

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **BSA application to legalize the use of 110 Greenwich Street as a physical culture establishment**

WHEREAS: The owner of 110 Greenwich Street has applied to the Board of Standards and Appeals for a special permit to allow the legalization of a physical culture establishment in the cellar and first floor, and

WHEREAS: A physical culture establishment is an amenity, which will be used by the growing residential and business communities, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 has no objection to the issuing of this special permit.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 15 IN FAVOR 16 OPPOSED 3 ABSTAINED 0 RECUSED

RE: **Special permit to allow an attended public parking garage with 150 spaces at 233 Broadway**

WHEREAS: The Witkoff group has submitted an application to the NYC City Planning Commission for a special permit to allow an attended public parking garage with 150 spaces in a portion of the cellar at 233 Broadway with the entrance/exit of the garage through an adjoining building at 21 Barclay Street, and

WHEREAS: To avoid additional congestion, the pull up position for cars entering the garage will be at the bottom of the ramp and will allow for 10 cars in a cue line off street, and

WHEREAS: In order to warn pedestrians, the exit will be ADA compliant and will be equipped with both audio and visual devices, and

WHEREAS: The applicant has agreed to place a stop sign inside the garage for cars exiting to further ensure the safety of pedestrians on Barclay Street, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the above referenced special permit.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 2 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **129 Duane Street, application to legalize the installation of a flagpole without LPC approval**

WHEREAS: The applicant was not aware that he had to be given permission to install a flagpole and had been served a violation notice by LPC, and

WHEREAS: The flagpole and flag was requested to help identify the store, the visibility of which has recently been reduced as the neighboring City Hall restaurant has installed a canopy, and

WHEREAS: The flag was black with the store name "Antiqueria Tribeca Art Deco" in white lettering and considered appropriate by the committee, and

WHEREAS: The applicant agreed not to change the size or location of the pole and flag which was above the entrance door, and

WHEREAS: The committee noted a precedent from the "Seam" store on nearby West Broadway, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve the application.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **147 Duane Street, application to install a new storefront**

WHEREAS: The applicant had performed test work on the non-historic stucco three-bay store front, apartment entrance and elevator shaft cover and had discovered five original cast iron piers which would allow an arcade style store entrance for the new tenant - an art gallery and gourmet food store to be called "Taste of Art", and

WHEREAS: The research had revealed the store had been a glass as well as shoe store in the past and this had led the architect to choose the use of glass in the design between the five original piers, which would be restored including the gold-leaf inlay, and

WHEREAS: The cornice above the piers would be created from charcoal gray-colored spandrel glass with detailing also from the same material, and

WHEREAS: The two-bays for the store window and entrance would be made with recessed clear glass with aluminum painted framing and an internal roller security shutter and the other bays being the apartment entrance and elevator cover and would be created from charcoal gray-colored spandrel glass, and

WHEREAS: The store entrance would have a full-length wave shaped 1 1/2" stainless steel handle which one member of the committee felt was inappropriate, and

WHEREAS: Signage would be limited to a 2' by 3' bracket sign painted white with blue lettering and there would be no external lighting, and

WHEREAS: There were concerns about the overuse of glass and suggested that the applicant work with LPC to reduce the amount of glass that is visible, and

WHEREAS: The committee approved the type of materials, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve the application contingent on the reduction in the amount of visible glass.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **247 Water Street, application to enlarge a previously approved rooftop addition**

WHEREAS: The application was to increase the size of the existing windows by approximately three-feet and remove two existing skylights and replace one with a glass bulkhead that would provide an internal staircase to the roof terrace, and

WHEREAS: The existing metal framed windows that were installed when the building was converted in 1982 would be removed and new wooden casement windows approximately three-feet larger would be installed by lowering the existing sill, and

WHEREAS: The eight wooden casement windows, four of which would open and two of which would rap around the side of a building would be more in keeping with the original sash windows and would be painted beige to match those in the rest of the building, and

WHEREAS: On the Peck Slip elevation new sliding metal and clear glass doors would replace the existing windows and be of the same size, above which a new canvas retractable awning would be fitted, and

WHEREAS: Two existing skylights would be removed and closed and a new 3 1/2' by 6' by 12' oblong bulkhead – which would add three feet to the overall height of the existing skylight, constructed of clear reinforced glass would be installed to house an internal 30" wide wooden staircase providing access to the roof terrace, and

