

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Liquor License Application for Wyndham Garden Financial District
Hotel, at 20 Maiden Lane

WHEREAS: The applicant seeks an on-Premises Liquor License for the Wyndham
Garden Financial District Hotel, at 20 Maiden Lane, and

WHEREAS: The proposed hours of operation are 6 a.m. to 11 p.m., Sunday through
Thursday and 6 a.m. to 12 p.m., Friday and Saturday, and

WHEREAS: The applicant will have background music only, and

WHEREAS: The space has a total square footage of 1,098, and

WHEREAS: The applicant will not seek a cabaret license, and

WHEREAS: The applicant will not seek a sidewalk café license, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the liquor license application by Wyndham Garden
Financial District Hotel, at 20 Maiden Lane, subject to compliance by the
applicant.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: Proposed street closure on Tuesday, April 1st to Saturday, November 30, 2008 Stone Street between Coenties Alley and Hanover Square by Ahead Realty LLC

WHEREAS: The applicant is proposing to close Stone Street so that it can be used for outdoor seating for patrons of restaurants located on the block, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by the Ahead Realty LLC for Tuesday, April 1st to Saturday, November 30, 2008 during the hours of 10 AM to 1 AM, subject to the following condition:

- The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Monday, October 13, 2008, Broadway between Battery Place and Liberty Street by the Bowling Green Association

WHEREAS: Community Board #1 opposes the proposed street activity permit submitted by the Bowling Green Association for an event on Monday, October 13, 2008, and

WHEREAS: The application has been proposed for a day when the New York Stock Exchange and other nearby financial markets and businesses are open for business, and

WHEREAS: Although the event is scheduled for the Columbus Day holiday, very few offices in the Financial District are closed on that day, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 requests that the event be moved to a Saturday when it will not interfere with the commerce that must take place in the Financial District on days when the financial markets are open, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 would not oppose the event on a Saturday subject to a review of the application by the Lower Manhattan Construction Command Center to confirm that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Tuesday, November 11, 2008, Broadway between Fulton Street and Battery Place by John Huess House

WHEREAS: Community Board #1 opposes the proposed street activity permit submitted by John Huess House for Tuesday, November 11th, and

WHEREAS: The application has been proposed for a day when the New York Stock Exchange and other nearby financial markets and businesses are open for business, and

WHEREAS: Although the event is scheduled for the Veterans Day holiday, very few offices in the Financial District are closed on that day, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 requests that the event be moved to a Saturday when it will not interfere with the commerce that must take place in the Financial District on days when the financial markets are open, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 would not oppose the event on a Saturday subject to a review of the application by the Lower Manhattan Construction Command Center to confirm that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Friday, September 26, 2008, Old Slip between South Street and Water Street by the NYC Police Museum

WHEREAS: The applicant has applied for a street activity permit for Friday, September 26, 2008, for an event on Old Slip between South Street and Water Street by the NYC Police Museum, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by the NYC Police Museum for Friday, September 26th during the hours of 8 AM to 8 PM, subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Saturday, May 3, 2008, Broadway between
Fulton Street and Battery Place by Ziva, USA

WHEREAS: The applicant has applied for a street activity permit for Saturday, May 3,
2008, for an event on Broadway between Fulton Street and Battery Place;
now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the application for this event on
Broadway, with the closure of the street during the hours of 9 AM to 7
PM, because it will take place on Saturday rather than on a business day,
and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 does not oppose the application subject to the
following conditions:

1. The event occurs between Liberty and Battery Place.
2. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
3. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Friday, August 1, 2008, West Broadway
between Barclay Street and Chambers Street by the First Police Precinct
Community Council Street

WHEREAS: The applicant has applied for a street activity permit for Friday, August 1,
2008, for an event on West Broadway between Barclay Street and
Chambers Street, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit
submitted by the First Police Precinct Community Council for Friday,
August 1st during the hours of 9 AM to 7 PM, with the event to take place
during the hours of 11 AM to 6 PM, subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Friday, June 6, 2008, West Broadway between Vesey Street and Chambers Street by Independence Plaza Tenants Association

