

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure on Friday, October 1, 2010, Warren Street between North End Avenue and West Street by Run 4 Knowledge

WHEREAS: I.S. 89 and P.S. 89 are hosting their 10<sup>th</sup> annual Run 4 Knowledge with a back to school street festival to follow the race on Friday, October 1, 2010; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by the Run 4 Knowledge for Friday, October 1, 2010 between the hours of 3:00 PM and 8:00 PM limited to Warren Street between North End Avenue and West Street and wishes all the children the best of luck.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 2 River Terrace, wine and beer license application for PQ Battery Park Inc d/b/a Le Pain Quotidien

WHEREAS: The applicant, PQ Battery Park Inc is applying for an on-premise beer and wine license; and

WHEREAS: The establishment is a restaurant without a bar area; and

WHEREAS: There is a small kitchen exhaust system already installed in the space by a previous owner; and

WHEREAS: The total square footage of the restaurant is 687 sq. ft and includes space for 7 tables and 30 seats and an outside area with 52 tables and 106 seats; and

WHEREAS: The establishment proposes to be open and to serve alcohol from 7:00 am to 8:00 pm on weekdays and weekends; and

WHEREAS: There will be recorded background music only; and

WHEREAS: No outside promoters, security personnel, or independent DJs will be engaged; now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the application for an on-premise beer and wine license for PQ Battery Park Inc d/b/a Le Pain Quotidien 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: NY Waterway Ferry Noise and Air Pollution and Diesel Exhaust

WHEREAS: The quality of life in Battery Park City continues to be adversely affected as a result of excessive noise and diesel exhaust fumes from NY Waterway ferries; and

WHEREAS: The frequency of ferry service is excessive, with ferries on at least one route running every seven minutes even though the boats make many trips carrying few, if any, passengers; and

WHEREAS: The hours of service, 6:00 am through 9:30 p.m. impose a considerable burden in a residential area in the absence of noise abatement; and

WHEREAS: The practice of revving engines to keep ferries in slips generates both excessive noise and diesel exhaust in adjacent high use areas, including three nearby children's parks; and

WHEREAS: The issue of ferry noise and pollution was brought to the attention of NY Waterway management by CB1's Battery Park City Committee in November of 2009 and management made a commitment to resolve the problem; and

WHEREAS: This Committee requested that NY Waterway consider re-routing certain of the ferries to land at the northern side of the ferry terminal due to the different configurations of buildings on the northern side of the ferry terminal; unfortunately, this has not solved the noise problems, but has resulted simply in transferring the noise problems from southern Battery Park City to northern Battery Park City; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 urges the Management of NY Waterway to reduce the noise and diesel exhaust created by ferries through such measures including but not limited to:

- discontinuing the practice of revving engines to stay in slips;
- decreasing the frequency of ferries;
- altering the current approaches to the slips; and
- installing noise muffling equipment on the ferries.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	7 In Favor	2 Opposed	2 Abstained	0 Recused
PUBLIC MEMBER VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure by the New York City Coalition Against Hunger (Mardi Gras Festival Productions; promoter) for Thursday, November 11, 2010, Whitehall Street between Stone Street and Water Street, Broadway between Morris Street and Stone Street, Broadway between Battery Place and Cedar Street

WHEREAS: Community Board 1 has repeatedly objected to the location and length of this street fair, which spans eight city blocks along Broadway; and

WHEREAS: Community Board 1 has also previously requested that this fair be held on a weekend rather than a weekday, but the fair is still scheduled to take place on a Thursday; and

WHEREAS: Although Thursday, November 11, 2010 is Veteran's Day, many people will still need to go to work or school; and

WHEREAS: There is an existing moratorium on multi-block street fairs, and given that the sponsor for this fair has changed, it is unclear to the Community Board why this multi-block street activity permit was sent to the Community Board in view of the moratorium in place; and