WHEREAS: The committee felt the proposal was appropriate but noted that a color for the awning had not been recommended and it wanted this to be appropriate for the Historic District, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the LPC approve the application.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 21 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **1 Broadway, application to enlarge the existing rooftop penthouse and service tower**

WHEREAS: The applicant did not appear before the committee, and

WHEREAS: 1 Broadway is a significant and highly visible historic building, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Preservation Commission hold over this application until the applicant makes its presentation before the Landmarks Committee of Community Board #1 Manhattan.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **40 Wall Street, liquor license application for Mangia'**

WHEREAS: The applicant will conduct a restaurant for 200 people, with 80 tables and 200 seats which will not include a bar, and

WHEREAS: The hours of operation will be 7 AM until 6 PM on weekdays and closed on weekends, and

WHEREAS: The applicant will not have music, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for Mangia' for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **59 Maiden La., liquor license application for Idaho Farmers Market**

WHEREAS: The applicant will conduct a restaurant for 350 people, with 81 tables and 302 seats which will include a bar not to exceed 8 tables and 18 seats, and

WHEREAS: The hours of operation will be 7 AM until 10 PM on weekdays and 7 AM until 10 PM on weekends, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for Idaho Farmers Market for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: BATTERY PARK CITY**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Battery Park City Post Office**

WHEREAS: Battery Park City is a well-established community that continues to grow at a rapid pace, and

WHEREAS: Battery Park City is a diverse community filled with thousands of business workers and adult, children and senior residents, and

WHEREAS: It is the duty of the Battery Park City Authority and the City, State and Federal government to ensure that all necessary infrastructure and appropriate services be established within the community, and

WHEREAS: We believe that a post office is an essential element, which should be part of the infrastructure of all good neighborhoods, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 is strongly in favor of the establishment of a full-service post office within Battery Park City and that we call upon all elected representatives and public officials to ensure that the necessary funds are allocated to enable such a post office to begin operation in the near future.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

COMMITTEE VOTE: 9 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **City Hall Park Lawn Reopenings**

WHEREAS: CB #1 is very pleased to hear that the Parks Department has agreed to reopen two lawns at the north end of City Hall Park for public use, and

WHEREAS: Unfortunately, the Parks Department has established overly restrictive rules for these lawns prohibiting sitting on blankets as well as all ball playing which will dissuade many people from using the lawns, and

WHEREAS: The Community Board is very supportive of making the park more open and community-friendly particularly in light of the fast growing residential population in the vicinity of the park, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 urges the Department of Parks and Recreation to continue and expand its policy of opening lawn areas of City Hall Park to the public with the following recommendations:

- 1) Allow passive recreation (having a catch, flying a kite, frisbees)
- 2) Extend the hours until dusk, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 also recommends that space be set aside in the restored Tweed Courthouse for public restrooms and a Parks Department maintenance office.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Text amendment to permit museums and non-commercial art galleries in M1-5 Districts**

WHEREAS: The Department of City Planning referred on application for a text change amendment to CB #1 which would allow museums and non-commercial art galleries in M1-5 districts, and

WHEREAS: Commercial art galleries are currently allowed as of right in M1-5 districts, and

WHEREAS: The text change would add museums and non-commercial art galleries in use group 3A to the use group 4A community facility uses allowed by special permit, and

WHEREAS: Tribeca is known for supporting the arts and is home to several artists and galleries, and

WHEREAS: This text amendment would not affect the size of structures in the M1-5 district and is only concerned with usage, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 has no objection to the proposed text amendment to allow museums and non-commercial art galleries in M1-5 districts.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 10 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **48 Laight St., BSA application for variance to permit the construction of a new six-story loft dwelling building**

WHEREAS: A BSA variance is necessary for the construction of a new loft dwelling in an M1-5 district, and

WHEREAS: This building was approved by LPC for its appropriateness, and there has been no request for a variance in the FAR, and

WHEREAS: The proposed application to build the new 6 story building at 48 Laight Street meets the BSA standards test for a waiver, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 is not opposed to the BSA application for a new 6 story residential building at 48 Laight Street.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 8 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Franklin Street Station booth closure on the Downtown 1/9 Line**

WHEREAS: The New York City Transit Authority has informed the community of its intention to close the Franklin Street subway station booth on the Downtown 1/9 line, and