WHEREAS: The applicant has applied for a street activity permit for Friday, June 6, 2008, for an event on West Broadway between Vesey Street and Chambers Street, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Independence Plaza Tenants Association for Friday, June 6th during the hours of 7 AM to 8 PM, with the event to take place during the hours of 11 AM to 6 PM, subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: Proposed street closure on Friday, May 9, 2008, Murray Street between Broadway and Church Street by Chabad of Wall Street

WHEREAS: The applicant has applied for a street activity permit for Friday, May 9, 2008, for an event on Murray Street between Broadway and Church Street, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Chabad of Wall Street for Friday, May 9th during the hours of 9 AM to 7 PM, with the event to take place during the hours of 11 AM to 6 PM, subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 48 Warren Street, LPC application to reconstruct the façade

WHEREAS: This 150-year old building in the Tribeca South Historic District Extension has a façade made of typical New York City brownstone (which is actually a type of sandstone), and

WHEREAS: The façade has been so neglected, for so long, that the damage to it is irreparable, and

WHEREAS: The owners are proposing to replace the entire stone façade with pre-cast concrete to mimic the brownstone, and

WHEREAS: While the sample of pre-cast concrete shown does adequately “mimic” the brownstone, it is absurd to follow this procedure in a landmarks district, stripping off the façade of a contributing building and replacing it with a fake, and

WHEREAS: It is simple, albeit more expensive here, to follow the conventional national standards of the United States Department of the Interior and either replace this façade in kind or, if brownstone is no longer available or practical, then to replace with the “next best” available stone, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 urges the Landmarks Preservation Commission to reject this proposal, and direct the applicant to follow normal and customary preservation/restoration procedures.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 38-44 Laight Street, LPC application for addition of exterior stair from penthouse to roof plus privacy fence and jacuzzi

WHEREAS: This application is for the addition of a Jacuzzi, exterior stair and privacy fence on one of two penthouses atop this residential conversion in the Tribeca North Historic District, and

WHEREAS: The over-wrought mix of materials – zinc and wood for the fence, folded glass for the exterior staircase – would be unfortunate enough even without this being one of the most visible buildings in the district, sitting as it does on the north side of the Holland Tunnel exit rotary, and

WHEREAS: The high visibility factor seals the case, and

WHEREAS: No compelling reason was given to hurl this glass staircase atop the landmarks district, when it could have been inserted within the apartment, and a simple bulkhead could have been placed on the roof, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission reject this proposal.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 243 Water Street, LPC application for installation of flag

WHEREAS: This application requests the installation of a flag sign and pole, on a building in the South Street Historic District, and

WHEREAS: The sign, for Table Tales Café, is nicely designed, but entirely too large, and

WHEREAS: It appeared that the applicant did not have a grasp of Landmarks Preservation Commission procedures, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission reject this proposal, but give consideration to a smaller sign.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: PLANNING AND COMMUNITY INFRASTRUCTURE

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: TABLED

RE: Brooklyn Battery Tunnel Approach

WHEREAS: The sunken area south of Morris Street and north of the Tunnel structure has over a million square feet of development rights associated with it under the terms of the Lower Manhattan Special Zoning District, and

WHEREAS: There is a possibility of decking over this sunken space for either a park or for structures to be built on the deck, and

WHEREAS: The Lower Manhattan Special Zoning District creates a special permit process where City Planning may determine to use these development rights on the site, the site adjacent to the northern boundary of Joseph P. Ward street, or, if a future zoning amendment so authorizes, on surrounding adjacent sites, and

WHEREAS: A developer has already received approval to add 183,000 square feet of development rights to a receiving site beyond what was originally contemplated by the City Planning special permit process, and

WHEREAS: Community Board #1 would like to take a proactive step at developing a comprehensive plan for this area and the surplus development rights, and

WHEREAS: Community Board #1 has been seeing an unprecedented growth of residential as well as commercial development for the area, without the accompanying community infrastructural needs, and