WHEREAS: According to figures provided by the MTA, street fairs along Broadway require the rerouting of 550 buses, including 140 local buses and about 410 express buses resulting in disruptions to over 20,000 customers; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the proposed street activity permit submitted by the New York City Coalition Against Hunger (Mardi Gras Festival Productions; promoter) for Thursday, November 11, 2010, Whitehall Street between Stone Street and Water Street, Broadway between Morris Street and Stone Street, and Broadway between Battery Place and Cedar Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	7 In Favor	5 Opposed	1 Abstained	0 Recused
PUBLIC MEMBER VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure by the New York City Coalition Against Hunger (Mardi Gras Festival Productions; promoter) for Thursday, November 11, 2010, 9:00 AM to 6:00 PM, Whitehall Street between Stone Street and Beaver Street

WHEREAS: In response to the Financial District Committee's concerns about the much larger street closure proposed by the New York City Coalition Against Hunger (Mardi Gras Festival Productions; promoter) and its concerns about the use of a new sponsor for a multi-block street fair in view of the existing moratorium, the sponsor has agreed, with the promoter, to modify its request for a street activity permit so that it is significantly reduced in size to one block from the eight blocks originally proposed in its previous application; and

WHEREAS: The New York City Coalition Against Hunger (Mardi Gras Festival Productions; promoter) has applied for a street activity permit for a street festival with various participants; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by the New York City Coalition Against Hunger (Mardi Gras Festival Productions; promoter) for Thursday, November 11, 2010, 9:00 AM to 6:00 PM, Whitehall Street between Stone Street and Beaver Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: City Hall, application for introduction of fire protection in Rotunda and installation of rooftop mechanical equipment

WHEREAS: The application is to upgrade City Hall which has not be renovated since 1956 in three areas: mechanical and electrical, life safety, structural work to the gutters, and

WHEREAS: The mechanical work will involve removing all existing exhausts and pipes which have been added organically with 7 new air intakes and 225 solar panels, and

WHEREAS: The 7 new intakes will be visible but painted to match the color of the new 24oz zinc covered copper roof, and

WHEREAS: The Committee was pleased how much progress has been made to reduce the visibility but remained concerned by two air intakes on the north east elevation and the architect agreed to consider this further by reviewing them to see if it would be more contextual if it were lower but longer, and

WHEREAS: To provide lighting to one floor of the building 225 solar panels are being installed, and

WHEREAS: The Committee was also concerned about the visibility of the panels but understood the desire for it to be apparent that the City is doing its part in using sustainable energy, and

WHEREAS: The architect felt the introductions of the solar panels were acceptable to this important individual landmark because the panels could be removed when the technology becomes redundant, and

WHEREAS: The work to the interiors rotunda – which is also a designated landmark is to install a sprinkler system and security cameras– which would be painted to match the interior and only minimally visible, and

WHEREAS: The Committee noted the cost of the work would be approximately \$100 million,  
and

WHEREAS: The exterior work to the door cases and steps by removing a poorly deigned step  
and railings were considered appropriate as was the electrical panel work in the  
basement, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: LANDMARKS

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

PUBLIC MEMBERS:           2 In Favor   0 Opposed   0 Abstained   0 Recused

BOARD VOTE:             39 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                    71 Broadway

WHEREAS: The application is to replace almost all 800 windows to the US Steel Corporation building; and

WHEREAS: The wooden two-over-two windows have deteriorated beyond repair; and

WHEREAS: The new aluminum windows will match the style of the original but will be much more efficient and double glazed; and

WHEREAS: The new windows will be painted dark grey to match the historic color; and

WHEREAS: The Committee was pleased with the design provided by Skyline Windows that have been successfully used on other landmark buildings like the Puck Building; now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: NEW BUSINESS

BOARD VOTE:                   43 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                   Major events on Pier 17

WHEREAS: On the evening of June 15<sup>th</sup>, Paper Magazine produced a free concert by recording artists Drake and Hanson on Pier 17 at the South Street Seaport; and

WHEREAS: This concert was planned to be the first of a three concert summer series at Pier 17; and

WHEREAS: Community Board #1 (CB #1) was not notified of details of the event in advance; and

WHEREAS: General Growth Properties (GGP) and Paper Magazine planned for and expected an audience of 6,000 for the event but the turnout was ultimately much larger and some incidents of violence broke out; and

WHEREAS: GGP has reported to us that double the usual amount of NYPD and Seaport Security were present at the beginning of the event; and