WHEREAS: Although the volume at this station is relatively light CB #1 feels that the measure of security provided by a staffed booth outweighs the cost cutting consideration, and

WHEREAS: The residential conversions in this area continue to bring more ridership to this station, particularly a growing number of families which often means mothers with strollers, children etc. who may need assistance from MTA staff, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the proposed subway booth closure at the downtown Franklin Street subway station.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **116 Hudson Street, liquor license application for the Hudson Lounge**

WHEREAS: The applicant will operate a tapas bar for 65 people, with 5 tables and 30 seats which will include a bar not to exceed 9 seats with no tables, and

WHEREAS: The hours of operation will be 4 PM until 12:30 AM on weekdays and weekends, and

WHEREAS: The applicant will have recorded music and agrees to add adequate sound proofing, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for Hudson Lounge for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **349 Greenwich Street, sidewalk cafe application for the Pico  
Restaurant**

WHEREAS: The applicant has applied for a new sidewalk café license with 6 tables  
and 16 seats, and

WHEREAS: The hours of operation for the new sidewalk café will be until 11 PM,  
Sunday-Thursday and 12 AM on Friday and Saturday, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of  
operation, and

WHEREAS: The applicant will not enclose the boundaries of the sidewalk café, and

WHEREAS: CB #1 has not received complaints of loud noise, and

WHEREAS: CB #1 has not received opposition from the community, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports a one year trial sidewalk café license and asks that the  
applicant return after one year for a renewal of their sidewalk café license  
at Pico Restaurant, 349 Greenwich Street.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **11 Stone Street, liquor license application**

WHEREAS: The applicant will conduct a restaurant for 103 people, with 32 tables and 92 seats which will include a bar not to exceed 11 seats, and

WHEREAS: The hours of operation will be 10 AM until 9 PM on weekdays and weekends, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for 11 Stone Street for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **275 Greenwich Street, liquor license application for Industria Restaurant Inc.**

WHEREAS: The applicant will conduct a restaurant for 60 people, with 17 tables and 60 seats which will not include a bar, and

WHEREAS: The hours of operation will be 11 AM until 11 PM on weekdays and weekends, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for Industria Restaurant for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **179 Franklin Street, liquor license application**

WHEREAS: The applicant will conduct a restaurant for 135 people, with 35 tables and 125 seats which will include a bar not to exceed 10 seats, and

WHEREAS: The hours of operation will be 12 PM until 11 PM weekdays and 12 PM until 12 AM on weekends, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for 179 Franklin Street for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 27 IN FAVOR 3 OPPOSED 2 ABSTAINED 1 RECUSED

RE: **59 Murray Street, liquor license transfer and cabaret license for Performance Dancing**

WHEREAS: The applicant will conduct a nightclub for 167 people, and

WHEREAS: The hours of operation will be 12 PM until 4 AM Sunday – Thursday and 8 PM until 4 AM on Friday and Saturday, and

WHEREAS: NY Dolls has been in business for many years with no complaints, and

WHEREAS: The proposed license transfers are necessitated by the death of one of the corporate principals, and

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends the approval of the transfer of the liquor license and cabaret license for NY Dolls at 59 Murray Street for two years with the above agreed upon conditions of operation to be included in the applications.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **51 Warren Street, liquor license application for J3 Bros Productions Corp.**

WHEREAS: The applicant will conduct a restaurant for 74 people, with 15 tables and 60 seats which will include a bar not to exceed 14 seats, and

WHEREAS: The hours of operation will be 12 PM until 11 PM Sunday-Thursday and 12 PM until 12 AM on Friday and Saturday, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the State Liquor Authority approve a new liquor license for J3 Bros Productions Corp. for two years with the above agreed upon conditions of operation to be included in the application.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **528 Canal Street, renewal liquor license application for Ice**

WHEREAS: The applicant "Ice" appeared before the Quality of Life Committee for a liquor license renewal, and

WHEREAS: There were several violations before the SLA and fines were paid and currently there is a noise violation pending before the EPA, and

WHEREAS: The applicant did not appear before Community Board #1 in 1999 as other applicants have, and

WHEREAS: Community residents have complained to the police of noise and rowdy behavior including vandalism by the patrons leaving the premises, and

WHEREAS: The applicant informed the committee he has already "obtained his renewal license" which the committee does not know to be a fact, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the renewal of this liquor license and requests that the SLA reconsider this action, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 requests that the SLA refer all license renewals back to the Community Board when there are present or prior (within 6 months) violations from any City agency.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **353 Broadway, beer and wine license application for Argus**