WHEREAS: Should the City ever determine to develop this site or sell the surplus development rights, the Community Board would want the conditions set forth herein to be considered from the onset, and

WHEREAS: This is already in one of the fastest growing residential communities, and there is no comprehensive plan for increased police presence, or parks, or schools, or transportation, etc. and these infrastructure needs should be reviewed as part of any decision to use any surplus development rights, and

WHEREAS: Community Board #1 may retain consultants who will assist the board in developing a fuller master plan for affected area, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends not proceeding with promoting the sale of any surplus development rights until after a full comprehensive plan is prepared for the affected area, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 request that the Department of City Planning provide the Community Board with the following information immediately:

- a. Precise explanation as to the amount of surplus development rights which exist that can be built or merged into adjacent lots, assuming necessary zoning approvals were obtained.
- b. Detailed list of any potential receiving lots that meet the Special Permit provisions of the Special District and which are a bit further away but could be included if air space above streets were de-mapped to permit zoning lot mergers similar to 50 West Street, and

BE IT
FURTHER
RESOLVED

THAT: A full comprehensive long-term plan should be prepared for the area consistent with the following elements and other matters set forth in this resolution:

- a. A development program that encourages a mixed-use community including office space, large group meeting space with auxiliary parking, residential, destination or local service retail, and cultural and community uses.
- b. All development should be sustainable (LEED standards).
- c. Deck should be built in full as part of the project.
- d. Pedestrian connections must be considered as part of the project.
- e. Retail component should enhance livability and safety, and

BE IT
FURTHER
RESOLVED

THAT: Due to the high density and severe congestion problems of the area, Community Board #1 recommends that diesel fuel used for buses (if a bus garage is chosen for this site) be only ultra low sulfur fuel and for bike lanes to be created in the area, and

BE IT
FURTHER
RESOLVED

THAT: If any development occurs on a deck over the Battery Tunnel Approach that well-designed circulation space which connects with the surrounding community and usable open space be provided that would be used for quiet, passive, recreational park space that could include a green market, seating for outdoor performances or other community oriented uses, and

BE IT
FURTHER
RESOLVED

THAT: If any development occurs on a deck over the Battery Tunnel Approach that the ground floor use include one or more of the following:

- a. Performance Space
- b. Supermarket
- c. Community Center for Seniors
- d. Bus Terminal Ramps for storage of tourist and commuter buses so that active uses can remain at grade, and
- e. Educational institutions, and

BE IT
FURTHER
RESOLVED

THAT: If any development occurs due to the sale of surplus development rights and the zoning lot merger of adjacent or surrounding properties that these conditions still remain and that affordable housing programs should also be attached to the use of the surplus development rights in Community Board #1.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: PLANNING AND COMMUNITY INFRASTRUCTURE

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 1 Recused
PUBLIC MEMBERS: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 2 Opposed 0 Abstained 0 Recused

RE: Bulk Modifications and a Clarification Proposed by the American Institute of Architects

WHEREAS: The New York Chapter of the American Institute of Architects has proposed certain text amendments to the Zoning Resolution for the purpose of:

- (1) adapting zoning to address a largely built-up, mature city where development tends to be infill, and lots are often irregular;
- (2) allowing flexibility to encourage variety and design quality, considered within planning and urban design principles;
- (3) encouraging sustainable housing solutions;

WHEREAS: The proposed text amendments would not increase allowable floor area, and

WHEREAS: The proposals are divided into six subparts, five of which would affect medium and high density districts (R6-R10 districts and their commercial equivalents), and one would affect low density districts (R3-1, R3-2, R4, R5 non-contextual districts), and

WHEREAS: The proposals are described more specifically as follows:

First, in R6-R10 districts and their commercial equivalents, the existing 80% maximum lot coverage requirement would be replaced with a permissible 100% lot coverage on corner lots of 5,000 sq ft or less, which would allow for a continuous street wall, a shorter building and more floor plan flexibility and efficiency;

