

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Board of Standards and Appeals Application 2019-273-BZ, application for a special permit for the operation of a physical culture establishment at 140 West Street

WHEREAS: An application has been submitted to the Board of Standards and Appeals (BSA) with the permission of Magnum Real Estate Group (the owner of the premises), and on behalf of the tenant, Rumble Fitness LLC (the applicant) for a special permit for the operation of a Physical Culture Establishment (PCE) to be located in a portion of the cellar and first floor of 140 West Street; and

WHEREAS: The premises is bounded by West Street to the west, Barclay Street to the north, Washington Street to the east and Vesey Street to the south. There is an existing 32-story building at 140 West Street with commercial and residential uses. The entrance to the PCE would be on West Street; and

WHEREAS: The applicant would operate the PCE under the trade name of Rumble Fitness. Rumble is a combination of high intensity training and boxing using a specially designed aqua training bag; and

WHEREAS: The PCE would occupy a portion of the first floor (795 square feet) and cellar floor (7,955 square feet) for a total of 8,750 square feet. The first floor would contain a reception area and personal training studio. The cellar would have locker rooms, the studio, offices and storage; and

WHEREAS: The proposed hours of operation are 5:30AM – 10PM Monday – Friday and 6:30AM – 7PM Saturday and Sunday with an average of 10-15 classes per day. Classes would have a maximum capacity of 60 occupants; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 does not oppose Board of Standards and Appeals application 2019-273-BZ for a special permit to allow the operation of a PCE at 140 West Street.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Rescued
PUBLIC VOTE: 0 In Favor 0 Opposed 0 Abstained 0 Rescued
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Rescued

RE: 40 Gold Street, application for liquor license for Orale Group Inc d/b/a Casa Taqueria

WHEREAS: The applicant, Orale Group Inc, is applying for an on-premise liquor license; and

WHEREAS: The establishment is a restaurant serving Mexican cuisine; and

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

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

WHEREAS: The establishment is an approximately 1,200 square foot restaurant with a public assembly capacity of 40, and a 650 square foot dining area with 10 tables and 27 seats, and a 520 square-foot kitchen area with 2 food counters, one that is for service and one for dining; and

WHEREAS: The hours of operation will be from 11AM to 12AM Sunday through Saturday, and the hours of food service will be from 11AM to 11PM Sunday through Saturday, and the bar service hours will be from 11AM to 12PM Sunday through Thursday, and 12PM to 12AM Friday through Saturday; and

WHEREAS: The applicant has represented that there will be recorded background music, occasional live entertainment in the form of mariachi bands, no DJs, no dancing, no promoted events, no cover fee events, no scheduled performances; and

WHEREAS: The applicant has agreed to ensure that live music will not be heard outdoors; and

WHEREAS: The establishment will have only table service to serve alcoholic beverages and no bar area; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound from events, performances or music will be heard outside the premises or by neighbors; and

WHEREAS: The applicant will have delivery of supplies, goods and services during the hours of 9AM to 12PM; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe 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 Orale Group Inc at 40 Gold Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	28 In Favor	0 Opposed	1 Abstained	0 Rescued

RE: 150 Greenwich Street 71st Floor, application for liquor license for Guckenheimer Services LLC d/b/a Guckenheimer at Spotify

WHEREAS: The applicant, Guckenheimer Services LLC, is applying for an on-premise liquor license; and

WHEREAS: The establishment is a catering facility; and

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

WHEREAS: The applicant has 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 2200 square foot catering facility located on the 71st floor of the premises with a public assembly capacity of 220, and a 125 square foot bar area, with one stand-up bar and one service bar, and no food counters; and

WHEREAS: The hours of operation, food service, and bar service will be 8AM to 11PM Monday through Friday, with final closing hours at 11PM on those days, and no hours on Sunday and Saturday as the premises will be closed; and

WHEREAS: The applicant has represented that there will be live and recorded background music, DJs, dancing, workplace performances, non-musical entertainment in the form of hosted panels and meetings, no scheduled performances, no cover-fee events and no promoted events; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound from events, performances or music will be heard outside the premises or by neighbors; and

WHEREAS: The applicant has agreed to notify the community whenever a non-Spotify event takes place; and