WHEREAS: By 6:30PM the crowds at Pier 17 were so large that GGP decided to cancel the concert, and the area was cleared by 8:00 PM; and

WHEREAS: The Seaport Management has also decided to cancel the other two concerts of the series planned by Paper group; and

WHEREAS: GGP has made a commitment to attend the next Seaport/Civic Committee meeting on July 13 to discuss the events that occurred; now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 requests that GGP bring to our July meeting plans to ensure that these types of violent incidents will never occur again at the Seaport and plans to increase meaningful input by CB1 into the types of events planned for the Seaport and to improve notification and communication to CB1 especially about major and unusual events; and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 requests that in the future, GGP discuss the details of major events at the Seaport with CB #1's Seaport/Civic Center Committee in advance.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 22 Fulton Street, application for alteration of liquor license for JP Mustard

WHEREAS: JP Mustard is applying for an alteration of its liquor license to add a service bar for the summer months; and

WHEREAS: The establishment is a restaurant; and

WHEREAS: The total square footage of the restaurant is 700 square feet and there are 59 tables with 118 seats; and

WHEREAS: The establishment is open from 9:00 am to 10:00 pm on weekdays and weekends; and

WHEREAS: There is no change in method of operation; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the grant of an alteration of the liquor license at 22 Fulton Street for JP Mustard subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 21-23 Peck Slip, reapplication for unenclosed sidewalk café for Acqua

WHEREAS: The applicant has reapplied for an unenclosed sidewalk cafe license for 11 tables and 22 seats; and

WHEREAS: The applicant has agreed to operate the sidewalk café no later than midnight on weekdays and no later than 1:00 am on weekends; and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 approves the reapplication for an unenclosed sidewalk café license for Acqua at 21-23 Peck Slip, 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 261 Water Street, application for unenclosed sidewalk café for Mark Joseph Steakhouse

WHEREAS: The applicant has applied for an unclosed sidewalk café license for 6 tables and 12 seats; and

WHEREAS: The applicant has agreed to operate the sidewalk café no later than midnight on weekdays and no later than 1:00 am on weekends; and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the application for an unenclosed sidewalk café license for Mark Joseph Steakhouse at 261 Water 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	2 Abstained	0 Recused

RE: 243 Water Street, request for unenclosed sidewalk café for Table Tales Fine Foods

WHEREAS: Table Tales Fine Foods has applied for an unclosed sidewalk café license; and

WHEREAS: The Department of Consumer affairs has denied the request because the sidewalk is 1 foot 6 inches short of the required 12 feet width for an unenclosed sidewalk café; and

WHEREAS: The proprietor of the restaurant is a neighborhood resident whose business has become a staple of the area; and

WHEREAS: An unenclosed sidewalk café will increase foot traffic and be a positive reinforcement to businesses in the area; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 requests that the Department of Consumer Affairs reconsider the request of Table Tales Fine Foods and grant approval of an unenclosed sidewalk café at 243 Water Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 139 Centre Street, request for “Loading” Zone

WHEREAS: Grubb & Ellis, property manager for 139 Centre Street has applied to the Department of Transportation for a “Loading” Zone; and

WHEREAS: The building is a Condominium that is a recently redeveloped property targeting the Chinese professional community and as such numerous units have been sold to attorneys and physicians; and

WHEREAS: Many visitors to doctors in the building are quite sick and many of the visitors to the attorneys and physicians have been injured and this change would facilitate their need to have a direct path into and out of the lobby; and

WHEREAS: The entrance is approximately half-way between Walker and White Street on the West side of Centre Street; and

WHEREAS: The members of the Seaport/Civic Center Committee felt that a “No Standing” zone would be more effective than a “Loading” zone; now

THJERFORE  
BE IT  
RESOLVED

THAT: Community Board 1 requests that the Department of Transportation place a “No Standing” sign in front of 139 Centre Street between Walker and White Streets on the West side of Centre Street to reflect the need of users of the professional services in the building.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Beekman Plaza, 8 Spruce Street Security

WHEREAS: Forest City Ratner Associates has submitted plans to redesign the bonused urban plazas currently under construction at 8 Spruce Street; and

WHEREAS: The revised and updated zoning regulations regarding privately owned public plazas will allow Forest City Ratner to create a more desirable public plaza; and