Second, in R6-R10 districts and their commercial equivalents, the exiting maximum number dwelling limit of two would be removed with maximum dwelling number determined by applicable density regulations;

Third, in R6-R10 districts and their commercial equivalents, the existing prohibition against dormers in the rear of buildings would be removed, to permit more flexibility in adjusting building height and bulk within the applicable density regulations;

Fourth, in R6-R10 districts and their commercial equivalents, maximum base height would be permitted to be adjusted from its current maximum for a particular building to up to 25% greater (but never more than maximum height of the district) in order to match the height of an adjacent building;

Fifth, in R6-R10 districts and their commercial equivalents, the bulkhead rules would be changed to allow an alternative to the current limitations, if the bulkhead is set back 20 feet from a “wide street” or 25 feet from a “narrow street”, such alternative being that (a) the bulkhead surface area would be limited to eight times the street wall width, (b) there would be no limitation on photovoltaic panels less than four feet about the height limit and (c) for a building at least 120 feet in height, the bulkhead would be limited to 20% of building coverage and a 40 foot maximum height;

Sixth, in R3-1, R3-2, R4, R5 non-contextual districts, a waiver of a side yard requirement would be allowed by BSA special permit, when the adjacent lot is vacant, and

WHEREAS: A representative of the AIA presented and discussed these proposed changes in detail to the satisfaction of the Planning and Community Infrastructure Committee, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 does not object to the proposed text amendment.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: PLANNING AND COMMUNITY INFRASTRUCTURE

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 1 Recused
PUBLIC MEMBERS: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Floor Area Calculations in Stairwells of Residential Buildings Taller than 125 Feet

WHEREAS: The City of New York adopted a new Building Code in July 2007, which Code is being phased in and will become fully mandatory in July 2009, and

WHEREAS: One provision of the new Code will increase the required width of stairwells in residential buildings taller than 125 feet from 36 inches to 44 inches; an increase of eight inches, and

WHEREAS: The Zoning Resolution counts stairwells as floor area, thus absent a text amendment, the new Code would reduce the amount of marketable floor space within a given physical floor area, and

WHEREAS: In a typical stairwell, this would amount to about 40 square feet per floor; since the allowable floor area is not being increased, this additional 40 square feet would be taken from apartments on each floor, and

WHEREAS: The proposed text amendment would exempt this additional eight inches of stairwell width from floor area calculations, thereby permitting the developer to retain the existing allowable floor area for apartments while accommodating the stricter fire safety standards for stairwells in tall residential buildings, and

WHEREAS: The proposed text amendment would thus insulate the developer and the purchasers or renters of apartments from the economic effects of the new Code, at the expense to the surrounding community of increased height and bulk, and

WHEREAS: As a practical matter, such increases in height and bulk for buildings with footprints less than 5,000 square feet would be small, and

WHEREAS: CB#1 believes that the effects of the new Code can and should be shared more equitably among the developer and residents of affected buildings and the surrounding community, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 would not object to the proposed text amendment if it were modified as follows:

- (1) no more than one additional floor could be added because of the difference in treatment of floor area;
- (2) the text amendment would not apply to a building with a footprint in excess of 5,000 square feet unless such building contained an affordable housing component;
- (3) any increase in permissible height or bulk would not be transferable to another site.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 111 South Street, application for on-premises liquor license for Fish Market Restaurant

WHEREAS: The applicant, Fish Market Restaurant, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 1,400 sq. ft, and the public assembly capacity is 90, and the number of tables is 30 with 60 seats, and the bar has 2 tables with 4 seats, and

WHEREAS: The establishment proposes to be open from noon -11pm weekdays, and 11am-midnight weekends, and

WHEREAS: There will be background recorded music only, and

WHEREAS: There is no application for a sidewalk café at the present time, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for Fish Market Restaurant at 111 South Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 10 Reade Street, application for renewal of unenclosed sidewalk café for Albachiara LLC d/b/a Alba