WHEREAS: The applicant has also agreed to notify the community when events related to Spotify and not related to Spotify are held on federal holidays as well as city holidays; and

WHEREAS: The premises will not be open to the public for walk-ins off the street; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe 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 Guckenheimer Services LLC, at 150 Greenwich Street 71st Floor unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Rescued
PUBLIC VOTE: 0 In Favor 0 Opposed 0 Abstained 0 Rescued
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Rescued

RE: 74 Broad Street, application for liquor license and modification to previous stipulations for Loncheria Calle Ancha LLC, d/b/a TBD

WHEREAS: The applicant, Loncheria Calle Ancha LLC, is applying for an on-premises liquor license and modification to previous stipulations; and

WHEREAS: The applicant is requesting a modification to previous stipulations; and

WHEREAS: The establishment is a casual restaurant serving Mexican cuisine; and

WHEREAS: The new and modified 16 stipulations were agreed upon by the applicant and the community in the form of a signed written rider between both parties; and

WHEREAS: The committee was satisfied with rider and the changes; and

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

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

WHEREAS: The applicant will have delivery of supplies, goods and services during the hours of 9AM to 12PM; and

WHEREAS: As outlined on the rider, these new stipulations have been added to this resolution as follows; and

WHEREAS: The establishment has a public assembly capacity of 115, with a dining area of 2,017 square foot, with 24 tables and 97 seats, and a bar area that is included in the square footage of the dining area because the applicant considers the bar area as part of the dining area that will be used primarily as a waiting area for people waiting for tables or wanting to eat at the countertop, with one 19 foot L-shaped bar with 6 bar stools, and

WHEREAS: The restaurant's legal maximum hours of operation will be 11AM to midnight from Sunday through Thursday, and 11AM to 1AM on Friday and Saturday, which is consistent with the legal hours of operation for the liquor licenses for the existing restaurants operated by Tacombi Holding NA LLC. In Manhattan and Brooklyn; and

WHEREAS: The restaurant's typical hours of operation will be from 11 AM to 11 PM daily, only operating until 1 AM for occasional private events; and

WHEREAS: The applicant has represented that there will be recorded background music, and no DJs, no live music, no promoted events, no scheduled performances, no dancing and no cover fee events; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant has agreed to close all doors and windows by 10 PM Sunday through Saturday; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; and

WHEREAS: The Board has passed a resolution for the application in June 2019, although residents of the Beaver Street Building expressed concerns regarding outdoor space and the use of the windows at the July full-board meeting, and asked for more restrictive stipulations; and

WHEREAS: Since then, the applicant has been able to engage in discussions with the residents of the Beaver Street building and came to an agreement upon new restrictions; and

WHEREAS: The applicant came back in for this month's Licensing Committee to propose new stipulations to add on to the resolution that address residents' concerns; and

WHEREAS: The applicant will use ¼" glass on the six windows on Marketfield Street, which will remain closed at all times, and the entrance doors and the windows in the corner of Broad Street and Marketfield Street will be closed at 10PM nightly and the employees' entrance door will only be used by Tacombi's employees; notwithstanding the foregoing, Tacombi covenants that its employees will not conglomerate outside that door on Marketfield Street; and

WHEREAS: Neighbors expressed concern in July's Licensing Committee about a roof deck being promoted on the 5-story building by the building owners, as well as concerns regarding the deck being used by patrons of this ground-floor establishment; and