WHEREAS: The members of the Seaport/Civic Center Committee applaud the new design for its greater accessibility to plaza users; and

WHEREAS: Neighbors of the plaza and residents of the area expressed concerns over security in the plaza; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 requests that Forest City Ratner provide 24 hour live security guard service for the plaza to guarantee the safety of residents, students, neighbors and all other users of the space.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA AND TRANSPORTATION  
AND PARKING REGULATIONS SUB-COMMITTEE

SUB COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused  
COMMITTEE MEMBERS: 7 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Signage and street marking requests for North Tribeca

WHEREAS: Due to the long traffic backups and gridlock caused by vehicles queuing for the Holland Tunnel, the streets of North Tribeca have become an alternate route for drivers looking for a shortcut to enter the tunnel; and

WHEREAS: In their haste to get into the tunnel these motorists often do not obey basic driving rules including going through stop signs and driving down one-way streets in the opposite direction; and

WHEREAS: This causes very unsafe conditions for pedestrians; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board One requests that the New York City Department of Transportation install the following signage and street markings:

- ‘Do Not Block the Box’ signs at the following locations: southeast corner of the intersection of Canal Street and Greenwich Street and the northeast corner of the intersection of Hudson Street and Ericsson Place; and
- ‘One Way’ sign pointing south at the northeast corner of the intersection of Greenwich Street and Watts Street; and
- At the intersection of Washington Street and Watts Street, replace the missing stop sign facing south at the southwest corner and paint stop line markings on the street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA AND TRANSPORTATION  
AND PARKING REGULATIONS SUB-COMMITTEE

SUB COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused  
COMMITTEE MEMBERS: 7 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 35 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Beach Street, north side between Hudson Street and Collister Street, request to change to ‘alternate side parking – street cleaning’ regulations from a ‘no permit zone’

WHEREAS: Over the past several years Tribeca’s demographics have continued to change from a light manufacturing neighborhood and evolved into a mixed use neighborhood with an increasing residential population as well as having an influx of many small retail businesses; and

WHEREAS: This now requires updating the parking regulations throughout Tribeca to accommodate the growing number of residents and businesses; and

WHEREAS: Although Beach Street is near an exit from the Holland Tunnel and is a wide street, it is also quiet; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board One requests that the New York City Department of Transportation install signage to make the following change:

- Beach Street, north side between Hudson Street and Collister Street, change to ‘alternate side parking – street cleaning’ regulations from a ‘no permit zone’; and

BE IT  
FURTHER  
RESOLVED

THAT: DOT approve this change as soon as possible with the understanding that the actual installation of the signage will not occur until after the Beach Street section of the DEP water tunnel project is finished.

RE: Tribeca Parking Regulations Sub-committee Mission Statement

Tribeca Parking Regulations Sub-committee Mission Statement:

Over the past several years Tribeca's demographics have continued to change from a light manufacturing neighborhood to a mixed use neighborhood with a growing residential population and increasing number of small retail business.

This now requires updating the parking regulations throughout Tribeca to accommodate the growing number of residents and businesses.

This can be achieved by changing the parking regulations to a combination of the following:

- Alternate side parking,
- Loading and unloading for trucks,
- Metered parking,
- In targeted areas install 'no permit' zones.

The residents and businesses owners know what parking regulations are best for Tribeca.

The Parking Regulations sub-committee will be proactive in making recommendations to City DOT and not wait for DOT to come to the Community Board with their ideas.

Marc Ameruso

Chair: Tribeca Parking Regulations Sub-Committee

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Tribeca North Rezoning Amendment:  
Zoning Map Amendment ULURP No. 100369 ZMM  
Zoning Text Amendment ULURP No. N100379 ZRM  
Environmental Assessment Statement: CEQR No. 10DCP039M

WHEREAS: The New York City Department of City Planning proposes zoning map and zoning text amendments for an approximately 30 block area in the North Tribeca area, and

WHEREAS: The rezoning area is generally bounded by Canal Street to the north, West Street to the west, Broadway on the east, and a southern boundary edge of Walker, N. Moore, Beach, and Hubert Streets, and