WHEREAS: The applicant has applied for renewal of an unenclosed sidewalk cafe license for 14 tables and 28 seats, and

WHEREAS: The proposed hours of operation will be no longer than noon and 6 PM, Sunday through Thursday, and no longer than 8:30AM and 6PM on Friday and Saturday, and

WHEREAS: The applicant has agreed to comply with all Department of Consumer Affairs regulations regarding maintenance of sidewalk width and the approved number of tables and chairs, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 approves the application for renewal of an unenclosed sidewalk café for Albachiara at 10 Reade Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 9 In Favor 0 Opposed 1 Abstained 0 Recused
PUBLIC MEMBERS: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 73-77 Reade Street a/k/a/ 91-95 Chambers Street
Application for City Planning Commission Section 74-711 Special Permit
To Facilitate Enlargement and Reuse of Existing Building

WHEREAS: 77 Reade Street LLC has applied to the City Planning Commission for a
Section 74-711 Special Permit to facilitate the enlargement and reuse of an
existing building from commercial to residential use, and

WHEREAS: The special permit would permit modification of zoning regulations for
rear yard equivalents, minimum dimensions of inner courts, lot coverage
and loft dwelling provisions to enable residential conversion of the
building, and

WHEREAS: The Landmarks Committee of CB 1 on September, 2006 approved a
Landmarks Preservation Commission application for this project on the
basis that the façade of the existing building will be restored and that the
extension will match, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 recommends that the City Planning Commission
approve the grant of a Section 74-711 Special Permit for 73-77 Reade
Street a/k/a 91-95 Chambers Street.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 2 In Favor 0 Opposed 2 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 200 Chambers Street, application for on-premises liquor license for Palm NY Downtown LLC d/b/a Palm Restaurant

WHEREAS: The applicant, Palm NY Downtown LLC, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 8,450 sq. ft, and the public assembly capacity is 250, and the number of tables is 55 with 225 seats, and the bar has 29 barstools and 4 booths, and

WHEREAS: The establishment proposes to be open from 11:30 am to 11:30 pm weekdays, and 4:30 pm to 1:00 am weekends, and

WHEREAS: There will be background recorded music only, and

WHEREAS: There is no application for a sidewalk café at the present time, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for Palm NY Downtown LLC at 200 Chambers Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 101 Warren Street/270 Greenwich Street, application for on-premises liquor license for Burak T. Karacam (Corp. to be named later)

WHEREAS: The applicant, Burak T. Karacam, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 7,000 sq. ft, and the public assembly capacity is 200, and the number of tables is 30 with 150 seats, and the bar has 5 tables barstools and 25 seats, and

WHEREAS: The establishment proposes to be open from 11:30 am to 11:30 pm weekdays, and 11:30 am to 12:00 am weekends, and

WHEREAS: There will be background recorded music only, and

WHEREAS: There is no application for a sidewalk café at the present time, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for Burak T. Karacam (Corp. to be named later) at 101 Warren Strteet/270 Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 325 Church Street, beer and wine license application for 325 Church Street Company, LLC d/b/a Saluggi's

WHEREAS: The applicant, 325 Church Street Company, proposes to operate a wine and beer license, and

WHEREAS: The proposed establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 1,300 sq. ft, and the number of tables is 19 with 34 seats, and

WHEREAS: The establishment proposes to be open from 9:00 am to 1:00 am weekdays and weekends, and

WHEREAS: There will be background recorded music only, and

WHEREAS: There is no application for a sidewalk café at the present time, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a wine and beer license for Saluggi's at 325 Church Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 1 Recused
PUBLIC MEMBERS: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 181 Duane Street Application to SLA to add a wine and beer license for an unenclosed sidewalk café by 181 Duane Ristorante d/b/a Max

WHEREAS: CB #1 adopted a resolution on April 18, 2006 in opposition to the granting of a wine and beer license for this establishment on the basis of community complaints of excess noise and congestion generated by this restaurant on a mid-block location on a residential street, and

WHEREAS: CB 1 has not received an application for consideration of a sidewalk café at this location, and