- WHEREAS: In response to those concerns, the applicant will not use the rooftop, and will not use any exterior space as part of its operations of the Restaurant; and
- WHEREAS: The applicant states clearly on the questionnaire from June 2019 that they will have no dining on the roof, and in response to the question, “will you serve liquor on the roof”, states, “N/A - no rooftop space”; and
- WHEREAS: The applicant will install a “CaptiveAir” precipitator within its Commercial Kitchen Exhaust system to reduce odor and fume emissions; and
- WHEREAS: The applicant will install a security camera on the exterior of the building on Marketfield Street; and
- WHEREAS: The applicant will install a downward facing light over the egress door on Marketfield Street; and
- WHEREAS: The applicant will facilitate takeout and delivery orders from the interior of the Restaurant with patrons and delivery people accessing the Restaurant only through the Restaurant’s entrance on Broad Street; and
- WHEREAS: The applicant will include a provision as part of its employees’ policy to prohibit employees from smoking outside of the Restaurant on Marketfield Street - instead, employees will be asked to walk down Broad Street or towards the end of Marketfield Street where the road meets New Street; and
- WHEREAS: The applicant will not have any televisions or screens installed, but may use a projector only for special events (i.e., Super Bowl or when Mexico plays the World Cup); and
- WHEREAS: The applicant will place its garbage for pick-up on Marketfield Street close to the corner of Broad Street (i.e., not directly next to the employee’s entrance door on Marketfield Street); and
- WHEREAS: The applicant will provide contact information at the Restaurant to Beaver Tower Co-Op and individual neighbors for use in the event of a disturbance; and
- WHEREAS: The applicant would be in violation of its license if drinks were allowed to be consumed off-premises; and
- WHEREAS: The applicant has signed a stipulation to actively manage crowds congregating at night to minimize disturbances to residents; 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 or the modification to previous stipulations for Loncheria Calle Ancha LLC at 74 Broad Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 155 William Street, application for liquor license for William Street Kitchen LLC
d/b/a Bareburger

WHEREAS: The applicant, William Street Kitchen LLC, is applying for an on-premise liquor license; and

WHEREAS: The establishment is a family-friendly restaurant; and

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

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

WHEREAS: The establishment is an approximately 2600 square foot restaurant with a public assembly capacity of 74, and a 1430 square foot dining area with 5 tables and 31 seats for the front dining area, and 8 tables and 24 seats for the dining area in the rear, and a 260 square foot bar area, and a 910 square foot kitchen area, and a customer bar with 7 seats, and one 14.5 foot, straight and front stand-up bar, no service bars, and a 5 foot-long food counter; and

WHEREAS: The hours of operation, as well as for food service and bar service will be 11AM to 11PM Sunday through Saturday; and

WHEREAS: The applicant has represented that there will be recorded background music, no DJs, no live music, no dancing, no promoted events, no cover fee events, no scheduled performances; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound from events, performances or music will be heard outside the premises or by neighbors; and

WHEREAS: The applicant has represented that they will not have French doors or windows, and that doors will remain closed at all times; and

WHEREAS: The applicant will have delivery of supplies, goods and services during the hours of 7 AM to 3 PM Monday through Friday, 8 AM to 3PM on Saturday, and none on Sunday; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe 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 William Street Kitchen LLC, at 155 William Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: NEW BUSINESS

COMMITTEE VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Street Co-naming Application for the Triangle Plot at the Worth-Baxter Intersection (Five Points)

WHEREAS: The Municipal Arts Society, the Historic Districts Council, and Professor Kenneth T Jackson, the Jacques Barzun Professor of History and Social Sciences at Columbia University and Editor-in-Chief of the Encyclopedia of New York have submitted letters of support, which agree that Five Points was historically significant in the development of NYC and that signage is warranted to recognize that; and

WHEREAS: Posting a Five Points sign on the small triangular plot at Worth and Baxter Streets would recognize the lives of tens of thousands of 19th century Irish, Italian, Chinese and Jewish immigrants as well as the free African-Americans who lived together in this notorious slum where they faced considerable poverty and adversity while helping to make NYC the melting pot that it is today; and

WHEREAS: Tourists and visitors look for where Five Points, a NYC neighborhood made famous in numerous movies (e.g., “Gangs of New York”), television shows (e.g., BBC America’s “Copper” series, “Alienist”) and novels (e.g., May the Road Rise up to Meet You by Peter Troy, and Five Points: The Nineteenth-Century New York City Neighborhood That Invented Tap Dance, Stole Elections and Became the World's Most Notorious Slum by Tyler Anbinder) was located; and

WHEREAS: Five Points was a 19th-century neighborhood that is generally defined as the area bound by Centre Street (west), the Bowery (east), Canal Street (north), and Park Row (south); and

WHEREAS: Google maps digitally pins Five Points as an historical place on the south side of Worth Street at Baxter Street; and

WHEREAS: The requested location for a sign, the t-intersection where Baxter meets Worth Street, doesn’t have any residences or businesses within a one-block radius; the immediate area contains Columbus Park, two courthouses and a municipal office building; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 supports the application by Lloyd Trufelman to co-name the Triangle plot located at Baxter and Worth Streets as Five Points.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: NEW BUSINESS