WHEREAS: The applicant "Argus" has appeared before the Quality of Life Committee twice and CB #1 passed a resolution against approving a liquor license for this establishment, and

WHEREAS: The applicant has submitted an application for a beer and wine license and did not appear before the community, and

WHEREAS: The applicant continues to rent the premises for parties resulting in noise and crowds creating disturbances until 4 AM, and

WHEREAS: The premises does not have a certificate of occupancy and a public assembly permit for this operation, and

WHEREAS: The community has presented a petition of over 300 signatures and letters against the granting of any liquor license, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes a beer and wine license for "Argus" at 353 Broadway for the above stated reasons.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 30 IN FAVOR 1 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **78 Leonard St., liquor license application for B.E.D. a restaurant for 400 patrons**

WHEREAS: The applicant "B.E.D" has applied for a liquor license for an establishment of 6,700 sq. ft. and occupancy of 400 persons, 7 days a week until 4 AM, and

WHEREAS: The applicant will conduct a restaurant for 400 people, with 14 dining beds and 120 cabaret seats and 8 tables with 48 seats which will include a bar not to exceed 5 tables and 30 seats, and

WHEREAS: The patrons will dine on cushioned platforms with pillows and not sit at tables, and

WHEREAS: The applicant will have recorded music mixed by a DJ and agrees to add adequate sound proofing, and

WHEREAS: The applicant will be seeking a cabaret license, and

WHEREAS: The residents of Leonard Street appeared before the Quality of Life Committee and spoke in opposition to this establishment stating it would disrupt the quality of life in this mainly residential area, and

WHEREAS: The owner is part owner of a bar named Sugar which has been the target of numerous community complaints, and

WHEREAS: This establishment will greatly exacerbate existing problems on this block caused by 5 other liquor serving establishments and will create very serious noise and other quality of life problems in this residential neighborhood, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes a liquor license for this establishment and requests a 500-foot hearing.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **166 William Street, application for liquor license and cabaret transfer with patron dancing for 185 people**

WHEREAS: The applicant will operate a restaurant for 185 people, with 20 tables and 55 seats which will include a bar not to exceed 10 seats, and

WHEREAS: The hours of operation will be 6 AM until 12 AM on weekdays and 6 PM until 3 AM on weekends, and

WHEREAS: The applicant will have live music, and

WHEREAS: The applicant will be seeking the transfer of the cabaret license, and

WHEREAS: Several members of the community spoke against the transfer of these licenses citing a history of loud and unruly behavior associated with this establishment, and

WHEREAS: The owner made reference to leasing the space to party promoters which would be extremely disruptive to the many local residents in this area,  
now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends the disapproval of the liquor license and cabaret license transfer for 166 William Street for the above stated reasons.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED  
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **157 Hudson Street, liquor license application for Club Vinyl**

WHEREAS: Vinyl, aka Nucifera, LTD, has a history of shootings, stabbings and drug arrests, and

WHEREAS: The SLA has revoked Vinyl's liquor license and the courts on several occasions upheld the SLA's decision, and

WHEREAS: CB #1 has passed resolutions since 1995 opposing the operation of Vinyl for its negative impact on the community and stated in a letter to city and state agencies "It has been the site of shootings and drug dealing in addition to the usual litany of rowdiness, public urination, noise, complaints, fighting etc.", and

WHEREAS: The community, elected officials and police since 1995 have attended SLA and court hearings testifying on the above, and

WHEREAS: The applicant, sons of the deceased owner, have applied to the SLA to reinstate the liquor license, and

WHEREAS: The violence still continues as recent as March, 2001 whereby arrests were made when a fight resulted in a stabbing and ecstasy and other drugs were found by the police, and

WHEREAS: The applicant has kept the same method of operation and staff, and

WHEREAS: The Police Department most recently responded to an assault at the club on July 29<sup>th</sup> involving their security personnel, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 opposes a liquor license for Vinyl at 157 Hudson Street based on the above stated reasons and requests a 500 foot hearing.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: EXECUTIVE**

COMMITTEE VOTE: 8 IN FAVOR 1 OPPOSED 1 ABSTAINED 0 RECUSED  
BOARD VOTE: 29 IN FAVOR 2 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **Domestic partner health benefits**