WHEREAS: The proposed rezoning allows for the conversion of existing buildings to loft dwelling use and allows for new residential development with bulk limitations that reflect the character and scale of the existing Special Tribeca Mixed Use District, and

WHEREAS: The proposed rezoning aims to preserve existing neighborhood character and scale, to create opportunities for new housing and more affordable housing development in areas with capacity for higher densities, and to create a uniform set of development criteria for an area that has had none; and

WHEREAS: The area to be rezoned is located within the Special Tribeca Mixed Use (TMU) District and the proposed C6-2A designation of the district would replace the current M1-5 designation and create three new sub-areas in which building heights and FARs would be limited to conform with existing surrounding conditions, and

WHEREAS: The proposed zoning text amendments, which modify the existing Special TMU District, would

(1) limit the size of ground floor retail establishments and hotels;

(2) restrict the consolidation of ground floor spaces in separate buildings for Use Group 3, 4, 5, and 6 along certain street frontages;

(3) require that a City Planning Commission (CPC) special permit be obtained to locate a hotel with more than 100 rooms in Areas A4, A5, A6, and A7 or to have a retail establishment larger than 5,000 square feet on narrow streets and 10,000 square feet on wide streets in Areas A4, A5, A6, and A7;

(4) replace existing loft dwelling requirements and eliminating restrictions on dwelling use in enlargements; and

(5) eliminate any special permit, authorization, or minor modification which involves the ability to convert from manufacturing use to loft dwelling use, as residences would be allowable as-of-right under the proposed zoning, and

WHEREAS: CB#1 acknowledges with appreciation the efforts of the Department of City Planning to reach out to CB#1 in a collaborative effort regarding the rezoning of North Tribeca, and

WHEREAS: CB #1 strongly supports the Department of City Planning's proposal to restrict inappropriate light manufacturing uses currently allowed within Use Group 17 in the Special Tribeca Mixed Use District, and

WHEREAS: CB#1 strongly supports the Department of City Planning's proposal to place general restrictions on the maximum allowable square footage of retail establishments by limiting ground floor space to 10,000 square feet on wide streets and 5,000 square feet on narrow streets to encourage a variety of street life and storefronts to maintain and enhance the North Tribeca neighborhood character, and

WHEREAS: CB#1 also strongly supports the Citywide Inclusionary Housing Program which promotes the development of affordable housing in new residential developments by providing a floor area bonus for the construction or preservation of affordable housing and is pleased that it will be applied in part of Northern Tribeca, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 strongly supports the Department of City Planning's proposed rezoning of the M1-5 area to C6-2A within the Special Tribeca Mixed Use District and the zoning text amendments which reflect agreements collaboratively reached by the Department and CB#1.

COMMUNITY BOARD #1 – MANHATTAN  
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DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 275 Greenwich Street, application for wine and beer license for Kaffee 1668, Inc. d/b/a Kaffee 1668

WHEREAS: Kaffee 1668, Inc. d/b/a/ Kaffee 1668 is applying for a wine and beer license, and

WHEREAS: The establishment is a tavern, and

WHEREAS: The total square footage of the tavern is 1,000 sq. ft, and the number of tables is 15 with 50 seats, and there are no bar tables or chairs, and

WHEREAS: The establishment proposes to be open from 6:30 am to 11:00 pm on weekdays and 7:30 am to 11:00 pm on weekends, and

WHEREAS: There will be recorded background music only, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license at 275 Greenwich Street, for Kaffee 1668 subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 59 Warren Street Street, application for liquor license for MKLM, Inc. d/b/a Raccoon Lodge

WHEREAS: MKLM, Inc. d/b/a Raccoon Lodge is applying for an on-premise liquor license, and

WHEREAS: The establishment is a bar, and

WHEREAS: The total square footage of the bar is 1,264 sq. ft, and the number of tables is 13 and banquettes is 7 with 30 seats, and the bar area is 224 square feet with 21 stools, and

WHEREAS: The establishment is open from 10:00 am to 4:00 am on weekdays and 1:00 pm to 4:00 pm on weekends, and