COMMITTEE VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 11 Hubert Street, application to replace the (non-contributing) garage building with a new contemporary building

WHEREAS: This application proposes a new 17,000 square-foot single-family house for a site occupied currently by a garage and three-story building; and

WHEREAS: The existing structure had been redesigned by esteemed architect Winka Dubbeldam as her former studio; and

WHEREAS: A prior proposal for the house, designed by Maya Lin and William Bialosky and approved by Manhattan Community Board No. 1 and the Landmarks Preservation Commission, has been scrapped by the owners; and

WHEREAS: Let's state upfront that the new proposal, designed by Washington State architect Eric Cobb, is a disaster and an affront; and

WHEREAS: The Hubert Street façade is composed of a high granite water table, Chester stone, a penitentiary-like garage door and front entrance, and frosted glass strung with cabling, vaguely recalling Renzo Piano on a very bad day; and

WHEREAS: The Collister Street façade is “composed” largely of granite, punched with some windows and occasional recesses of the same size as and suggestive of the actual windows, but actual blank indentations, perhaps for those in solitary confinement; and

WHEREAS: This façade vaguely recalls James Stewart Polshek on a very bad day; and

WHEREAS: The entire ensemble is belted at street-level by a brutalist black “keep out” steel fence barricade extending high over pedestrians’ heads; and

WHEREAS: The architect and consulting firm use nearby buildings - some of them on the same block and of major historical importance, such as the old American Express stables across the street - to offer context but which instead serve to juxtapose the essence of the Tribeca Historic Districts against the cold and hostile proposal under consideration; and

WHEREAS: Clearly, the architect has been tasked with designing a fortress on what is one of the most elegant passages in downtown Manhattan, and the design in question bears not a scintilla of contextual reference to Tribeca's historic districts, either graphically or ideologically; and

WHEREAS: Tribeca is filled with examples of new single-family buildings freshly creative and contemporary but bearing the grain of contextuality, such as 148 Reade Street, 156 Reade Street, 333 Greenwich Street, and most recently, 187 Franklin Street; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends rejection of this application and asks that the entire proposal be returned to the drawing boards.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: NEW BUSINESS

COMMITTEE VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 249 Church Street, application to mount two new flagpoles onto the exterior facades for two-ground floor commercial tenants

WHEREAS: These retail spaces at the base of an historic Tribeca building are plagued by structural limitations; and

WHEREAS: These limitations have prevented the spaces from being leased for many years, adding to the blight of street-front blight; and

WHEREAS: The compromise reduces the flagpole lengths to 6 feet, similar of those on a neighboring building; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve the installation of two 6-foot flagpoles.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: NEW BUSINESS

COMMITTEE VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 25 Broad Street aka The Broad Exchange Building: A 22-story Italian Renaissance Revival individual landmark Financial District building with existing LPC approved temporary accessory signage

WHEREAS: The existing accessory signage (used solely for marketing apartment sales in the building) has an LPC permit that will soon expire after its 180-day duration; and

WHEREAS: The applicant has requested that the renewed permit be valid for a new four-year term; and

WHEREAS: The existing/ proposed signage is located on the face of the building at the Broad Street and Exchange Place facades and above the lobby entry doors behind transom windows; and

WHEREAS: The three large walls signs (approximately 77" x 194" each) are fabric and attached at the mortar joints; and

WHEREAS: The transom signs are sheet vinyl stuck to the inside of the glass transoms; and

WHEREAS: Any future extensions should require that the applicant return to Community Board 1 to establish an ongoing need for such signage; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve the renewal of the building's temporary accessory signage as proposed with no more than a TWO-YEAR term.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: NEW BUSINESS

COMMITTEE VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 213-215 Water Street; a proposal to modernize a highly contributing civil-war era warehouse building in the heart of the South Street Seaport Historic District

WHEREAS: The existing five story building is not ADA accessible and does not have an elevator; and

WHEREAS: The existing painted metal building front steps and porch are in overall poor condition and will be replaced in-kind with additional handrails and legal dimensions for handicap access; and

WHEREAS: The building currently does not have any signage to announce that the building is part of the South Street Seaport Museum campus and a new band sign above the entry doors, in accordance with the signage master plan for the district; and