WHEREAS: This building is built full to the lot, now
Attached: Landmarks Designation Report and Sanborn Map

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the additional wine and beer license for a sidewalk café at 181 Duane Ristorante d/b/a Max at 181 Duane Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 11 In Favor 1 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 2 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 32 In Favor 2 Opposed 0 Abstained 0 Recused

RE: 185 Duane Street, Application for renewal of liquor license for Five Acorns LLC d/b/a 5 Acorns

WHEREAS: CB #1 adopted a resolution on June 21, 2005 limiting the hours of operation of this establishment on a mid-block location on a residential street to no later than 11:00 pm on weekdays and 12:00 am on weekends, and

WHEREAS: There have been resident quality of life complaints of noise, loud music, and late night activity, and

WHEREAS: The applicant / owner as agreed to work with the residents to address the noise and late night activity problems, and

WHEREAS: The applicant / owner agreed to give his cell phone number and cell phone numbers of the establishments managers so the residents can contact them directly when any problems arise, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the liquor license renewal application for Five Acorns at 185 Duane Street provided that the establishment complies with the hours of operation of ‘no later than 11:00 pm on weekdays and 12:00 am on weekends’ as a condition of the license as previously requested in the CB1 resolution of June 21, 2005.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Application for unenclosed sidewalk café
Tribeca Food NY LLC
329 Greenwich Street

WHEREAS: The applicant has applied for an unenclosed sidewalk cafe license for 4 tables and 10 seats, and

WHEREAS: The applicant has agreed to remove all benches and place the tables on the existing platform, and

WHEREAS: The proposed hours of operation will be no more than 11:00 am Sunday through Thursday and 1:00 am on Friday and Saturday, and

WHEREAS: The applicant has agreed to comply with all Department of Consumer Affairs regulations regarding maintenance of sidewalk width and the approved number of tables and chairs, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 approves the application for an unenclosed sidewalk café for Tribeca Food NY LLC at 328 Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	2 Opposed	2 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	3 Opposed	0 Abstained	0 Recused
BOARD VOTE:	18 In Favor	15 Opposed	2 Abstained	0 Recused

RE: Application for Newsstand in front of 254 Canal Street

WHEREAS: A new newsstand has been proposed for the Canal Street at Lafayette Street, and

WHEREAS: This location has ample sidewalk to accommodate pedestrian traffic and a newsstand, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose this application for a newsstand in front of 254 Canal Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	2 Opposed	1 Abstained	0 Recused

RE: Proposed street closure on Friday, April 25, 2008, Warren Street between Broadway and Church Street by the Downtown Independent Democrats

WHEREAS: The applicant has applied for a street activity permit for Friday, April 25, 2008, for an event on Warren Street between Broadway and Church Street by the Downtown Independent Democrats, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted the Downtown Independent Democrats for Friday, April 25th during the hours of 9 AM – 8 PM with the event to take place during the hours of 11 AM to 7 PM, subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. This permit will be approved for this location this year only and will be subject to review every year.
3. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	2 Opposed	1 Abstained	0 Recused

RE: Proposed street closure on Friday, September 26, 2008, Warren Street between Broadway and Church Street by the Downtown Visiting Neighbors

WHEREAS: The applicant has applied for a street activity permit for Friday, September 26, 2008, for an event on Warren Street between Broadway and Church Street by the Downtown Visiting Neighbors, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted the Downtown Visiting Neighbors for Friday, September 26th during the hours of 8 AM – 7 PM with the event to take place during the hours of 11 AM to 6 PM, subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. This permit will be approved for this location this year only and will be subject to review every year.
3. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: WATERFRONT

COMMITTEE VOTE: 9 In Favor 0 Opposed 1 Abstained 0 Recused
PUBLIC MEMBERS: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: TABLED

RE: East River Waterfront Plan

WHEREAS: Community Board One appreciates that the NYC Economic Development Corporation is using public money allocated by the Lower Manhattan Development Corporation to create a plan that will open up the lower East River area to the people, and