WHEREAS: There is recorded background music, and

WHEREAS: The applicant will not apply for a sidewalk café license, and

WHEREAS: The establishment is seeking a transfer of ownership only and there will be no change in the method of operation, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license at 59 Warren Street for MKLM, Inc. d/b/a/ Raccoon Lodge, subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 159 Duane Street Street, application for liquor license for Weatherup Tribeca

WHEREAS: Weatherup Tribeca is applying for a liquor license, and

WHEREAS: The establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 1600 sq. ft, and the number of tables is 10 with 30 seats, and the area of the bar is 200 square feet with 20 seats, and

WHEREAS: The establishment agrees to be open from 3:00 pm to 1:00 am on weekdays and weekends, and

WHEREAS: There will be recorded background and live non-amplified music, and

WHEREAS: The applicant will use minimal speakers and agreed to provide appropriate sound proofing, and

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license at 159 Duane Street, for Weatherup Tribeca subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 13-17 Laight Street, application for alteration of liquor license for Tribeca Cinemas LLC d/b/a Tribeca Cinemas

WHEREAS: Tribeca Cinemas LLC d/b/a Tribeca Cinemas is applying for alteration of the liquor license, and

WHEREAS: The establishment is a restaurant, and

WHEREAS: The existing establishment has 14 tables and 60 seats on the ground floor and 14 tables and 60 seats in the cellar

WHEREAS: The alteration will eliminate the lower lounge and bar in the cellar, and

WHEREAS: There will be no change in method of operation on the ground floor, no

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the alteration of the liquor license at 13-17 Laight Street for Tribeca Cinemas LC d/b/a Tribeca Cimemas subject to compliance by the applicant with the limitations and conditions set forth above

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	5 Abstained	0 Recused

RE: 377 Greenwich Street, application for modification of an unenclosed sidewalk café for Greenwich Hotel Restaurant LLC d/b/a Café Loncanda Verde.

WHEREAS: The applicant has applied for modification of an unenclosed sidewalk cafe license for 10 tables and 20 seats which would increase the size of the café from 10 tables and 34 seats to 19 tables and 38 seats, and

WHEREAS: The applicant agreed to limit the proposed increase to four tables on N. Moore Street and five tables on Greenwich Street, all with a single row of tables, and

WHEREAS: The applicant agrees to operate the sidewalk café no later than midnight on weekdays and 1:00 am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance at all times, and

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 has no objection to modification of the unenclosed sidewalk café license for Greenwich Hotel Restaurant LLC d/b/a Café Loncanda Verde 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 139 Duane Street, application for an unenclosed sidewalk café for Blaue Gans

WHEREAS: The applicant has applied for an unenclosed sidewalk cafe license for 8 tables and 16 seats, and

WHEREAS: The applicant agrees to operate the sidewalk café no later than midnight on weekdays and on 1:00 am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance at all times, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends approval of the application for unenclosed sidewalk café license for Blaue Gans at 139 Duane 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 179 West Broadway, application for renewal of an unenclosed sidewalk café license for West Broadway Management LLC d/b/a Landmarc

WHEREAS: The applicant has applied for renewal of an unenclosed sidewalk cafe license for 8 tables and 16 seats, and

WHEREAS: The applicant agrees to operate the sidewalk café no later than midnight on weekdays and on 1:00 am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance at all times, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends approval of the application for renewal of an unenclosed sidewalk café license for West Broadway Management LLC d/b/a Landmarc 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:           6 In Favor   0 Opposed   2 Abstained   Recused  
PUBLIC MEMBERS:         2 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:             TABLED UNTIL JULY 27, 2010

RE:                    353 Greenwich Avenue, application for an unenclosed sidewalk café license for Maryann’s 353 Mex. Inc d/b/a Maryann’s

WHEREAS:   The applicant has applied for an unenclosed sidewalk cafe license for 12 tables and 38 seats, and

WHEREAS:   The applicant agrees to operate the sidewalk café no later than midnight on weekdays and on 1:00 am on weekends, and

WHEREAS:   The applicant agrees to maintain 8 feet of sidewalk clearance at all times, now

THEREFORE  
BE IT  
RESOLVED

THAT:                Community Board #1 recommends approval of the application for an unenclosed sidewalk café license for Maryann’s 353 Mex. Inc d/b/a Maryann’s 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	2 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Street permit application by The New York City Rescue Mission