WHEREAS: The building's HVAC systems are located on the ground floor and therefore susceptible to flood water damage; and

WHEREAS: By moving this system to the rear of the second floor, an existing bricked window will be replaced with a louver and the relocated mechanical equipment will be above the floor plane; and

WHEREAS: The proposed roof stair bulkhead is not visible from the street and the shape is in keeping with the surrounding buildings roof bulkheads; and

WHEREAS: The proposed roof elevator bulkhead is minimally visible from the West and from a long distance at Fulton Street over Titanic Park; and

WHEREAS: The stucco (color to match the existing lot line brick) elevator bulkhead will not be visible directly over the primary façade cornice; and

WHEREAS: The least-obtrusive type of wheelchair lift system has been proposed to be installed at the building's front steps at the north side; and

WHEREAS: The committee recommends that EDC fund the overall restoration of the Water Street masonry facade after the modernization work is complete since it needs general repairs and maintenance; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve the alterations to 213-215 Water Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: STREET FAIRS TASK FORCE

COMMITTEE VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Sponsorship of Street Fairs for Fundraising by CB 1 in 2020 and renewal of task force

WHEREAS: CB 1 adopted a resolution on January 17, 2006 establishing procedures to follow in connection with its future use of street fairs for fundraising; and

WHEREAS: The Chair of CB1 appointed a task force of the Board (the “Street Fair Task Force”) in 2006 to implement the new procedures; and

WHEREAS: Under the by-laws of CB 1, the Street Fair Task Force will automatically dissolve one year from its creation unless continued by a resolution of the Board or the Executive Committee for a specified period of time; now

THEREFORE
BE IT
RESOLVED
THAT:

CB1 hereby (1) authorizes the sponsorship of street fairs by CB1 in 2020 to raise funds to support the work of the organization, (2) extends the existence of the Street Fairs Task Force for an additional year, subject to the appointment of members by the Chair of CB1 as provided by the by-laws, and (3) grants the Street Fair Task Force the authority to determine whether it is appropriate to solicit bids from street fair promoters for the 2021 street fairs sponsored by CB1, following an evaluation by the Street Fair Task Force of (a) the manner in which the current promoter has performed its obligations with respect to the 2017-2020 street fairs and (b) any proposal that promoter submits to conduct the 2020 street fairs on behalf of CB 1.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: STREET FAIRS TASK FORCE

COMMITTEE VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Request for Proposals for Sponsorship in 2021

WHEREAS: The total amount to be raised by street fairs in 2020 and used by CB1 to support its work is expected to be at least \$21,000 which amount would have to be replaced by some other source of funds in the event that the street fairs are discontinued in order to avoid an adverse impact on the work of the organization; and

WHEREAS: The Board deems it desirable to grant the Street Fairs Task Force some additional flexibility and will again solicit bids from street fair promoters for the 2021 starting in June of 2020; now

THEREFORE

BE IT

RESOLVED

THAT: The Street Fair Task Force has asked the promoter of its street fairs in 2020 to ensure that all of its personnel working at the fairs sponsored by CB1 are able, when asked, to name the sponsoring organization and to direct questions to on-site management; and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 has decided to renew its relationship with Mardi Gras Productions for 2020.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: TRANSPORTATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Stop Sign Request for Beekman & Water Street Intersection

WHEREAS: There have been many changes to the South Street Seaport area in recent years, including an influx of residents and families with children, which has resulted in more pedestrians on the street; and

WHEREAS: Many families and children use this intersection on their way to/from Peck Slip Plaza, Blue School and Peck Slip School (one block north), as well as Pearl Street Playground (one block west); and

WHEREAS: Peck Slip School opened after the last traffic study of the area was done in 2012 and has increased the number of pedestrians, especially children, that pass through this intersection; and

WHEREAS: Both Beekman Street (west-bound) and Water Street (north-bound) are one-way with Water Street blocked by bollards just south of the intersection so traffic only enters the intersection from Beekman Street; and

WHEREAS: Residents are concerned that drivers frequently ignore the School Zone warning sign on Beekman Street (southeast corner) and speed through the intersection, which puts pedestrians at risk especially since there are no crosswalk markings at the intersection; and