WHEREAS: Community Board One supports the build out of esplanade walkway along the river's edge, which will bring the people to the waterfront, (and near the Battery Maritime Building, actually out over the water), and

WHEREAS: The railing designed has been described by EDC as being "modular," thus having the flexibility to accommodate access for possible additions to the plan that could take place in the river, like the amphibious vehicle proposal, the Rivers Alive! proposal, and open access to the beach under the Brooklyn Bridge, among other ideas, and

WHEREAS: Pier 15 (which is in the Seaport Historic District) design plans show that it currently will not be able to adequately perform its core function, which, according to EDC, is *maritime education and maritime use*, and

WHEREAS: In the Community Board One area, the plan has only one river access point, rendering the rest of the plan, as shown, completely landlocked, and going into 2008, waterfront plans that do not allow access to and from the water represent a lost opportunity to meet the people's growing need for water-dependent activities and uses, such as: boating; ferries and other water-borne transportation; kayaking; emergency egress for evacuation; historic ship programming; swimming; the placement of spud barges for boat docking and human powered boat launching (serving like small piers); the Floating Pool Lady (spud barge/swimming pool); the study, appreciation and preservation of wildlife in their natural habitat; etc., now

THEREFORE
BE IT
RESOLVED

THAT: Community Board One believes the plan requires additional, specific, designated river access points, and

BE IT
FURTHER
RESOLVED

THAT: On Pier 15, the following specific modifications are needed:

- 1) More contiguous open space on the pier's top level.
- 2) More interior, all weather space on bottom level.
- 3) Pier 15's form must follow function, and the pier should be redesigned so it can serve its core purpose: maritime education and maritime use; further, fendering for vessels is needed on three sides of the pier, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 recommends the work of the Maritime Working Group, the Report (October 22, 2007) and meeting minutes (November 7, 2007) to help guide EDC in its planning, and

BE IT
FURTHER
RESOLVED

THAT: Community Board One does not approve this plan until these requested changes are made and then brought before Community Board One for review and approval.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2007

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

RE: New Construction Noise Rules – Update

WHEREAS: New York City adopted a new noise code that became effective on July 1, 2007 (<http://www.nyc.gov/html/dep/html/airnoise.html>), and

WHEREAS: These rules established a comprehensive noise mitigation plan for construction sites and offer alternatives for contractors to continue their important construction tasks while reducing the impact of construction noise on surrounding neighborhoods, and

WHEREAS: The details of the Department of Environmental Protection Notice of Adoption of Rules for Citywide Construction Noise Mitigation (Chapter 28) can be found in a 32-page document which goes into extensive detail regarding abatement measures including perimeter noise barriers, temporary or portable noise barriers, and quieter backup alarms, as well as methods of construction and types of equipment (http://www.nyc.gov/html/dep/pdf/noise_constr_rule.pdf), and

WHEREAS: The WTC site is currently exempt from noise mitigation and other requirements established under the new noise code, and

WHEREAS: There have been continuous and frequent complaints from residents in the vicinity of the WTC site due to WTC related redevelopment, which has been a serious and persistent problem for the past six years since September 11, 2001, and

WHEREAS: CB#1 previously approved, by unanimous vote on July 31, 2007, a substantially similar resolution calling on the PANYNJ to immediately adopt the New York City Noise Code for all construction at the WTC site but the PANYNJ has not yet acted on this request, and

WHEREAS: Construction noise is a problem on the WTC site itself and will continue to be a problem over the next five years of redevelopment on the WTC site, on West Street and on the “southern site” including Tower 5, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 calls on the PANYNJ, the State DOT, and other New York State agencies, boards and authorities to (1) immediately adopt the new New York City Noise Code for all construction at the WTC site and adjacent areas such as West Street and (2) limit construction activity to the hours between 7:00 a.m. and 10:00 p.m., in order to address this very important quality of life issue, especially for those who reside in the neighborhoods surrounding the WTC site, including the Financial District, Battery Park City and Greenwich South.