WHEREAS: The applicant has applied for a partial street and sidewalk closure on Lafayette Street Between White Street and Walker Street on Monday, November 22, 2010, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by The New York City Rescue Mission. Closure of street during the hours of 8 AM to 8 PM; event will take place during the hours of 11 AM – 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. 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: JUNE 22, 2010

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 44 Lispenard Street, application for a Board of Standards and Appeals Special Permit pursuant to Section 73-621 of the New York City Zoning Resolution to allow a one-story rooftop addition to an existing five-story building

WHEREAS: The applicant seeks a permit for a small, one-story rooftop addition to an existing five-story building in area B-1 of the M1-5 district of the Tribeca Mixed Use special purpose district, and

WHEREAS: The proposed expansion will not create any new residential units, but will transfer the fifth floor in to a duplex unit, and

WHEREAS: The requirements set forth in Section 73-621 of the New York City Zoning Resolution allow the construction of additional floor area provided that the new FAR does not exceed the permitted Floor Area Ratio by more than ten percent, and

WHEREAS: The propose expansion is in keeping with the character of the neighborhood and, given the limited size of the proposed expansion, there will be no adverse impact on the area, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends approval of a special permit for 44 Lispenard Street, pursuant to Section 73-621 of the New York City Zoning Resolution, to allow a one-story rooftop addition to an existing five-story building.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Support for the Continuation of the Lower Manhattan Construction Command Center

WHEREAS: By resolution dated June 17, 2003, CB#1 unanimously approved the Coordinated Construction Act for Lower Manhattan to coordinate and facilitate construction, reduce costs, and promote safety and fairness in connection with the rebuilding of Lower Manhattan following the terrorist attacks on the World Trade Center on September 11, 2001, and

WHEREAS: The Lower Manhattan Construction Command Center (LMCCC) was established by Joint Executive Order in November 2004, and

WHEREAS: By resolutions dated June 19, 2007 and December 15, 2009, CB#1 unanimously supported the continuation of the LMCCC in its current form under the Joint Executive Order, and

WHEREAS: The LMCCC is responsible for overseeing construction in Lower Manhattan including the redevelopment of the World Trade Center site, the Calatrava PATH Station, the Fulton Transit Center, the Performing Arts Center and the demolition of 130 Liberty Street, and

WHEREAS: Since it was established, LMCCC has played a vital role working with numerous agencies at the Federal (FTA, OSHA and EPA), New York State (MTA, PANYNJ, BPCA, NYSDOT, DASNY, DOL, and HRPT) and New York City (OEM, NYPD, LMDC, DDC, DOT, DEP, CME, and DOB) levels, authorities, utilities, project sponsors and private sector developers to provide independent oversight of ongoing construction projects in Lower Manhattan and a consistent forum in which the parties can communicate with each others and with the community, including CB#1, and

WHEREAS: LMCCC also created the Construction Permit Enforcement Taskforce (CPET) to interface with New York City agencies (DOT, NYPD, DOB, DEP, DOS) that issue and enforce permits for the use of public space for construction and construction related activities to mitigate traffic, maintain mobility and ensure proper enforcement and coordination between agencies, and

WHEREAS: LMCCC also oversees environmental performance commitments of numerous projects and related efforts to minimize noise, dust and vibration impacts, and

WHEREAS: The work of LMCCC is critical in the protection of the quality of life of people living and working in Lower Manhattan who are fatigued by construction/environmental impacts, and

WHEREAS: The Joint Executive Order was based on the assumption that majority of project completion in 2010 and unless renewed and extended, the Joint Executive Order that established the LMCCC will expire on December 31, 2010, and

WHEREAS: As a result of significant delays, the timelines for completing the project have changed dramatically and peak trucking/logistics impacts have not yet occurred (now scheduled to occur 2011-2012) while major roadway projects are still to come, and