WHEREAS: Based on discussions with community members, the best time to study the potential for a stop sign or other pedestrian safety measure at this intersection would be weekdays from 7:00-9:00 AM when commuters and school arrivals peak. However, from 9:00-1100 AM when children are going to play areas and from 2:00-4:00 PM when the schools let out are also times of concern; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 urges the NYC Department of Transportation (DOT) to study our request to install a stop sign on Beekman at Water Street or an alternative pedestrian safety measure(s) at the intersection of Beekman and Water Streets.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	1 Recused

RE: Brooklyn Bridge Esplanade (Peck Slip to Catherine Slip) Public Design Commission

WHEREAS: The New York City Economic Development Corporation (NYC EDC) has partnered with the landscape architecture and planning firm Starr Whitehouse to complete the Brooklyn Bridge Esplanade project (formerly the “Brooklyn Bridge Beach” project) in the area running from Peck Slip to Catherine Slip; and

WHEREAS: The design team’s objectives are to create connections between the inland neighborhood and the waterfront; to provide a continuous esplanade and bikeway that connects to portions of the esplanade to the north and south of the project area; to minimize pedestrian and cyclist conflicts; to provide access to the shoreline beneath the Brooklyn Bridge, and to maintain the design aesthetic from adjacent sections of the esplanade that have been implemented over the past decade;

WHEREAS: For site circulation and wayfinding, the project includes a 12’ wide walkway maintained along the waterfront edge, a dedicated bi-directional bike lane along South Street (connecting to lanes constructed to the north and south), and bike racks and wayfinding signage; and

WHEREAS: The following amenities have been included in the project design: plaza areas, benches and other seating, picnic tables, new East River Waterfront style railing and bar seating, fish cleaning station, boat-reminiscent planted seating platforms, splash pad, elevated turf field (approximately 20’x50’), bleacher style seating, painted paving for games, bridge viewing deck (redocked existing relieving platform), and an ADA-accessible “get-down”; and

WHEREAS: Manhattan Community Board 1 (CB1) has adopted numerous resolutions in the past in support of the former Brooklyn Bridge Beach project, and in particular advocacy of access to the beach to allow for some level of interaction with the water; and

WHEREAS: The design goals of the project are to connect the esplanade inland to the neighborhoods; employ resilient and floodable materials; provide a continuous esplanade and bikeway; minimize pedestrian and bicycle conflicts; and utilize the site furnishings palette from adjacent built sections of the esplanade; and

WHEREAS: While the project team will employ resilient and floodable materials, the project does not include resiliency infrastructure to protect inland from

future extreme weather events; and

WHEREAS: There were many constraints and challenges during design of the project, including the complicated underground utility network, designing around columns under the FDR (which need a 5-foot buffer) and restrictive NYC Department of Environmental Protection policies; and

WHEREAS: The total budget for this project is \$21 million, including \$15 million in Lower Manhattan Development Corporation (LMDC) funding through the US Housing and Urban Development Community Development Block Grant program (HUD CDBE), and \$6 million from the offices of the Manhattan Borough President and Councilmember Margaret Chin. There is a tight timeline for the project because the deadline for use of the federal funding is spring 2021; and

WHEREAS: The community outreach phase was completed over winter 2018/2019. CB1 adopted a resolution regarding the project during the conceptual design phase in February 2019. The design is currently being finalized and the project team will soon seek approval from the Public Design Commission. Procurement is expected to take place for 3 months over Winter 2019 and construction is planned for Spring 2020 – Spring 2021; and

WHEREAS: Results of both the in-person and online surveys indicate that most people currently use the esplanade for walking, enjoying the view and cycling; people's favorite elements are the river views, bridge views and skyline views; top concerns are cleanliness/maintenance, poor lighting and poor drainage; preferred enhancements are more vegetation, improved lighting and pedestrian path improvements; and that most people responded that the redesign esplanade should be active, natural and easily accessible; and

WHEREAS: At the February and November 2019 Waterfront, Parks & Cultural Committee meetings, many residents attended to speak about their priorities and concerns for the East River Esplanade. This resolution contains recommendations from both the public and from members of CB1; now

THEREFORE

BE IT

RESOLVED

THAT:

There is a lack of quality public active and passive recreation space on the east side of Community District 1 and CB1 thanks NYC EDC and its project partner Starr Whitehouse for their work on this important project that will provide improved public space. CB1 is eager to see this project move forward as soon as possible; and

BE IT

FURTHER

RESOLVED

THAT:

As per the CB1 February 2019 resolution as well as several other past resolutions, CB1 again reiterates the following:

- 1) That there must unfettered and un-managed access to the natural

beach / shoreline under the Brooklyn Bridge (Brooklyn Bridge Beach) during regular hours of operation, mirroring the beach / shore line access across the river in Brooklyn in Brooklyn Bridge Park, DUMBO, Pier 4, and many other locations throughout the City including Manhattan.