WHEREAS: NYC Council Intro. 465, the "Equal Benefits Bill", would require that businesses with city contracts above \$100,000 provide the same benefits to domestic partners as are provided to spouses, and

WHEREAS: The Equal Benefits Bill defines "domestic partners" as "two persons, both of whom are eighteen years of age or older, neither of whom is married or related by blood to the other... who have a close and committed personal relationship, and who live together... on a continuous basis, and who have registered with the city clerk as domestic partners, or if the domestic partners reside outside of NYC have registered with the contractor at which one of the domestic partners is employed", and

WHEREAS: Similar legislation has successfully been enacted in Los Angeles, Seattle and San Francisco at a minimal cost to private industry, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the passage of the Equal Benefits Bill (Intro. 465).

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 10 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Holland Tunnel Rotary proposal**

WHEREAS: The Port Authority of NY & NJ (PA) returned once again to the Tribeca Committee to report further on the modification plans at the St. John's Rotary exit of the Holland Tunnel, as referenced in CB #1's resolutions of March 20, 2001 and November 21, 2000, and

WHEREAS: The PA reported that the experimental plan at exit 1 and exit 2 was a success in expediting the traffic flow out of the exit portal of the tunnel. The PA also presented a new configuration for the pedestrian crossing at the northeast corner of Laight St. and Hudson St. There would be a raised platform area with bollards which would increase pedestrian safety, and

WHEREAS: The PA presented two options for the capital improvement plans at exit 3A. One scheme presented would provide a traffic light for two lanes that would exit to southbound Varick Street at mid-block between Canal Street and Ericsson Pl. The west side of Varick St. would allow pedestrian use. The other option proposed a ramp at 3A which would direct the continuous flow onto southbound Varick St. up to the existing traffic light at Varick St. and Ericsson Place, and

WHEREAS: The PA supports the concept of utilization of the Canal St./Varick St./Laight St. triangle to allow for safe pedestrian access and the creation of a park. The PA is in the process of negotiations with NYCDOT which shares jurisdiction over this triangular area now used solely as transit police parking, and

WHEREAS: Present at this meeting was NYCDOT Manhattan Borough Commissioner Andrew Salkin. Being that many of the community concerns as expressed specifically in the March 20, 2001 resolution and repeated at this meeting are within the jurisdiction of NYCDOT, Commissioner Salkin agreed to meet with members of the Community Board in the field for a walk around the area. Subsequently, Commissioner Salkin met with community members to personally survey the rotary exit area and observe the residual effects of the traffic modifications on the local streets surrounding the exit, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 has observed and agrees that by restricting the right turn at Hudson St. and Laight St. there is better vehicle flow out of the tunnel and pedestrian crossings at exit 1. Before making this change permanent however, CB #1 requests that the PA examine with NYCDOT, solutions to alleviate the residual problems that arise from this change, (specifically the parking regulations on Laight St., the increase in speed on Laight St., by using speed reduction devices, a light or two way stop sign on Washington St. and Laight St., and the coordination of the timing between the traffic lights coming out of the tunnel with the lights along West St./9A when the final timing cycle is implemented, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 supports the proposed changes for the safer pedestrian pathway with a raised platform and bollards across exit 1 at Laight and Hudson St., and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 acknowledges that the PA needs to keep the signage directly out of the tunnel exit portal simple and concise, yet we request the PA explore additional signage either on the New Jersey side between the tolls and the entry portal, or in the tunnel itself to allow the drivers enough time to anticipate the exits, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 supports the concept for a new exit 3A, alleviating the cross movement at Varick St. and Ericsson Pl. a corner which has seen a huge increase in pedestrian movement. The first option presented with the traffic light mid-block is far more preferable than the second with the ramp. CB #1 supports the continued pedestrian access on the westside of Varick St. south of the footbridge, as well as the PA's desire to accommodate within its property 1<sup>st</sup> Pct. police parking on Varick St. and Ericsson Pl. In the future the PA might examine the possibility of underground parking within the rotary. CB #1 supports the decrease of a traffic lane on Varick St. south of Canal to Ericsson Place; within this configuration, CB #1 requests the widening of a raised platform sidewalk on the westside of Varick St. just south of Canal St., and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 strongly supports the utilization of the Canal St./Varick St./Laight St. triangle for safer pedestrian usage and a park. CB #1 requests that the negotiations between the PA and NYCDOT be expedited in order to settle jurisdictions and funding matters. Furthermore any plans should take into consideration the displaced police parking. Any new plans should include a study to anticipate all residual effects; and CB #1 should be included to provide review and comments, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 appreciates the recent community outreach efforts of the PA and CB #1 values the personal involvement of NYC DOT Borough Commissioner Salkin. Just as the PA is primarily concerned with the expeditious and efficient movement of the tolled tunnel exit into NY, the NYCDOT is primarily concerned with the safety of the pedestrians and the traffic movement on the surrounding local streets. CB #1 requests that these two agencies coordinate their best efforts not only at resolving the concerns at the exit of this tunnel but also at the NY entrance portals and streets which inevitably affects this area as well.

