-Up; Request that the New York City Mayor’s Office of Media and Entertainment not issue film permits where there is Alternate Side Parking Regulations and no filming will be occurring at those exact street locations below Canal Street

WHEREAS: CB 1 adopted a resolution dated June 26, 2018 with regards to film production companies receiving permits where there is Alternate Side Parking and where there will not be any interior or exterior filming, and

WHEREAS: The June 26 resolution listed streets with Alternate Side Parking below Canal Street, and

WHEREAS: This is to inform the NYC Mayor’s Office of Media and Entertainment that parking regulations on the north and south sides of Hubert Street between Hudson and Collister streets are now Alternate Side Parking, and

WHEREAS: As stated in the June 26 resolution, CB1 feels that these permits should not be issued and that alternative street locations should be found other than those with Alternate Side Parking regulations as to not restrict limited unmetered parking and negatively affect residents and local businesses, even if it is a little more inconvenient for the production, now

THEREFORE
BE IT
RESOLVED

THAT: All future notification to update additions or eliminations of Alternate Side Parking regulations will be communicated to the Mayor’s Office of Media and Entertainment and the concerns set forth in the June 26 resolution and this resolution shall apply to all Alternate Side Parking streets as amended by such CB1 communications, now

BE IT
FURTHER
RESOLVED

THAT: CB1 reaffirms its request that New York City Mayor’s Office of Media and Entertainment not approve film permits where there is Alternate Side Parking Regulations only for the purposes of parking equipment and for holding trucks and vehicles or for set proximity convenience purposes when there is not going to be any exterior or interior filming, or where there may be any exterior or interior filming it be scheduled in a timely manner as to not unnecessarily restrict parking access to the neighborhood residents and businesses.