Additionally, a closed gate at the shoreline that omits the general public and requires a prearranged appointment for access is unacceptable.

Moreover, any legal liability to the shoreline land only for general public access, without persons entering the water, is unnecessary.

- 2) With the understanding that the Brooklyn Bridge Esplanade project extends to the bulkhead, the bulkhead design must include elements for water-dependent uses incorporating access and tie-ups for potential future maritime activities and a working pier.
- 3) CB1 supports efforts to locate +Pool into the East River in the area between the Brooklyn Bridge and Pier 17 and the design of the esplanade should allow for the future incorporation of +Pool.
- 4) Additional active recreation space for youth is needed for the fast-growing population on the east side of CB 1 and we ask the project team to try to present different options for potential active recreation space within the project area, including storage and maintenance for moveable play equipment. We also believe that DEP should not have virtual veto power to prevent needed improvements to land above water and sewer lines and the City must look for ways to better balance the needs to access those lines and improve the land above them.
- 5) We should use this project as an opportunity to work with the City on the creation of a new local development corporation type entity with representation from CBs 1 & 3 to better manage and maintain the esplanade.

BE IT
FURTHER
RESOLVED
THAT:

Although CB1 has general support for the redesign, we are extremely disappointed that unfettered and un-managed without appointments necessary to access to the beach / shoreline and amenities incorporated into the bulk head construction for water-dependent uses were not addressed and not included in the overall design plan as numerous requested; and

BE IT
FURTHER
RESOLVED
THAT:

CB1's approval of the Brooklyn Bridge Esplanade design is contingent on that the above mentioned unfettered shoreline access and bulkhead amenities for water-dependent uses must be implemented into the final master plan.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Strategic Vision for the South Street Seaport Historic District

WHEREAS: The ten block South Street Seaport Historic District is the oldest historic district in Manhattan Community District 1 (CD1), designated in 1977; and

WHEREAS: The designating report cites the important role the Seaport played in the early history of New York City and became, over a period of two hundred years, one of the most prosperous commercial districts in the city. This development of the South Street Seaport area from a small cluster of wharves in the 18th century to an important part of the leading port of the nation in the mid-19th century reflects the rise of New York City as an international center of commerce; and

WHEREAS: The report also includes considerable mention of the architectural style of the old and low scale buildings within the district which feature some of the oldest architecture in downtown Manhattan, and includes the largest concentration of restored early 19th-century commercial buildings in the city; and

WHEREAS: The South Street Seaport Museum's arrival in 1967 was intended to highlight this unique part of New York City and the Museum has long served as the steward of the historic district; and

WHEREAS: Both the NYC Landmarks Preservation Commission (LPC) and Manhattan Community Board 1 (CB1) have routinely worked very hard to preserve that special character of the Seaport, only approving new buildings deemed appropriate; and

WHEREAS: Another major action taken in 2003 was the re-zoning of the South Street Seaport Historic district to C6-2A with a 120' height limit intended to ensure the low scale character of the district; and

WHEREAS: The Seaport has successfully evolved over the years and has seen new well-designed structures added to it including new schools, parks and a commercial element intended to support the Museum, but never generated the income promised to the Museum, which has struggled financially over the years; and

WHEREAS: The residents of the Seaport community including the organizations Save Our Seaport, Southbridge Towers, and Children First, have joined forces to form the Seaport Coalition and have drafted a Strategic Vision to help guide future improvements to the Seaport with an emphasis on ensuring appropriate development, lending support to the South Street Seaport Museum, and to other

recommended important improvements needed for this growing area; and

WHEREAS: This report, which has the support of a major block of CB1 residents from the Seaport area, is very well written and takes a sensible approach to the important issues now facing the Seaport; and