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

BOARD VOTE: 17 IN FAVOR 11 OPPOSED 3 ABSTAINED 0 RECUSED

RE: **101-110 Worth Street, special permit for a 238 space public garage**

WHEREAS: Forest City Ratner Developers are building a new residential building with ground level commercial space at 101 - 110 Worth Street, located between Worth Street on the south, Lafayette Street on the east and Catherine Lane on the north, and

WHEREAS: The existing zoning allows for 70 parking spaces and Forest City Ratner is applying for a special permit to increase parking to 238 spaces, and

WHEREAS: The parking garage has been proposed with the entrance to the garage at the westernmost part of the building on Worth Street, 10 feet from the entrance to the parking garage in the adjacent building to the west, and will be accessible only by westbound traffic on Worth Street, and the exit from the garage will be on Catherine Lane (a one-block-long one-way street on the north side of the building), and

WHEREAS: The ramp and the staging area in the garage will have a reservoir space for 12 cars, and

WHEREAS: Parking in the proposed garage will be open to the public, and

WHEREAS: The loss of public parking at the Municipal Parking Garage at 1 Police Plaza has created a serious hardship for the public, especially the residents and businesses in Chinatown, and the location of this new proposed public parking garage is right down the street from Chinatown, and

WHEREAS: The Community Board is concerned with the serious traffic congestion on this block of Worth Street, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 approves the application for the special permit to increase parking from 70 spaces to 238 spaces only if the parking lot entrance and exit are located on Catherine Lane, and

BE IT  
FURTHER  
RESOLVED

THAT: If City Planning does decide, despite our objections, to put the garage entrance on Worth Street, we insist that Forest City Ratner work with NYCDOT to erect No Standing Anytime signs on Worth Street in front of its building and that Forest City Ratner be responsible for preventing car parking and standing on the north side of Worth Street in front of its building so that the curb lane is available for cars entering the parking garage thus enabling westbound lanes on Worth Street to be clear for traffic.

res.july31

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

DATE: JULY 31, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **361 Greenwich Street, application to construct a rooftop addition**

WHEREAS: The application was to enlarge an existing penthouse roof addition that had been constructed when the building was converted in 1980, and has been the subject of previous applications which LPC has rejected, and

WHEREAS: The research shows that an original three-story building was constructed in 1807, which was extended to a five-story building in 1872 and a poorly designed roof addition was added in 1980 that is highly visible and considered inappropriate by the applicants architect, and

WHEREAS: The proposal is to add 5' 2" to the front elevation and to match the brick work and window treatment and to replace the cornice which would be copied from a nearby building to create a six-story building, and

WHEREAS: The precedent for a six-story building on a 25' wide plot was shown in nearby Franklin Street and the FAR would provide for the additional 600 square feet to be added, and

WHEREAS: The three new wooden painted windows on the front elevation would match those existing and the three painted metal side windows would be of appropriate size and create a much more contextual addition than presently exists, and

WHEREAS: The side addition would be made of stucco and extend to 6 ½' short of the lot line and the new stair bulkhead of 8' by 2' 9" would be added, and

WHEREAS: The railings around the roof terrace were of simple design and set back 7 ½' from the front elevation, 3' from the side and 18" from the rear elevation and were felt to be appropriate, and

WHEREAS: The committee noted that there would be no external mechanical equipment, and agreed that because the existing addition was so inappropriate for the District that such a proposal was of merit and thanked the architect for a thorough presentation, and

WHEREAS: The committee noted that the existing metal fireplace flues were highly visible and suggested that the applicant encourage residents to consider painting them as a way of making them less noticeable, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that LPC approve the application.

res.july31