WHEREAS: Coordination and logistics issues managed by LMCCC continue to increase and additional third party independent strategic analysis is necessary, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 strongly urges Governor Paterson and Mayor Bloomberg to reissue the Joint Executive Order to ensure the continued operation of the LMCCC until the ongoing redevelopment construction activity in Lower Manhattan is substantially completed, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 believes it is in the best interest of all parties to maintain the current staff of LMCCC in order to maximize its effectiveness, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 requests that LMCCC continue to respond to the concerns of the Lower Manhattan community through communication and outreach and that LMCCC provide regular updates to the WTC Redevelopment Committee on the status of construction activity in Lower Manhattan.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	1 Abstained	0 Recused

RE: Proactive Anti-Bullying Curriculum, Education and Training

WHEREAS: Both bullying and cyber bullying are rampant in our school environment;  
and

WHEREAS: We are even seeing it manifest itself in Kindergarten and 1<sup>st</sup> grade classes with the onset of exclusive “clubs” such as those which taunt overweight children or children with special needs; and

WHEREAS: Suicides have already resulted from cyber-bullying around the country;  
and

WHEREAS: The present NYC Department of Education (DOE) policy is insufficient as it only allows for monitoring of incidents that have already occurred, rather than preventative measures; and

WHEREAS: Many students do not speak up after experiencing bullying because of a lack of follow-up causing an increased vulnerability rather than reduced vulnerability; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 urges the NYC DOE to implement a proactive curriculum to encourage “positive bystanders” within the student and staff community to speak out against all forms of bullying and more comprehensive follow-up measures should be implemented to help ensure that these measures are enforced; and

BE IT

FURTHER

RESOLVED

THAT: Anti bullying initiatives should also be implemented on a long term basis, incorporating anti-bullying training as part of core teacher (counselor, parent coordinators, yard and cafeteria monitors, and school aides) training as well as within the school curriculum itself; and

BE IT  
FURTHER  
RESOLVED

THAT: Schools may also develop their own anti-bullying initiatives through the involvement of pupils and/or parents, known as a “Whole School Approach” including training students to act as “positive bystanders,” and of the establishment of a peer mentoring system for victims who fear to approach adults; and

BE IT  
FURTHER  
RESOLVED

THAT: Having smaller class sizes will better assist in managing students behavioral problems overall; and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 further urges the DOE to take the following steps:

1. Provide assistant teachers to support teachers to effectively address and manage students’ behavioral problems (A-443, section 1.A).
2. Pursuant to the NYC A-832 core regulation, provide more adult supervision in vulnerable areas such as play grounds, changing rooms, toilets, corridors, etc, to promote a safer and supportive social and educational environment.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 22, 2010

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC MEMBER VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: State Funding for CUNY/BMCCC Program to Assist Learning Disabled Students Achieve Employment

WHEREAS: CUNY LEADS, which stands for the Linking Employment, Academics, & Disability Services, is an existing partnership between the CUNY and the State Education Department's Office of Vocational & Educational Services for Individuals with Disabilities (VESID); and

WHEREAS: The CUNY LEADS program has a counselor on every CUNY campus to provide students with disabilities academic support, career development, and job placement services; and

WHEREAS: The CUNY LEADS program has resulted in an 86 percent college retention rate and 72 percent employment rate after graduation among participants, compared to the 56 percent national employment rate for people with disabilities; and

WHEREAS: LEADS placements' starting wages are 35 percent higher than for non-LEADS VESID consumers; and

WHEREAS: CUNY LEADS offers New York State a significant return on investment, in that a modest investment of roughly \$10,000 to develop and place a CUNY LEADS student in competitive employment saves New York State \$14,312 per year in disability benefits alone, a total savings of \$418,222 in NYS disability benefits for each LEADS job placement over a projected 30 years work history; and

WHEREAS: CUNY LEADS funding is scheduled to run out in July 2010, leaving 70 percent of students in the CUNY LEADS pipeline without crucial support, including all-important job placement services; and

WHEREAS: If New York State funding for the program is cut, 26 CUNY LEADS staff would lose their jobs and this crucial bridge to opportunity for New Yorkers with disabilities would be lost; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 urges Governor Paterson, Speaker Silver, and State Assembly Member Glick to support \$1.5 million for CUNY LEADS funding that was included in the State Senate's Budget Resolution; and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 further urges State Senator Squadron to ensure that the State Senate continues to support funding for the CUNY LEADS program.