WHEREAS: The report is, in large part, a compilation of many earlier planning studies of the Seaport and pulls out many of their most compelling recommendations for this area. Nearly all of these studies reflected the views of a very wide range of lower Manhattan stakeholders including residents, property owners, CB1, the Downtown Alliance, City agencies including the NYC Economic Development Corporation (EDC), the NYC Department of City Planning, and our local elected officials; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 commends the Seaport Coalition for putting together this well thought out Strategic Vision for the South Street Seaport Historic District; and

BE IT

FURTHER

RESOLVED

THAT: CB1 believes that this document should play an important role in guiding future development and other improvements in the South Street Seaport Historic District; and

BE IT

FURTHER

RESOLVED

THAT: CB1 reiterates our very strong support for retaining the existing zoning in the Seaport Historic District which ensures that new buildings maintain the low scale character of this very special area; and

BE IT

FURTHER

RESOLVED

THAT: CB1 is determined to work with the City to come up with a plan in the very near future to help keep the South Street Seaport Museum strong and in operation for many, many years to come; and

BE IT

FURTHER

RESOLVED

THAT: CB1 urges our elected officials, EDC, LPC, the Howard Hughes Corporation and all the other important players who will help determine the future of this most important Historic District to utilize this document and its recommendations as a basis for planning for the future of the South Street Seaport Historic District.

COMMUNITY BOARD 1 – MANHATTAN

RESOLUTION

DATE: NOVEMBER 21, 2019

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Hudson River Park Estuarium Funding

WHEREAS: Hudson River Park's approximately 400 water acres are a designated "estuarine sanctuary" pursuant to the Hudson River Park Act. The Act charges the Trust, in consultation with the NYS Department of Environmental Conservation (NYS DEC), to develop and implement measures related to conservation, environmental education, research, and public access, consistent with other requirements of the Act. Hudson River Park's planned "estuarium" is among the long-planned features intended to support this core mission; and

WHEREAS: The estuarium was inspired by The River Project, a long-time Tribeca institution that pioneered conducting river science and education at Pier 26 including through the use of live Hudson River animals. As early as 1995, Hudson River Park's plans, supported by Manhattan Community Board 1 (CB1), included the estuarium as "an educational and research center devoted to the Hudson River." Both CB1 and the Trust have continued to support the idea of this facility in subsequent park planning documents; and

WHEREAS: The estuarium is planned for a portion of the upland area between Pier 25 (complete) and Pier 26 (under construction and opening in 2020). Pier 26's design includes numerous environmental features, including an ecological get-down on the western end of the pier. The estuarium is an important complement to the overall program for this area; and

WHEREAS: As envisioned, the estuarium would combine a small field station supporting environmental research with classrooms for educational programming. Based on The River Project's Wetlab successes and on the Park staff's existing hands-on environmental programming, the Trust is committed to include live Hudson River animals as a significant aspect of the building program. The overall intent of the estuarium is to increase scientific and public understanding necessary for effective management, stewardship and protection of the Hudson River Estuary. Science and outreach about climate change, sustainability and other related concepts about the broader environment are consistent with this vision; and

WHEREAS: The Trust plans to operate the estuarium itself through its own Estuary Lab staff. The Estuary Lab has evolved in size and capacity over the past several years, and currently served over 30,000 people this past year with direct environmental education and stewardship programming. New this year, the Trust further expanded its scientific and educational reach in that The River Project will be a fully integrated component of Estuary Lab programming. The Trust expects that various partners, such as the NYS DEC, the New York - New Jersey Harbor & Estuary Program (an initiative of the U.S. Environmental Protection Agency), research institutions and other partners, will also be involved in bringing the

estuarium vision to life; and

WHEREAS: The estuarium site is currently being used as a construction staging area for Pier 26. Once Pier 26 is complete next year, it will be the only incomplete site in the southern portion of the Park. There is currently no design for the building; however, based on preliminary cost estimates for buildings with related programming in New York City Parks, the Trust estimates that a 10,000 square foot building would cost approximately \$30 million. The Trust has to date secured commitments totaling \$15 million, and is seeking New York State funding to help cover most of the balance; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 requests that New York State contribute \$13 million in additional funding for the Hudson River Park Estuarium project which is a critical project for both Hudson River Park and for the community at large.